

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Whole Plan Viability Study

LOCAL PLAN SUPPORTING STUDY

2017



MAYOR OF LONDON

50. Whole Plan Viability Study

Document Title	Whole Plan Viability Study
Lead Author	BNP Paribas
Purpose of the Study	To assess and test the policies contained within the Local Plan to consider whether the plan's policies maintain the viability of development.
Key outputs	<ul style="list-style-type: none">• Assessment of the plan's policies to identify those policies likely to impact of development viability.• Detailed modelling of policy requirements likely to impact on viability, such as affordable housing, infrastructure (including Community Infrastructure Levy), environmental standards and open space requirements.• An overview commentary of the impacts of these policies and recommendations on the viability of the policies in the Local Plan.
Key recommendations	<ul style="list-style-type: none">• In the round, the policies contained in the Local Plan would be viable.
Relations to other studies	Outputs cross-relate to the Affordable Housing Viability Assessment, Housing Evidence Statement, Environmental Standards Study, Development Infrastructure Funding Study, Development Capacity Study and Infrastructure Delivery Plan
Relevant Local Plan Policies and Chapters	All the policies and chapters of the Local Plan



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Old Oak and Park Royal Development Corporation Whole Plan Viability Assessment

Prepared for
Old Oak and Park Royal Development Corporation

April 2017



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Contact details:

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Tel: 020 7338 4061
Email: anthony.lee@bnpparibas.com

Sacha Winfield-Ferreira MRICS
Associate Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Direct line: 020 7338 4417
Email: sacha.winfield-ferreira@bnpparibas.com

1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the Old Oak and Park Royal Development Corporation (the 'OPDC') area to viably meet the emerging planning policy requirements of the OPDC's emerging Draft Local Plan ('DLP') and other pertinent local policies and guidance as well as national policies. The study tests the cumulative impact of the OPDC's emerging requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).

Methodology

- 1.2 The study methodology compares the residual land values of a range of development typologies on sites throughout the OPDC's area to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the OPDC's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the OPDC's requirements will not adversely impact on viability.
- 1.3 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements, Section 106 contributions, Community Infrastructure Levy ('CIL')¹ and developer's profit). The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the OPDC is testing its local plan policies at a time when there is a degree of uncertainty due to the result of the EU Referendum. Notwithstanding this, residential values in the OPDC have recovered strongly following the severe recession in 2008/9 and now exceed the pre-recession peak of the market levels circa Q4 2007 and Q1 2008 peak levels by between 45% and 60%². Forecasts for future house price growth indicate continuing growth in the 'mainstream' UK and London markets. We have allowed for this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10% and costs by 5%. This analysis is indicative only, but is intended to assist the OPDC in understanding the ability of developments to absorb its requirements both in today's terms but also in the future. We have also tested a fall in sales values of 5%, to enable the OPDC to take a view on the impact of any adverse movements in sales values in the short term.
- 1.5 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the OPDC's emerging planning policies. It should be noted that some sites will require more detailed site and scheme specific viability analysis when they come forward through the development management process.

Key findings

- 1.6 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to change over the medium term. It is therefore important that the OPDC keeps the viability situation under review so that so that policy requirements can be adjusted should conditions

¹ Both the Mayoral CIL indexed as appropriate and the OPDC Preliminary Draft Charging Schedule CIL.

² As identified from the Land Registry's online House Price Index database (<http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>) for the three London boroughs in which the OPDC's area is located.

change markedly. We have run our appraisals with growth in values and inflation on costs to reflect potential changes to viability on schemes to be delivered over the life of the plan. These results can be found in appendices 5 and 6.

- We note that the purpose of this viability study is to support the OPDC's DLP policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably. As an area wide study this assessment makes overall judgements as to viability in the OPDC's area and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications. Section 2 of the Local Housing Delivery Group guidance, identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*
- Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the OPDC's proposed policy requirements and standards. These schemes are identified in the appraisals as being unviable at 0% affordable housing and base build costs and are generally in lower value areas, on sites with higher existing uses or as a result of higher costs given the nature of the scheme. These schemes will not come forward until changes in market conditions i.e. an improvement in sales values by comparison to build costs. In this regard their current unviable status should not be taken as an indication that the OPDC's requirements cannot be accommodated.
- We have tested the impact of the OPDC's overarching strategic affordable housing policy target (50%) as well as a range of affordable housing levels between the target and 0% and other requirements (including planning contributions, wheelchair accessibility, SUDS and attenuation and reduction of carbon emissions). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the OPDC's area, particularly where lower sales values might be achieved or on sites with higher existing use values, the OPDC will need to apply its policies flexibly. In this regard we consider the OPDC's proposed flexible approach to their policies identified as having cost implications will assist in the delivery of the identified growth in the emerging DLP.
- Developments in the OPDC's area are diverse and scheme-specific viability will vary significantly. Our appraisals indicate that the OPDC's proposed overarching strategic affordable housing target of 50% on sites providing more than 10 units (or over 1,000 square metres), can be accommodated in a number of scenarios where affordable housing is comprised of 30% rented housing at London Affordable Rents and 70% shared ownership. There will however inevitably be a degree of negotiation when schemes come forward through development management due to scheme-specific factors that cannot be determined in a high-level assessment. This issue is, however, adequately addressed in the emerging DLP through specific measures in place in Strategic Policy SP4 'Thriving Communities' and Policy H2 'Affordable Housing' that recognise that the actual amounts of affordable housing delivered on individual schemes may vary when scheme-specific viability issues emerge. The OPDC's approach to securing Affordable Housing in the emerging OPDC DLP is therefore considered a reasonable position which will not put the scale of housing in the emerging DLP at risk, providing the flexibility envisaged by policies i.e. subject to viability, follows through into the adopted plan.
- The results of our testing identify that as the affordable housing percentage is progressively reduced from 50%, the number of viable scenarios increases and residual land values increase across all scenarios. However, this does not imply that the target should be reduced. Providing the target is applied flexibly, the schemes on the margins of viability would still be able to come forward, but at levels of affordable housing below the 50%

strategic target. This approach would maximise the overall quantum of affordable housing, even if the actual 50% strategic target is achieved in a small number of live cases.

- When the cumulative effect of the policy requirements for affordable housing, planning contributions, SuDs and water attenuation, wheelchair accessible units and carbon reduction requirements is tested on developments, some schemes are able to accommodate less affordable housing (between circa -5% to -25%). In all cases the assumed planning contributions have the most significant impact. These figures are based on the OPDC's proposed Community Infrastructure Levy ('CIL') Preliminary Draft Charging Schedule ('PDCS'), but are considered to be a reasonable assumption in terms of total planning contributions including potential CIL and residual S106 contributions.
- We would highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce from current day costs in the future as new technology and methods of attaining sustainable development are discovered.
- The results of mixed use scheme appraisals assessing the cumulative impact of the aforementioned policy requirements in conjunction with affordable workspace as required by policies SP5 'Economic resilience' and E2 'New employment floorspace' identify that this requirement is deliverable. However, it understandably has varying degrees of impact on viability. Our appraisals have identified that where 10% of employment floorspace is provided as affordable workspace, the reduction in the quantum of viable affordable housing deliverable in such schemes is between 0% to 20%, but on average is circa 5%. Notwithstanding this position, we note that the delivery of market level B1 floorspace at rents of less than £35 per square foot are identified as having challenging viability prior to the introduction of affordable workspace. Our appraisals in the study all assume the cost of delivering non-residential uses to a BREEAM Excellent standard. We consider that the OPDC's flexible application of the policy requirement for the delivery of affordable workspace i.e. subject to viability, will ensure the OPDC is able to consider the delivery of affordable workspace within schemes on a case by case basis as well as considering the holistic planning picture when determining mixed use schemes.
- We have undertaken appraisals to test the delivery of B1 floorspace as required by Policy P1 'Old Oak', which seeks to establish a commercial hub around Old Oak Common Station and along Old Oak High Street. The results of our appraisals demonstrate that such schemes will be deliverable where rents of £35 per square metre and higher are achievable, along with varying quantum of affordable commercial floorspace. We are aware that rents in excess of £50 per square foot on office floorspace is achievable in Chiswick Park, which is in close proximity to the OPDC's area. Further, office developments in regeneration areas in London where good transport connections are provided are being delivered, thereby demonstrating the market's confidence in such development. For example, we are aware that offices in Stratford are now successfully competing for tenants with established office locations such as Canary Wharf and the space is achieving rents significantly in excess of the tone of office space prior to the regeneration of the area.
- We appreciate that all sites and schemes will have different specific viability considerations, and this study demonstrates that the OPDC's flexible approach to applying its requirements will ensure an appropriate balance between delivering affordable housing and workspace, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve competitive returns, as required by the NPPF. Maintaining this approach will lighten the 'scale of obligations and policy burdens' (Para 174 of the NPPF) to ensure that sites are, as far as if possible, able to be developed viably and thus facilitate the growth envisaged by the OPDC's plans throughout the economic cycle without jeopardising the delivery of the OPDC's DLP.

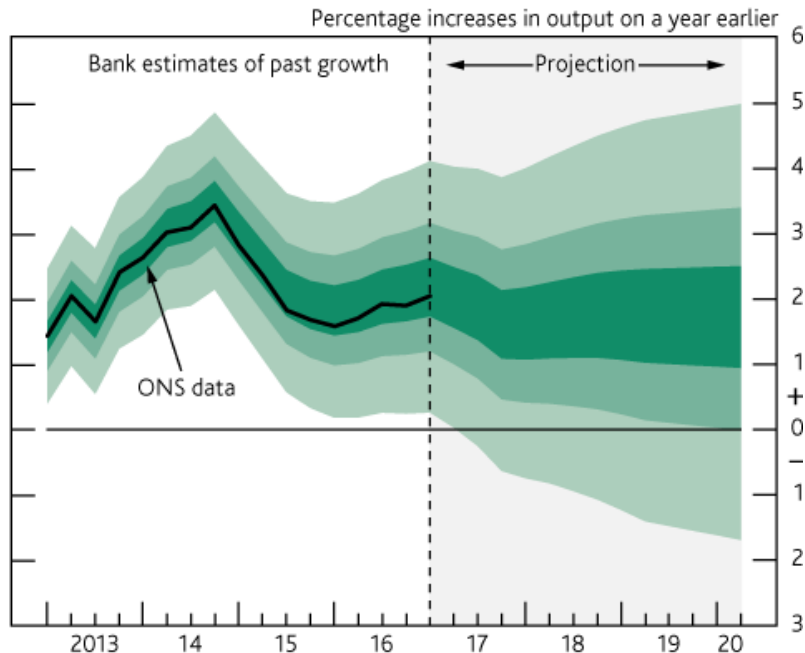
2 Introduction

- 2.1 This study has been commissioned by the OPDC to contribute towards an evidence base to inform the OPDC's emerging DLP. This report tests the ability of a range of development types throughout the OPDC's area to viably meet the local planning policy requirements and other pertinent local policies and guidance as well as national policies. The study tests the cumulative impact of the OPDC's requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of the OPDC's policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site and scheme by scheme basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to support the OPDC's emerging policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably.
- 2.4 As an area wide study this assessment makes overall judgements as to viability within the Old Oak and Park Royal Development Corporation and does not account for individual site circumstances. The assessment should not be relied upon for individual site applications. Notwithstanding this, we note that some judgement has been made within this study with regard to the individual characteristics of the sites tested. However the schemes tested on these sites are based on assessments of likely development capacity on the sites by the OPDC and in this regard they may differ from actual planning applications that will come forward on these sites and scheme specific testing may still be required at the point where they come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.7 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell

by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, affordability of repayments helped to boost demand for housing. This, together with a return to economic growth early in 2010 (see May 2017 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2020) meant that consumer confidence started to improve.



Source: Bank of England

- 2.8 During 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors stepped back from the market.
- 2.9 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016, according to the ONS. However in other areas there are tentative signs of improvement and resilience in the market. This includes The International Monetary Fund having revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.

- 2.10 The UK's first official growth figures since the referendum result vote exceeded initial estimates. Growth for Q3 according to the ONS figures was 0.5%, higher than analyst's predictions of 0.3%. The ONS highlighted that *"the pattern of growth continues to be broadly unaffected following the EU referendum"*. Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with the only sector of the economy continuing to grow being the services industry at 0.8%. The Chancellor, Phillip Hammond, noted at the time that *"The fundamentals of the UK economy are strong and today's data show that the economy is resilient."* This is heightened as production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period. Notwithstanding this the ONS reference that *"manufacturing is dependent upon both domestic and overseas demand for UK produced goods. Changes in output will reflect both domestic demand and how UK trade is faring post-referendum"*; especially as Article 50 has now been triggered and the negotiation process to leave the EU is underway. Data from the construction sector indicated that the quarterly movement shows a growth of 1.5% in output, which the ONS state *"may act as an indicator of how confident enterprises are in investing in buildings and the infrastructure as longer term assets."*
- 2.11 It was further expected that manufacturing would be bolstered by the fall in the value of the pound, however this failed to materialise. We note however that ONS Head of GDP Darren Morgan stated that *"the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing."*
- 2.12 Overall the figures from Q4 2016 and Q1 2017 are better than expected, however experts have warned that forecasts for the remainder of 2017 are lower, as Britain begins the formal process of exiting the EU through Article 50, which has now been triggered. Any potential economic impacts of disengagement from the EU are likely to be deferred until the UK's future relationship with other EU countries is established. Nevertheless, the Bank of England's February 2017 Inflation report sees an increase in the Bank's prediction for economic growth for 2017 to 2%, but a reduction in the 2018 forecast from 2% to 1.6% and a slight increase again in 2019 to 1.7%. The revisions indicate that the Bank now considers the impact of any potential exit from the EU will be experienced later than expected.
- 2.13 The first estimate for Q1 GDP suggests UK economic growth more than halved to 0.3% quarter on quarter from 0.7% in Q4 (Macrobond). We consider that this data should, therefore, reinforce the Bank's desire to wait and see how the economy develops once the actual EU exit negotiations begin after the General Election in June, rather than to react to higher inflation and falling unemployment and reverse the previous rate cut. The announcement of the General Election has added another layer of political uncertainty, however given the short time-frame this is considered unlikely to have much of an impact on investment flows.
- 2.14 Recent survey data by Macrobond suggests that the economy has started Q2 in a good position. The April round of PMIs saw improvements in the services, manufacturing and construction sectors and imply the possibility that growth in Q2 may be slightly stronger than in Q1.
- 2.15 BNP Paribas Real Estate's UK Housing Market Prospectus Spring 2017 forecasts *"a less positive 12 months is likely ahead."* In this we report that *"the weakening of real incomes will add to already challenging affordability issues in the housing market, both for first-time buyers and home movers. In addition, a buildup of uncertainty resulting from the on-going news cycle of political events is likely to take its toll on confidence and the propensity to take on a major financial commitment. RICS surveyors forecast a modest recovery in activity over the coming months, although still very subdued by historic standards. This will protect residential values to an extent, although we believe it inevitable that growth will be more subdued than in recent years. In 2017, we expect the average UK house price to rise by 2.2%, half that seen in 2016."*

- 2.16 The Office for National Statistics ('ONS') has highlighted that *"the median UK household disposable income was £26,300 in the financial year ending 2016; this was £600 higher than the previous year and £1,000 higher than the pre-downturn value of £25,400 in 2007/2008"*. Despite this, the economic downturn has had an effect on non-retired households, with median income in 2015/2016 still 1.26% lower than pre-downturn levels in 2007/2008. Although household incomes are slightly above their pre-downturn peak overall, not everyone is better off. Claudia Wells (Head of Household and Income and Expenditure Analysis) states that *"While retired households' incomes have soared in recent years, non-retired households still have less money, on average, than before the crash."* While median income for the majority of households have recovered to pre-economic downturn levels, the ONS stated that *"income for the richest fifth of households has fallen by £1,900 (3.4%) in real terms"*. This has been predominantly due to a fall in average income from employment (including self-employment) for this group following the economic downturn. This has a negative effect on the economy, as this slow increase in average household income, has affected consumer spending and increased borrowing and personal debt overtime.
- 2.17 Further, stamp duty changes when purchasing residential property from 4 December 2014, has also had an effect on the housing market, as it encourages first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 but now have to pay 10% stamp duty rates, which will massively impede their budgets and affordability.
- 2.18 The May Halifax House Price Index Report identifies that overall prices in the three months to April were marginally lower than in the preceding three months; the first quarterly decline since November 2012. The annual rate of growth remained at 3.8% in April, the lowest rate since May 2013. Martin Ellis, the Halifax housing economist comments that, *"Housing demand appears to have been curbed in recent months due to the deterioration in housing affordability caused by a sustained period of rapid house price growth during 2014-16. Signs of a decline in the pace of job creation, and the beginnings of a squeeze on households' finances as a result of increasing inflation may also be constraining the demand for homes."*
- 2.19 This view is shared by Robert Gardiner, Nationwide's Chief Economist, who comments in Nationwide's April House Price Index report, that *"In some respects, the softening in house price growth is surprising because the unemployment rate is near to a 40-year low, confidence is still relatively high and mortgage rates have fallen to new all-time lows in recent months."* However he balances this by highlighting that, *"While monthly figures can be volatile, the recent softening in price growth may be a further indication that households are starting to react to the emerging squeeze on real incomes or to affordability pressures in key parts of the country."*
- 2.20 Notwithstanding the above both The Halifax and Nationwide consider that a combination of the continuing low mortgage rates, together with an on-going acute shortage of properties on the market should support house prices. Nationwide conclude that as a result they remain of the opinion that *"a small increase in house prices of around 2% is likely over the course of 2017 as a whole."*

Local housing market context

- 2.21 House prices in the OPDC have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.21.1. Sales volumes in the OPDC's area fell below historic levels between 2009 and 2013, and recovered to levels achieved during the period leading up to 2007 up until the beginning of 2016 when sales volumes peaked and then dropped dramatically reflecting the stamp duty changes see Figure 2.21.2. The Office for National Statistics ('ONS') identified in a article published in September 2016³ that nationally *"a peak in the number of property sales in March 2016 marked a significant departure from the 5-year average for March. This was a 71% increase*

³ ONS Article entitled: The effect of stamp duty changes on housing market activity: April 2016

on the number of sales in February compared with a 17% increase in the 5-year average in the same period. In April 2016, there was a large fall in the number of property sales, to the lowest level in the last 12 months and, unusually, below the 5-year average.”

Figure 2.21.1: Average house prices in the boroughs in which the OPDC area falls⁴

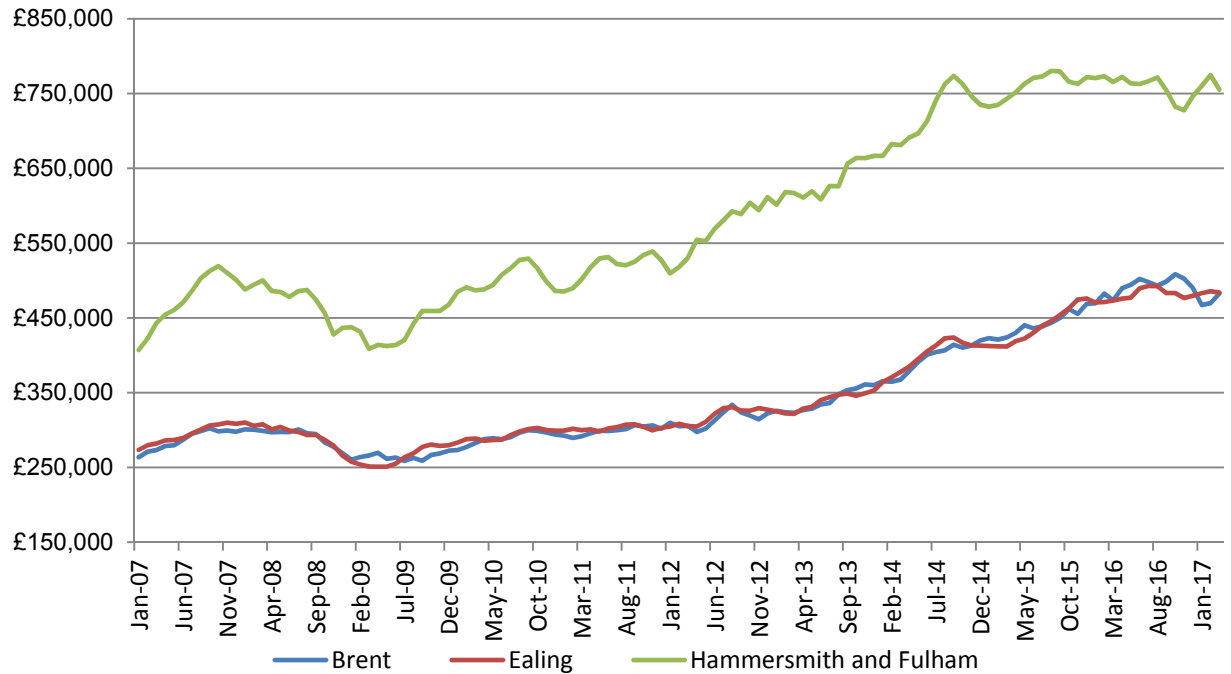
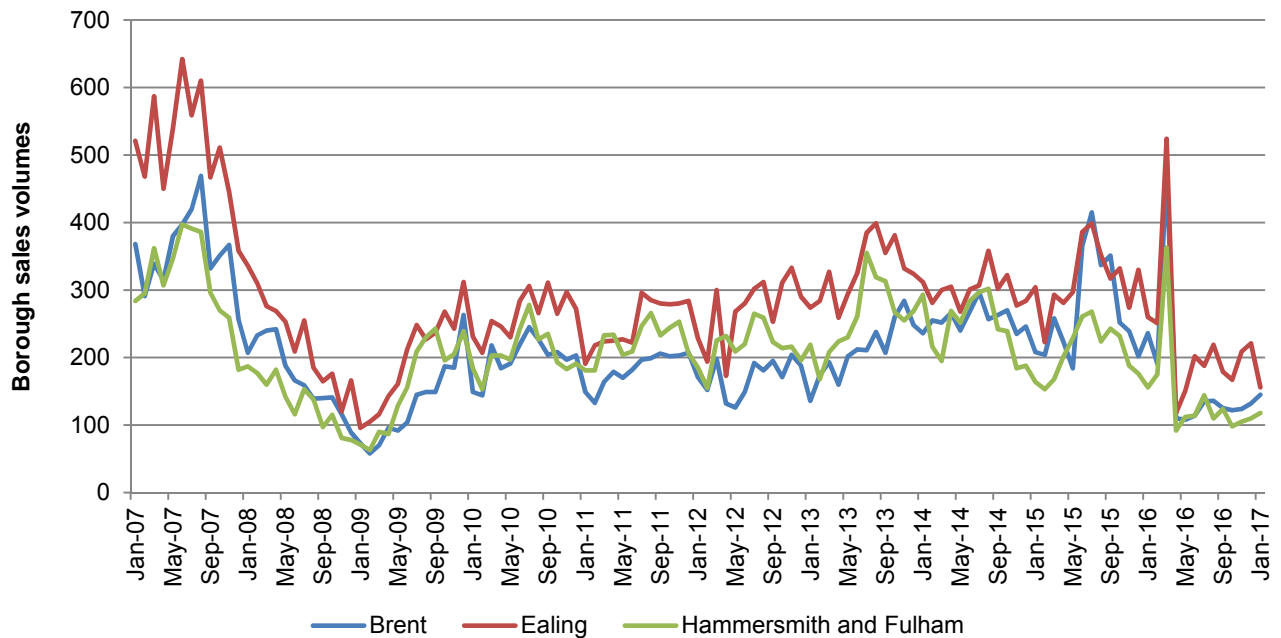


Figure 2.21.2: Sales volumes in the boroughs in which the OPDC area falls within (sales per month)



Source: Land Registry

⁴ Data Specific to the OPDC area only is not available through the Land Registry website, consequently we have reviewed data available from the Land Registry for the three boroughs in which the OPDC area is located.

- 2.22 The future trajectory of house prices is currently uncertain, although BNP Paribas Real Estate⁵, Knight Frank⁶ and Savills⁷ current predictions are that values are expected to increase over the next few years. We set these out in Table 2.22.1 below.

Table 2.22.1: House price forecasts for mainstream London markets

London Markets	2017	2018	2019	2020	2021	Cumulative growth
BNP Paribas Real Estate - London	1.27%	0.31%	1.74%	3.34%	N/A	6.8%
Mainstream London - Savills	0.0%	3.0%	4.5%	2.0%	1.0%	11%
Mainstream London - Knight Frank	-1.0%	2.0%	2.5%	3.0%	5.5%	12.5%
UK – BNP Paribas Real Estate	2.16%	1.05%	2.48%	4.11%	N/A	10.14%
UK - Savills	0.0%	2.0%	5.5%	3.0%	2.0%	13.0%
UK - Knight Frank	1.0%	2.5%	3.0%	3.0%	4.0%	14.2%

- 2.23 These forecasts identify that the Mainstream London market will grow by between 11% to 12.5% over the period between 2017 to 2021 inclusive as compared to a UK average of 13% to 14.2% cumulative growth over the same period.

National Policy Context

The NPPF

- 2.24 The NPPF sets out the government’s planning policies including its preferred approach to meeting housing and employment requirements. The NPPF has subsequently been supplemented by the National Planning Practice Guidance (‘NPPG’).
- 2.25 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the cumulative effect of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention *“to viability and costs in plan-making and decision-taking”*. The NPPF requires that *“the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened”*. After taking account of policy requirements, land values should be sufficient to *“provide competitive returns to a willing landowner and willing developer”*.
- 2.26 The meaning of a “competitive return” has been the subject of considerable debate over the past few years. For the purposes of testing the viability of a local plan, the Local Housing Delivery Group⁸ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value⁹, although there is no consensus around this view.

National Planning Practice Guidance

- 2.27 The National Planning Practice Guidance (‘NPPG’) stresses the need for evidence in viability to ensure that Local Plan vision and policies are realistic and provide *“high level assurance”* that plan policies are viable. Evidence should be proportionate and not every site needs to be tested.

⁵ BNP Paribas Real Estate UK Housing Market Prospects Spring 2017 (published April 2017)

⁶ Knight Frank UK Residential Market Update - January 2017

⁷ Savills Residential Property Focus : Q1 2017 (published February 2017)

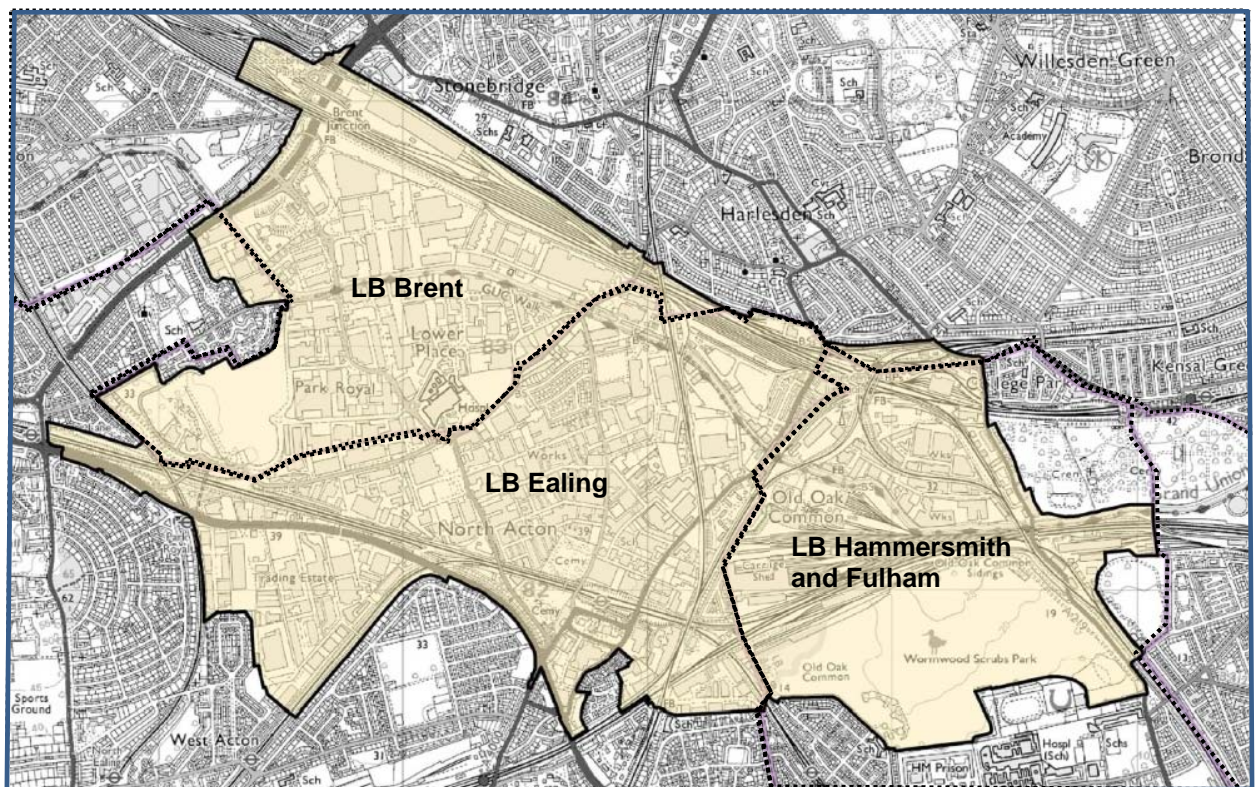
⁸ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁹ RICS Guidance Note: Financial Viability in Planning, August 2012

- 2.28 The NPPG goes on to indicate that local planning authorities should consider the range of costs on development, including those imposed through national and local standards; local policies; the Community Infrastructure Levy; and potential Section 106 obligations.
- 2.29 The NPPG indicates that Local Plan policies should be tested using current costs and current values, and not based on *“an expectation of future rises in values at least for the first five years of the plan period”*.

Mayoral CIL

- 2.30 The OPDC has a complex charging regime as a result of its location within three London Boroughs (Brent, Ealing and Hammersmith and Fulham). Brent and Ealing fall within the London Mayoral CIL Charging Zone 2 whilst Hammersmith and Fulham are located within Charging Zone 1. This effectively splits the Development Corporation area into two sections, with the west requiring a £35 per square metre charge and the east a £50 per square metre charge on most development (i.e. 100 square metres or more, or a development which creates at least one dwelling, even where this is below 100 square metres excluding health, education and affordable housing floorspace). As a Local Planning Authority, the OPDC is required to calculate, collect and enforce the Mayoral CIL.



Source: GLA website with BNP Paribas Real Estate emphasis of borough boundaries

- 2.31 Accordingly this study takes full account of Mayoral CIL indexed as appropriate to 2016 values, based on the All in Tender Price Index as required by the CIL Regulations (as amended).

OPDC CIL Preliminary Draft Charging Schedule ('PDCS')

- 2.32 The OPDC published its CIL PDCS on 3 October 2016 for consultation. Table 2.32.1 below summarises the OPDC's proposed PDCS CIL rates, which we have included within our appraisals.

Table 2.32.1: CIL rates in the published PDCS

Development / Land use type	Rate per Sq m
Residential other than student housing and retirement housing	£175
Student housing	£250
Retirement housing (2)	£160
Retail foodstore >280 sq. m (3)	£125
All other retail	£50
Offices	£70
Hotels	£80
All other uses	Nil

2. As defined by the London Mayor's Housing SPG

3. This includes non-food floorspace within the unit

2.33 These figures are considered to be a reasonable assumption in terms of total planning contributions including potential CIL and residual S106 contributions.

2.34 The CIL Regulations 2010 (as amended) specify that if any part of an existing building is in lawful use for sixth months within the three years prior to the time at which planning permission first permits development, parts of the building that are to be demolished or retained can be taken into account in the levy calculations in accordance with the formulae in Regulation 40(7) (as amended). Where there is no change of use, these buildings are also intended to be exempt from the levy, other than where there is an increase in floor space, or where the building has been abandoned. It is considered by the Government that that his will help to facilitate empty buildings being brought back into use. The allowance of a discount for existing floor space will be the case for many development sites in the OPDC's area. However, it cannot be automatically assumed that the existing floor space will qualify for these purposes, so our appraisals assume a conservative assumption that CIL is levied across the entire new floor space.

Local Policy context

2.35 At present and until such time as the OPDC adopts its own Local Plan, the statutory Development Plan for the area is formed of the development plan documents (DPDs) from the London Boroughs of Brent, Ealing and Hammersmith and Fulham, that applied to the OPDC area and that that were either adopted, or in production, at the time of OPDC's establishment (1st April 2015), will continue to form part of OPDC's Development Plan.

2.36 The OPDC carried out the first consultation on its DLP and its supporting evidence base documents between 4 February and 31 March 2016. This study takes into account the emerging policies and standards as set out in the OPDC's DLP Regulation 19 Consultation document (June 2017). These include *inter alia* affordable housing requirements; sustainability and developer contributions towards infrastructure.

2.37 BNP Paribas Real Estate, the OPDC and WTP have undertaken a sifting exercise of the DLP to identify which policies might have cost implications for developments. There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards etc.). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. The scoping of the DLP policies is set out in **Appendix 1** identifying any which have cost implications for developments. This assessment treats the requirements for good design/layout and for necessary infrastructure as essential elements of any development, which should be factored into normal development costs. This study tests the viability of the cumulative impact of the policies and therefore focuses on additional costs, where the emerging policies set requirements that exceed Building Regulations or what might otherwise be considered to

be acceptable in planning terms.

2.38 We set out a summary list below of the policies identified as having potential cost implications for developments:

- Strategic Policy SP4 – Thriving Communities sets out the overarching affordable housing target of 50% (by habitable rooms) and also seeks a range of housing tenures, types and sizes;
- Strategic Policy SP5 – Economic Resilience seeks to encourage; the intensification of the Strategic Industrial Location (SIL) in Park Royal, the creation of a major commercial hub around Old Oak Common Station and the provision of smaller affordable workspaces;
- Policy P1 – Old Oak South seeks the establishment of a commercial hub around Old Oak Common Station by delivering a significant amount of B1 floorspace;
- Policy H2 – Affordable Housing requires the delivery of 50% affordable housing in line with Policy SP4 on sites providing 10 or more self-contained units (or which have 1,000 square metre) at a tenure split of 30% Affordable Rent and 70% as a range of Intermediate housing, including London Living Rent and London Shared Ownership (subject to viability);
- Policy H3 – Housing Mix sets out the OPDC’s requirements for housing mix and in the accessibility requirements for new residential developments in line with Building regulation M4(2) ‘accessible and adaptable dwellings’ and 10% as Building regulation M4(3) being easily adaptable to ‘wheelchair user dwellings’;
- Policy E2 – New Employment Floorspace requires schemes providing over 1,000 square metre of new employment floorspace to provide a financial contribution towards or deliver an appropriate proportion of low cost and/or open workspaces and studios in line with Policy E3, subject to viability;
- Policy E3 supports New low cost and/or open workspaces, including artist studios where they can demonstrate that they are suitable for supporting micro and small businesses including the provision of discounted rental terms;
- Policy EU3 – Water specifies requirements for development sites to demonstrate how they manage and reduce the amount of water usage, run-off and discharge from the site, through the use of appropriate water reuse and SUD techniques.
- Policy EU8 – Sustainable Materials suggests a minimum of 20% of the total material value of new buildings, infrastructure and landscape works should derive from reused or recycled content.
- Policy EU9 - Minimising Carbon Emissions and overheating – includes a range of requirements to meet or exceed the on-site carbon emissions standards set out in the London Plan energy hierarchy including requiring new residential development to be zero carbon and where schemes cannot deliver the London Plan CO2 reduction targets on-site to make a financial contribution to carbon reduction in line with the OPDC’s carbon off-set policy. Further, development proposals for non-residential development are to be supported where they achieve a BREEAM Excellent rating.

Development context

2.39 The Mayor of London established the OPDC on 1 April 2015 as a ‘Mayoral Development Corporation’ under powers of the Localism Act (2011). The OPDC is the second of its kind in London, the first being the London Legacy Development Corporation (LLDC).

2.40 The OPDC is the only location where HS2 meets Crossrail and as a result has been recognised by the Mayor of London as a significant opportunity to create a thriving new area in London. The OPDC’s key aims include:

- a transforming one of London’s most inaccessible areas into a well-connected, world-class transport interchange;
- b enabling delivery of new housing and commercial development, surrounded by sustainable and thriving neighbourhoods and valued amenity space;
- c protecting, intensifying and strengthening Park Royal; and

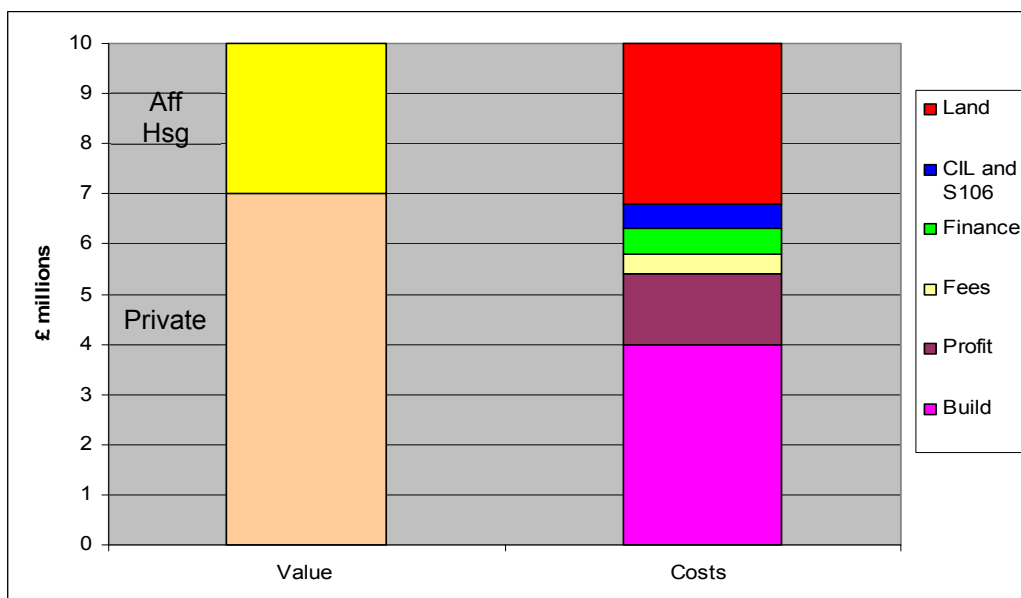
- d protecting and improving Wormwood Scrubs.
- 2.41 OPDC's area covers circa 650 Ha of inner north-west London within Zones 2 and 3. The area is predominantly industrial in nature, with large amounts of land used for transport functions as well as some small residential communities and important amenity and heritage assets. The OPDC's area is split into three areas:
- i the core development area where up to 24,000 new homes and 55,000 jobs will be created, including Old Oak in Hammersmith & Fulham, North Acton in Ealing and Willesden Junction in Brent;
 - ii the Park Royal industrial area which includes the industrial land in Ealing and Brent where there is an opportunity to support the regeneration of the area and to intensify to provide an additional 10,000 new jobs and 1500 homes; and
 - iii Wormwood Scrubs where sensitive enhancements could be delivered in agreement with the Wormwood Scrubs Charitable Trust and the London Borough of Hammersmith & Fulham.
- 2.42 Developments in the OPDC's area are predominantly major regeneration projects, however there is also likely to be an element of small in-fill development.

3 Methodology

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

Approach to testing development viability

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



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

- 3.4 Problems with key appraisal variables can be summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In areas like the OPDC, the majority of sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
- Development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and other Planning Obligations. In addition, on major projects, assumptions about development phasing; and infrastructure required to facilitate each phase of the development will affect residual values. Where

the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow;

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a profit level that is reflective of current perceived risk. Typically developers and banks have been targeting between 17% to 20% profit on value of the private housing element dependant on the nature of the scheme. However, following the result of the EU referendum the market started to reflect increased uncertainty through levels of profit at the higher end of this range.

- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'¹⁰ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of infrastructure to support new residents.

Viability benchmark

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (Para 024; reference ID 10-024-20140306).
- 3.8 The Local Housing Delivery Group published guidance¹¹ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

¹⁰ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

¹¹ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.
- 3.10 The examination on the Mayor of London’s CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (Para 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (Para 9).*
- 3.11 In his concluding remark, the Examiner points out that:
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (Para 32 – emphasis added).*
- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.13 Notably the GLA recently published the Affordable Housing and Viability SPG for consultation between 29 November 2016 and 28 February 2017. Paragraph 15 of the Draft SPG clearly states that:
- “The SPG is explicit about the Mayor’s preference for using Existing Use Value Plus as the comparable Benchmark Land Value when assessing the viability of a proposal. The premium above Existing Use Value will be based on site by site justification reflecting the circumstances of the site and landowner.”*
- 3.14 Paragraph 3.39 goes on to reiterate the NPPG’s position that “in all cases, land or site value should: reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge”. Paragraph 3.40 goes on to explain that this is a “key requirement” as assuming that the granting of planning permission will increase the value of the site, but not including the costs of meeting planning requirements will result in an overinflated site value, contrary to the NPPG. The SPG goes on to identify in the next paragraph (3.41) that,
- “It is for this reason that the Mayor does not consider it appropriate within a development appraisal to apply a fixed land value as an input which is based on price paid for land or a purely aspirational sum sought by a landowner. Land transactions reflect the specific*

circumstances of the developer whereas planning viability appraisals are typically undertaken on a standardised basis. Reliance on land transactions for sites that are not genuinely comparable or that are based on assumptions of low affordable housing delivery, excess densities or predicted value growth, may lead to inflated site values. This undermines the implementation of Development Plan policies and the ability of planning authorities to deliver sustainable development.”

- 3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the OPDC nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as the OPDC, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of its Guidance Note on “Financial Viability in Planning”:

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

- 3.16 The Guidance goes on to state that *“it would be inappropriate to assume an uplift based on set percentages... given the diversity of individual development sites”.*
- 3.17 Commentators also make reference to “market testing” of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

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- 3.18 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 18,000%.
- 3.19 The GLA's Draft SPG references the 2015 research published by the RICS¹², which found that the 'market value' approach is not being applied correctly and sets out at page 26 that *"if market value is based on comparable evidence without proper adjustment to reflect policy compliant planning obligations, this introduces a circularity, which encourages developers to overpay for sites and try to recover some or all of the overpayment via reductions in planning obligations"*
- 3.20 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 3.

¹² RICS Financial Viability Appraisal in Planning Decisions: Theory and Practice. April 2015

4 Appraisal assumptions

Residential typologies

- 4.1 We have appraised development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the borough. These are consistent with the typologies tested in the OPDC's other viability assessments, which the OPDC advised are based on their knowledge of actual developments that have come forward in the area as well as development that they anticipate will come forward in the OPDC's area over the plan period. These typologies are therefore reflective of developments that have been consented/are being considered as well as those expected to come forward in the OPDC in future. Details of the schemes appraised are provided below in Table 4.1.1 below.

Table 4.1.1 Development typologies

Typology	Housing type	Development density units per ha
Low Density	Flats	300
Medium Density	Flats	405
High Density	Flats	600

- 4.2 We have tested these typologies allowing for the OPDC's policy requirement for 25% of three bed and larger units as well as allowing for the Social Rent units (provided at London Affordable Rents) based on that suggested by the SHMA.
- 4.3 With respect to the size of units adopted in the study, these are set out in table 4.3.1 below and have been informed by the minimum gross internal floor areas set out in the DCLG's Technical Housing standards' nationally described space standard published in March 2015, which are consistent with space standards set out in Policy 3.5 and Table 3.3 of the London Plan Consolidated with Alterations Since 2011 (March 2016).

Table 4.3.1: Unit Sizes adopted in study

Unit type	Unit size
1 Bed flat	50 sq m
2 bed flat	70 sq m
3 bed flat	86 sq m
4 bed flat	108 sq m

Mixed Use typology

- 4.4 We have appraised a mixed use scheme based on the medium density residential typology set out above allowing for 25% of the floorspace as commercial on the ground and two upper floors. We have also tested two scenarios, one where all the commercial space is provided at market rental levels and another where 10% of the B1 floorspace is provided as affordable workspace.

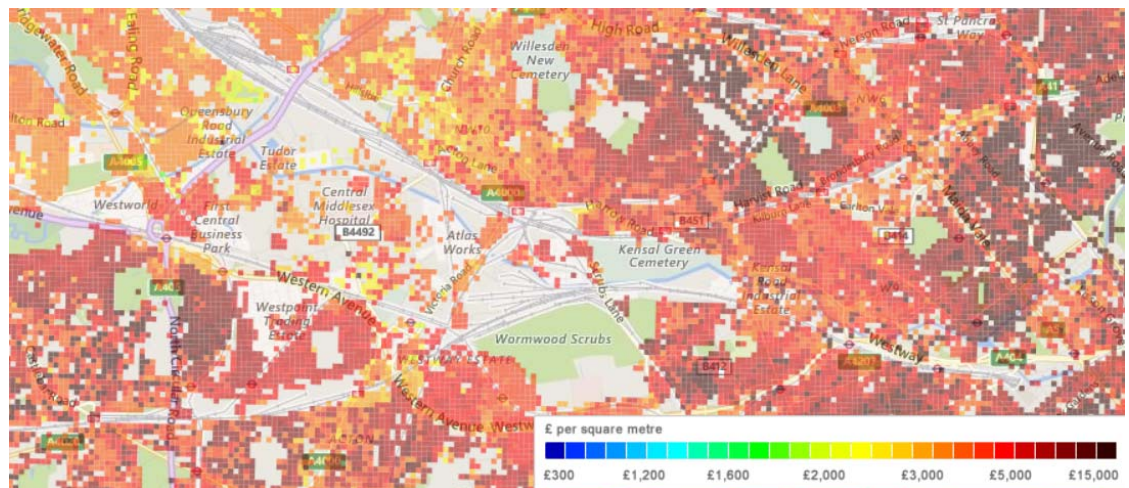
Commercial typology

- 4.5 We have also tested the viability of the delivery of large B1 office schemes in the OPDC's area. We have appraised a 120,000 square metre office scheme of circa 20 stories. As with the mixed use typology we have also tested the ability for such schemes to accommodate an element of affordable employment workspace of between 0% to 50% of the scheme's floorspace.

Residential sales values

- 4.6 Residential values in the area reflect national trends in recent years but do of course vary across the OPDC's area. We have undertaken research on residential values in and around the OPDC's area using online database sources including Molior London, the Land Registry, Rightmove and Mouseprice and have also had discussions with the OPDC in relation to sales values reported to the OPDC by developers on schemes consented/coming forward in the OPDC's area.
- 4.7 Our research has highlighted that it is difficult to predict the actual sales values that new development in the OPDC's area will achieve as there is limited actual sales evidence of new build schemes available in this area to base it on. See the heatmap of sales of residential properties taken from the Mouseprice.com website below (Figure 4.7.1). This shows a significantly reduced amount of residential sales activity in the large majority of the OPDC's area as compared to the surrounding boroughs. Further, the activity predominantly relates to the sale of second hand stock and not new build developments. We are aware that the Bellway and Redrow's First Central / Royal Waterside development, which completed in Q4 2016 and sold out in Q1 2016 secured values of between £442 per square foot and £689 per square foot between Q1 2014 and Q1 2016. These values were achieved between 3 years to 14 months ago, which is now significantly historic and we consider that sales values achievable in the OPDC are now significantly in excess of these values, particularly in light of the current values adopted by developers in their viability assessments of emerging schemes.

Figure 4.7.1: Average sale prices of residential properties in OPDC area



Source of data: Mouseprice.com (May 2017)

- 4.8 Our findings of; comparable evidence of transacted properties in the area, properties currently on the market as well as our understanding of the sales values adopted in viability assessments of emerging developments, indicate that developments in the OPDC's area will attract average sales values ranging between circa £675 to £850 per square foot (£7,265 - £9,150 per square metre). This is also dependant on the location and height/density of the development. We have therefore applied the following average sales values in our appraisals, reflecting the range considered to be achievable in the OPDC's area (see Table 4.8.1).

Table 4.8.1: Average sales values adopted in OPDC appraisals

Ave values £s per sq m	Ave values £s per sq ft
£6,728	£625
£7,535	£700
£7,804	£725
£8,073	£750
£8,073	£750
£8,342	£775
£8,611	£800
£8,880	£825
£9,149	£850

Affordable housing tenure and values

- 4.9 With respect to affordable housing, the OPDC's Strategic Policy SP4 identifies an overarching strategic target for affordable homes of 50% of habitable rooms, subject to viability.
- 4.10 Policy H2 requires the delivery of 50% affordable housing in line with Policy SP4 on sites providing 10 or more self-contained units (or which have 1,000 sq m) subject to financial viability. Policy H2 seeks the provision of 30% of affordable housing as London Affordable rent and 70% as a range of Intermediate housing including London Living Rent ('LLR') and London Shared Ownership ('SO').
- 4.11 We set out in Table 4.11.1 the weekly rents adopted in the study for the London Affordable Rent units based on the 2017-2018 rents published in the GLA's November 2016 Homes for Londoners 'Affordable Homes Programme 2016-21 Funding Guidance' document. These benchmarks reflect the formula rent cap figures for social rents uprated by CPI for September 2016 plus one per cent.

Table 4.11.1 LAR rents adopted in appraisals

Type of unit	Rent per week (exclusive of service charge)
1 bed	£144.26
2 Bed	£152.73
3 bed	£161.22
4 Bed	£169.70

- 4.12 We have used our bespoke model to value the LAR housing, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures in the OPDC's area over a period of circa 35 years which capitalises the net rental income stream. The net rent is calculated by taking into account factors such as: standard levels for individual registered providers (RP's) management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 4.13 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the subsequent four years. This has reduced the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. Our model accounts for this by reducing rents in years 1 to 4, which is a cautious assumption and assumes that the restriction will remain in place in perpetuity for rented accommodation in this study.

- 4.14 The CLG/HCA ‘Shared Ownership and Affordable Homes Programme 2016 to 2021 – Prospectus’ document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We note that the Government’s 2016 Autumn Statement identified that the Government would “invest of a further £1.4 billion to deliver 40,000 additional affordable homes” and that they “will relax restrictions on government grant to allow a wider range of housing-types”. However, we consider that the proposed sum is unlikely to achieve the delivery of 40,000 new homes as suggested given the increase in sales values since 2010 (i.e. when such grant was last available to fund all tenures of affordable housing). In addition we are aware that the GLA’s Draft Affordable Housing and Viability SPG 2016 identifies that, “To enable the delivery of more affordable homes the Mayor will make funding available to increase the proportion of affordable homes above that which is viable on a nil-grant basis. Funding will be available on a tariff basis, details of which are set out in the Mayor’s Homes for Londoners: Affordable Homes Programme 2016-21.” BNP Paribas Real Estate is of the opinion that any grant funding will now have to work harder to achieve the same outcome that would have been possible in 2010 and therefore is unlikely to be available on all schemes. On this basis we have assumed no grant is available in the testing undertaken. Notwithstanding this we recommend that the OPDC revisits this assumption in future viability reviews.
- 4.15 With respect to the 70% intermediate units, given the OPDC’s flexibility on these units, we have undertaken our appraisals testing:
- 100% SO; and
 - 50% LLR and 50% SO.
- 4.16 For shared ownership units, we have assumed that RPs will sell 25% initial equity stakes and charge a maximum rent of 2.75% on the retained equity, where the units would be affordable to purchasers in receipt of households incomes of £90,000. The rent on retained equity is capitalised using a yield of 5%.
- 4.17 In line with the GLA’s published maximum rents for LLR we have adopted the following 2017-2018 rents applicable to the OPDC’s area in the study:

Table 4.17.1 LLR rents adopted in study

Type of unit	Rent per calendar month based on East Acton Ward applied to average residential sales values of £675 per sq ft - £750 per sq ft	Rent per calendar month based on College Park and Old Oak Ward applied to average residential sales values of £775 per sq ft - £850 per sq ft
1 bed	£814	£863
2 Bed	£905	£959
3 bed	£995	£1,055
4 Bed	£1,086	£1,151

Rents and yields for commercial development

- 4.18 Two of the development typologies include commercial floorspace, which we have assumed will be provided as B1 (office) and retail floorspace. In the mixed use scheme we have assumed a rent of £25 per square foot for retail uses and £22.50 square foot for market B1 office space. We have assumed rent free period of 12 months and applied yields of 5.5% and 6% respectively. We have adopted a rent of £12 per square foot, and a yield of 7% on the affordable workspace in our testing of affordable workspace.

- 4.19 We have considered the viability of large office developments based on rents of between £22.50 per square foot and £50 per square foot, which we consider to be reasonable assumptions for establishing a new office location at Old Oak Common given the excellent transport links being put in place. We are also aware that offices in Chiswick Park of a similar specification to that which is anticipated to come forward in Old Oak Common are being marketed at and achieving rents at the higher end of the range tested. We have assumed a rent free period of 12 months and a yield of 6% on rents of £22.50 per square foot to £35 per square foot and a yield of 5.5% on rents of £40 per square foot to £50 per square foot. We have maintained our assumptions of affordable workspace as in the mixed typology.

Build costs

- 4.20 The OPDC has commissioned the professional cost consultants WT Partnership ('WTP') to provide advice in relation to the build costs of developments in the OPDC's area, as well as the likely extra over costs above the base build costs associated with the OPDC's policy requirements. WTP's report setting out their advice is provided in full at **Appendix 2**, however we set out a summary of their advice below, which we have adopted in our appraisals.

Table 4.20.1 Base Build costs and external allowance adopted in study

Description of use	Base build costs	External works (% of base build costs)
Low density residential	Private - 2,691 per sq m (£250 per sq ft) Affordable – 2,476 per sq m (£230 per sq ft)	7.5%
Medium density residential	Private – 3,014 per sq m (£280 per sq ft) Affordable - £2,799 (£260 per sq ft)	6%
High density residential	Private – 3,229 per sq m (£300 per sq ft) Affordable - £3,014 per sq m (£280 per sq ft)	5%
Office (mixed use scheme)	£1,900 per sq m (£176 per sq ft)	10%
Retail (mixed use scheme)	£1,400 per sq m (£130 per sq ft)	10%
Office (large B1 scheme)	£2,200 per sq m (£204 per sq ft)	10%

- 4.21 We have assumed a gross to net ratio of 80% in the low and medium density residential schemes, 75% in the high density schemes and 85% for the commercial uses.
- 4.22 In addition to the base build costs outlined above we have also allowed for a contingency of 5% of base build costs and demolition costs of £120 per square metre.
- 4.23 WTP have advised that the costs of SUDs and attenuation is very much dictated by the size of a site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc. WTP's considered advice to test in this study is that the Policy EU3's requirements would add circa 0.4% of base build costs.
- 4.24 Based on their benchmarks, WTP have advised the cost of wheelchair accessible homes will incur an additional cost of circa £5,000 per unit.
- 4.25 WTP recommend an additional cost of 2.5% to the base build cost to allow for the CO2 requirements set out in Policy EU9. Their assessment has been arrived at based on a review of several publications including Zero Carbon Hub in partnership with Sweett "Cost analysis of Achieving Zero Carbon Standard" published February 2014 (also published in Building

Magazine dated 7th February 2014) and “Greater London Housing Standards Review Viability Assessment” by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015.

- 4.26 With respect to Policy EU9’s support for non-residential developments achieving BREEAM Excellent rating, WTP consider that an additional 1% allowance on top of base build costs should be included based on the 2014 BRE / Sweet Group study. We have allowed for this cost in our testing of non-residential uses in this study in all instances.
- 4.27 WTP have highlighted that in their opinion part e) of the OPDC’s Sustainable Materials Policy EU8 has the potential to have cost implications for development. Part e) of the Policy sets out that proposals will be supported by the OPDC where they use sustainable materials that “are sourced from reused and recycled content. A minimum of 20% of the total material value of new buildings, infrastructure and landscape works should derive from reused or recycled content”. WTP have identified that depending on the form of construction used by the Developer this could equate to an effect on circa 10-15% of the construction cost (based on materials being 50-70% of the cost x 20%). WTP consider that there is an opportunity to ensure materials derive from reused or recycled content, which is already occurring on a number of products, however there is also the current trend to reduce on site labour, source more globally from cheaper regions and to use more smart advanced materials which will also affect the policy. Sweets indicated in their 2009 report that 10% was achievable by normal practice and 15% was probably achievable using best practice without any cost effect. WTP are not aware of any recent studies or data published on the cost effect of such a policy since the Sweet study and therefore are not in a position at this time to assess the cost effect, if any, the 20% requirement would have.

Professional fees

- 4.28 In addition to base build costs, schemes will incur professional fees covering design, valuation highways and planning consultants and the cost of preparing and submitting the planning application and so on. Our appraisals incorporate an allowance of 10% professional fees, which is in the middle of the range of likely fees and on this basis we consider this to be a reasonable assumption for schemes in the OPDC’s area.

Development finance

- 4.29 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, which is reflective of current funding conditions.

Marketing costs

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

CIL

- 4.31 As set out in section 2 above, the OPDC published its PDCS in October 2016. We have allowed for the OPDC’s proposed CIL charges as set out in the PDCS CIL in our appraisals, which are set out in Table 2.32.1. These contributions are at an early stage of the CIL process but are considered to be a reasonable assumption in terms of total planning contributions.
- 4.32 In addition to the OPDC’s CIL, we have also included Mayoral CIL based on £50 per square metre indexed as appropriate to 2017 values (£64.57 per square metre). This is a cautious assumption as this level of CIL would only be levied in the OPDC’s area that falls within the former Hammersmith and Fulham borough area. The remainder of the OPDC’s area would be charged at the lower base CIL charge of £35 per square metre.

Development and sales periods

- 4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of plan sales of 35% and a sales rate of 15 units per month thereafter. This is considered to be a conservative assumption as many developments in London are achieving in excess of 60% off plan sales, particularly given the price point in the OPDC's area.

Developer's profit

- 4.34 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.35 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.36 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding with a range of developer profit of between 17% to 20% being seen on developments across London, but the outcome of the referendum on the UK's membership of the European Union followed by the triggering of Article 50 commencing negotiations to exit the EU has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.37 Our assumed return on the traditional affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and HCA's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.38 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results.

- 4.39 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price.

Benchmark land values

- 4.40 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.42 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.43 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.
- 4.44 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹³. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation.
- 4.45 **Benchmark Land Value 1:** This benchmark assumes open storage space on a hectare of land. The rent assumed is based on lettings of open storage floorspace in the OPDC at £3 per square foot capitalised at a yield of 7%. The resultant capital value of storage land is £4.3 million, to which we have added a 20% premium, resulting in a benchmark of £5.16 million.

¹³ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

- 4.46 **Benchmark Land Value 2:** This benchmark assumes lower value secondary industrial and industrial with ancillary office space on a hectare of land, with circa 68% site coverage and between 1 to 2 storeys. The rent assumed is based on lettings of lower value secondary industrial floorspace in the OPDC's area at between £8 to £9 per square foot respectively and capitalised at 8%. The capital value of such uses would be £6.9 million, to which we have added a 20% premium, resulting in a benchmark of £8.28 million.
- 4.47 **Benchmark Land Value 3:** This benchmark assumes medium value secondary industrial, industrial with ancillary office space, with circa 70% site coverage and between 1 to 2 storeys and 30% open storage space on a hectare of land. The rent assumed is based on lettings of lower value secondary industrial floorspace in the OPDC's area at between £8 to £9 per square foot respectively capitalised at 8% and £3 per square foot on the open storage space capitalised at 7%. The capital value of such uses would be £7.4 million, to which we have added a 20% premium, resulting in a benchmark of £8.8 million.
- 4.48 **Benchmark Land Value 4:** This benchmark assumes secondary modern industrial and office space, with circa 85% site coverage at 2 storeys and 15% open storage space on a hectare of land. The rent assumed on secondary modern industrial floorspace in the OPDC's area is £10 per square foot capitalised at 7%. On the modern office space the rent assumed is £18 per square foot capitalised at a yield of 6.25% with a permanent void allowance of 20%. For the open storage space we have allowed for a rent of £3.50 per square foot capitalised at 7%. The capital value of such uses would be £9.7 million, to which we have added a 20% premium, resulting in a benchmark of £11.64 million.

Table 4.48.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Open Storage	£ 5,160,000
Secondary industrial (low)	£ 8,280,000
Secondary industrial (medium)	£ 8,880,000
Secondary office and industrial (high)	£11,640,000

5 Appraisal outputs

- 5.1 The full outputs from our appraisals of a range of developments are attached as **appendices 3 to 8**. We have appraised three residential development typologies; one mixed use typology and one office typology reflecting the range of densities and types of development in the OPDC's area. Each appraisal incorporates (where relevant) the OPDC's requirement for affordable housing and or affordable workspace, tested at different levels.
- 5.2 With respect to the residential and mixed use typologies, within each appendix, the development typologies are appraised separately. Each appraisal incorporates an affordable housing requirement ranging from 0% to 50%. This is based on a 30% LAR and 70% SO tenure split.. We have also tested the delivery of the intermediate tenures provided as 35% SO and 35% LLR.
- 5.3 The base position adopted in this study assumes that the residential developments are brought forward on the basis of present day values and present day costs and at tenure split of a 30% LAR and 70% SO. These residential scenarios have been re-tested assuming that the schemes benefit from real growth in sales values as a sensitivity analysis as well as the impact of a 5% drop in sales values.
- 5.4 With respect to affordable workspace we have tested the mixed use schemes with 100% market commercial uses and 10% affordable workspace. Whilst in the office typology we have tested between 0% and 50% of the floorspace as affordable workspace.
- 5.5 It should be noted that affordable housing or workspace might be deliverable within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 25% affordable housing, but not with 30% affordable housing the actual level of affordable housing that could be provided will fall between 26% and 29%. Likewise if a scheme is viable at 30% and unviable with 35%, the scheme will be able to provide between 31% and 34%. Schemes that are viable at 50% affordable housing could potentially provide a higher level of affordable housing.
- 5.6 The appraisals of the residential and mixed use typologies also test the cumulative impact of the OPDC's policy requirements. The first set of results indicate the residual values of schemes with no policy requirements i.e. just base build costs with no Section 106 or CIL contributions, sustainability requirements etc. These policy requirements are added incrementally as shown in Table 5.6.1 below.

Table 5.6.1 Table of cumulative impact of costs tested

Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Attenuation & CO2
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- 5.7 The appraisal is set up to determine a residual land value per hectare to facilitate a comparison to the benchmark land values in Table 4.47.1. Each page of the appendix shows the residual land value generated by the scheme (based on the particular combination of affordable housing/affordable workspace percentages, sales values and costs), in the grey boxes. The residual land values per hectare are then deducted from the benchmark land values (shown in the yellow boxes in the appendices) to determine whether each scenario is viable or unviable. There are two possible outcomes, as follows:
- Green cells: Residual value exceeds benchmark land value (viable); and
 - Red cells: Residual value is less than benchmark land value (unviable).

5.8 An example of the layout and costs used to present the appraisal outputs in this study is provided below. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices. In this particular residential development typology (Medium Density (405 dwellings per Ha) is tested at residential values of £800 per sq ft. The affordable housing provided in the scheme includes rented affordable housing provided as 30% SR provided as LAR and 70% intermediate housing provided as SO. The appraisal results demonstrate that the scheme could currently viably absorb the requirements for planning contributions, 10% wheelchair units, SUDs and water attenuation and CO2 policy requirements, alongside affordable housing of between 20% and 25% affordable housing when measured against benchmark land value 1.

Figure 5.81 Example of results tables

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION						
Local Plan Viability Testing 2017						
Medium Density		Value Area		£800 per sq ft		
No Units	405	Sales value inflation		0%		
Site Area	1. Ha	Build cost inflation		0%		
Residual land values:		Affordable Housing Tenure		SR @ LAR and SO		
Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,534,356	£17,230,441	£17,036,258	£16,642,188	£14,179,249
30% SR @LAR : 70% SO	5%	£22,202,631	£15,247,033	£15,053,189	£14,660,408	£12,205,528
30% SR @LAR : 70% SO	10%	£19,853,201	£13,245,646	£13,052,104	£12,660,541	£10,213,275
30% SR @LAR : 70% SO	15%	£17,482,331	£11,226,484	£11,033,208	£10,642,794	£8,202,703
30% SR @LAR : 70% SO	20%	£15,077,613	£9,189,758	£8,996,710	£8,607,373	£6,174,021
30% SR @LAR : 70% SO	25%	£12,655,535	£7,135,670	£6,942,815	£6,554,488	£4,127,442
30% SR @LAR : 70% SO	30%	£10,216,302	£5,064,428	£4,871,730	£4,484,343	£2,063,180
30% SR @LAR : 70% SO	35%	£7,760,121	£2,976,239	£2,783,660	£2,397,148	£-18,838
30% SR @LAR : 70% SO	40%	£5,287,198	£871,306	£678,813	£293,107	£-2,149,860
30% SR @LAR : 70% SO	45%	£2,797,739	£-1,269,237	£-1,464,617	£-1,855,454	£-4,298,191
30% SR @LAR : 70% SO	50%	£291,951	£-3,439,652	£-3,635,019	£-4,025,170	£-6,463,615
Residual Land values compared to benchmark land values						
Benchmark land value 1 - Open Storage						£5,160,000
Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,374,356	£12,070,441	£11,876,258	£11,482,188	£9,019,249
30% SR @LAR : 70% SO	5%	£17,042,631	£10,087,033	£9,893,189	£9,500,408	£7,045,528
30% SR @LAR : 70% SO	10%	£14,693,201	£8,085,646	£7,892,104	£7,500,541	£5,053,275
30% SR @LAR : 70% SO	15%	£12,322,331	£6,066,484	£5,873,208	£5,482,794	£3,042,703
30% SR @LAR : 70% SO	20%	£9,917,613	£4,029,758	£3,836,710	£3,447,373	£1,014,021
30% SR @LAR : 70% SO	25%	£7,495,535	£1,975,670	£1,782,815	£1,394,488	£-1,032,558
30% SR @LAR : 70% SO	30%	£5,056,302	£-95,572	£-288,270	£-675,657	£-3,096,820
30% SR @LAR : 70% SO	35%	£2,600,121	£-2,183,761	£-2,376,340	£-2,762,852	£-5,178,838
30% SR @LAR : 70% SO	40%	£127,198	£-4,288,694	£-4,481,187	£-4,866,893	£-7,309,860
30% SR @LAR : 70% SO	45%	£-2,362,261	£-6,429,237	£-6,624,617	£-7,015,454	£-9,458,191
30% SR @LAR : 70% SO	50%	£-4,868,049	£-8,599,652	£-8,795,019	£-9,185,170	£-11,623,615

6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at **Appendices 3 to 8**. In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the borough. These RLVs are then compared to a range of benchmark land values.
- 6.2 Development value is finite and – in densely developed areas such as the OPDC - it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting its policy requirements, the OPDC will need to prioritise its requirements due to finite development value.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the OPDC's policy requirements* and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements, it is unlikely to come forward and planning requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values or a reduction in costs and sites would remain in their existing use.

Analysis of results

- 6.4 We set out below a summary of our viability findings in Tables 6.4.1 to 6.4.3. These tables compare the viability of low, medium and high density developments in the OPDC's area at low, medium and high sales values achievable on developments in the area, against the four identified benchmark land values.

Table 6.4.1: Viability of low density (300 Dwellings per Ha) residential developments

Benchmark Land Value 1 (Open storage)

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,036,530	£2,563,478	£2,415,847	£2,148,349	£476,482
30% SR @LAR : 70% SO	5%	£6,718,885	£1,519,487	£1,372,113	£1,105,605	£560,074
30% SR @LAR : 70% SO	10%	£5,388,980	£463,233	£316,090	£50,523	£1,609,269
30% SR @LAR : 70% SO	15%	£4,046,973	£605,121	£752,063	£1,016,735	£2,670,940
30% SR @LAR : 70% SO	20%	£2,693,023	£1,685,419	£1,832,187	£2,096,012	£3,744,922
30% SR @LAR : 70% SO	25%	£1,327,289	£2,777,500	£2,924,122	£3,187,147	£4,831,053
30% SR @LAR : 70% SO	30%	£50,070	£3,881,207	£4,027,709	£4,289,980	£5,940,906
30% SR @LAR : 70% SO	35%	£1,438,896	£4,996,380	£5,142,791	£5,408,080	£7,067,780
30% SR @LAR : 70% SO	40%	£2,839,028	£6,137,551	£6,286,130	£6,551,007	£8,206,489
30% SR @LAR : 70% SO	45%	£4,250,308	£7,292,536	£7,441,078	£7,705,325	£9,356,870
30% SR @LAR : 70% SO	50%	£5,680,399	£8,458,680	£8,607,210	£8,870,871	£10,518,754

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,600,929	£15,210,131	£15,064,719	£14,801,240	£13,141,403
30% SR @LAR : 70% SO	5%	£18,813,974	£13,692,716	£13,547,558	£13,285,054	£11,622,879
30% SR @LAR : 70% SO	10%	£17,014,945	£12,163,227	£12,017,075	£11,751,508	£10,091,716
30% SR @LAR : 70% SO	15%	£15,203,997	£10,613,896	£10,466,954	£10,202,282	£8,548,078
30% SR @LAR : 70% SO	20%	£13,381,288	£9,051,630	£8,904,862	£8,641,037	£6,992,127
30% SR @LAR : 70% SO	25%	£11,546,974	£7,477,581	£7,330,959	£7,067,934	£5,424,028
30% SR @LAR : 70% SO	30%	£9,701,213	£5,891,906	£5,745,404	£5,483,133	£3,843,944
30% SR @LAR : 70% SO	35%	£7,844,160	£4,294,765	£4,148,355	£3,886,794	£2,252,038
30% SR @LAR : 70% SO	40%	£5,970,149	£2,686,318	£2,539,972	£2,279,075	£648,474
30% SR @LAR : 70% SO	45%	£4,076,901	£1,066,722	£920,414	£660,138	£-966,585
30% SR @LAR : 70% SO	50%	£2,172,663	£-563,862	£-710,161	£-969,859	£-2,592,977

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£29,984,558	£24,593,761	£24,448,348	£24,184,870	£22,538,129
30% SR @LAR : 70% SO	5%	£27,781,643	£22,660,385	£22,515,226	£22,252,723	£20,612,078
30% SR @LAR : 70% SO	10%	£25,566,652	£20,714,934	£20,570,003	£20,308,427	£18,673,579
30% SR @LAR : 70% SO	15%	£23,339,744	£18,757,566	£18,612,833	£18,352,138	£16,722,795
30% SR @LAR : 70% SO	20%	£21,101,075	£16,788,437	£16,643,875	£16,384,014	£14,759,886
30% SR @LAR : 70% SO	25%	£18,850,801	£14,807,703	£14,663,285	£14,404,213	£12,785,012
30% SR @LAR : 70% SO	30%	£16,589,079	£12,815,520	£12,671,220	£12,412,891	£10,798,337
30% SR @LAR : 70% SO	35%	£14,316,065	£10,812,047	£10,667,836	£10,410,206	£8,800,019
30% SR @LAR : 70% SO	40%	£12,031,916	£8,797,437	£8,653,290	£8,396,315	£6,779,953
30% SR @LAR : 70% SO	45%	£9,736,789	£6,771,850	£6,627,739	£6,370,715	£4,743,991
30% SR @LAR : 70% SO	50%	£7,430,839	£4,725,814	£4,579,515	£4,319,817	£2,696,699

Benchmark Land Value 2 (Secondary industrial (low))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,916,530	£-556,522	£-704,153	£-971,651	£-2,643,518
30% SR @LAR : 70% SO	5%	£3,598,885	£-1,600,513	£-1,747,887	£-2,014,395	£-3,680,074
30% SR @LAR : 70% SO	10%	£2,268,980	£-2,656,767	£-2,803,910	£-3,069,477	£-4,729,269
30% SR @LAR : 70% SO	15%	£926,973	£-3,725,121	£-3,872,063	£-4,136,735	£-5,790,940
30% SR @LAR : 70% SO	20%	£-426,977	£-4,805,419	£-4,952,187	£-5,216,012	£-6,864,922
30% SR @LAR : 70% SO	25%	£-1,792,711	£-5,897,500	£-6,044,122	£-6,307,147	£-7,951,053
30% SR @LAR : 70% SO	30%	£-3,170,070	£-7,001,207	£-7,147,709	£-7,409,980	£-9,060,906
30% SR @LAR : 70% SO	35%	£-4,558,896	£-8,116,380	£-8,262,791	£-8,528,080	£-10,187,780
30% SR @LAR : 70% SO	40%	£-5,959,028	£-9,257,551	£-9,406,130	£-9,671,007	£-11,326,489
30% SR @LAR : 70% SO	45%	£-7,370,308	£-10,412,536	£-10,561,078	£-10,825,325	£-12,476,870
30% SR @LAR : 70% SO	50%	£-8,800,399	£-11,578,680	£-11,727,210	£-11,990,871	£-13,638,754

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,480,929	£12,090,131	£11,944,719	£11,681,240	£10,021,403
30% SR @LAR : 70% SO	5%	£15,693,974	£10,572,716	£10,427,558	£10,165,054	£8,502,879
30% SR @LAR : 70% SO	10%	£13,894,945	£9,043,227	£8,897,075	£8,631,508	£6,971,716
30% SR @LAR : 70% SO	15%	£12,083,997	£7,493,896	£7,346,954	£7,082,282	£5,428,078
30% SR @LAR : 70% SO	20%	£10,261,288	£5,931,630	£5,784,862	£5,521,037	£3,872,127
30% SR @LAR : 70% SO	25%	£8,426,974	£4,357,581	£4,210,959	£3,947,934	£2,304,028
30% SR @LAR : 70% SO	30%	£6,581,213	£2,771,906	£2,625,404	£2,363,133	£723,944
30% SR @LAR : 70% SO	35%	£4,724,160	£1,174,765	£1,028,355	£766,794	£-867,962
30% SR @LAR : 70% SO	40%	£2,850,149	£-433,682	£-580,028	£-840,925	£-2,471,526
30% SR @LAR : 70% SO	45%	£956,901	£-2,053,278	£-2,199,586	£-2,459,862	£-4,086,585
30% SR @LAR : 70% SO	50%	£-947,337	£-3,683,862	£-3,830,161	£-4,089,859	£-5,712,977

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,864,558	£21,473,761	£21,328,348	£21,064,870	£19,418,129
30% SR @LAR : 70% SO	5%	£24,661,643	£19,540,385	£19,395,226	£19,132,723	£17,492,078
30% SR @LAR : 70% SO	10%	£22,446,652	£17,594,934	£17,450,003	£17,188,427	£15,553,579
30% SR @LAR : 70% SO	15%	£20,219,744	£15,637,566	£15,492,833	£15,232,138	£13,602,795
30% SR @LAR : 70% SO	20%	£17,981,075	£13,668,437	£13,523,875	£13,264,014	£11,639,886
30% SR @LAR : 70% SO	25%	£15,730,801	£11,687,703	£11,543,285	£11,284,213	£9,665,012
30% SR @LAR : 70% SO	30%	£13,469,079	£9,695,520	£9,551,220	£9,292,891	£7,678,337
30% SR @LAR : 70% SO	35%	£11,196,065	£7,692,047	£7,547,836	£7,290,206	£5,680,019
30% SR @LAR : 70% SO	40%	£8,911,916	£5,677,437	£5,533,290	£5,276,315	£3,659,953
30% SR @LAR : 70% SO	45%	£6,616,789	£3,651,850	£3,507,739	£3,250,715	£1,623,991
30% SR @LAR : 70% SO	50%	£4,310,839	£1,605,814	£1,459,515	£1,199,817	£-423,301

Benchmark Land Value 3 (Secondary industrial (medium))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,316,530	£-1,156,522	£-1,304,153	£-1,571,651	£-3,243,518
30% SR @LAR : 70% SO	5%	£2,998,885	£-2,200,513	£-2,347,887	£-2,614,395	£-4,280,074
30% SR @LAR : 70% SO	10%	£1,668,980	£-3,256,767	£-3,403,910	£-3,669,477	£-5,329,269
30% SR @LAR : 70% SO	15%	£326,973	£-4,325,121	£-4,472,063	£-4,736,735	£-6,390,940
30% SR @LAR : 70% SO	20%	£-1,026,977	£-5,405,419	£-5,552,187	£-5,816,012	£-7,464,922
30% SR @LAR : 70% SO	25%	£-2,392,711	£-6,497,500	£-6,644,122	£-6,907,147	£-8,551,053
30% SR @LAR : 70% SO	30%	£-3,770,070	£-7,601,207	£-7,747,709	£-8,009,980	£-9,660,906
30% SR @LAR : 70% SO	35%	£-5,158,896	£-8,716,380	£-8,862,791	£-9,128,080	£-10,787,780
30% SR @LAR : 70% SO	40%	£-6,559,028	£-9,857,551	£-10,006,130	£-10,271,007	£-11,926,489
30% SR @LAR : 70% SO	45%	£-7,970,308	£-11,012,536	£-11,161,078	£-11,425,325	£-13,076,870
30% SR @LAR : 70% SO	50%	£-9,400,399	£-12,178,680	£-12,327,210	£-12,590,871	£-14,238,754

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,880,929	£11,490,131	£11,344,719	£11,081,240	£9,421,403
30% SR @LAR : 70% SO	5%	£15,093,974	£9,972,716	£9,827,558	£9,565,054	£7,902,879
30% SR @LAR : 70% SO	10%	£13,294,945	£8,443,227	£8,297,075	£8,031,508	£6,371,716
30% SR @LAR : 70% SO	15%	£11,483,997	£6,893,896	£6,746,954	£6,482,282	£4,828,078
30% SR @LAR : 70% SO	20%	£9,661,288	£5,331,630	£5,184,862	£4,921,037	£3,272,127
30% SR @LAR : 70% SO	25%	£7,826,974	£3,757,581	£3,610,959	£3,347,934	£1,704,028
30% SR @LAR : 70% SO	30%	£5,981,213	£2,171,906	£2,025,404	£1,763,133	£123,944
30% SR @LAR : 70% SO	35%	£4,124,160	£574,765	£428,355	£166,794	£-1,467,962
30% SR @LAR : 70% SO	40%	£2,250,149	£-1,033,682	£-1,180,028	£-1,440,925	£-3,071,526
30% SR @LAR : 70% SO	45%	£356,901	£-2,653,278	£-2,799,586	£-3,059,862	£-4,686,585
30% SR @LAR : 70% SO	50%	£-1,547,337	£-4,283,862	£-4,430,161	£-4,689,859	£-6,312,977

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,264,558	£20,873,761	£20,728,348	£20,464,870	£18,818,129
30% SR @LAR : 70% SO	5%	£24,061,643	£18,940,385	£18,795,226	£18,532,723	£16,892,078
30% SR @LAR : 70% SO	10%	£21,846,652	£16,994,934	£16,850,003	£16,588,427	£14,953,579
30% SR @LAR : 70% SO	15%	£19,619,744	£15,037,566	£14,892,833	£14,632,138	£13,002,795
30% SR @LAR : 70% SO	20%	£17,381,075	£13,068,437	£12,923,875	£12,664,014	£11,039,886
30% SR @LAR : 70% SO	25%	£15,130,801	£11,087,703	£10,943,285	£10,684,213	£9,065,012
30% SR @LAR : 70% SO	30%	£12,869,079	£9,095,520	£8,951,220	£8,692,891	£7,078,337
30% SR @LAR : 70% SO	35%	£10,596,065	£7,092,047	£6,947,836	£6,690,206	£5,080,019
30% SR @LAR : 70% SO	40%	£8,311,916	£5,077,437	£4,933,290	£4,676,315	£3,059,953
30% SR @LAR : 70% SO	45%	£6,016,789	£3,051,850	£2,907,739	£2,650,715	£1,023,991
30% SR @LAR : 70% SO	50%	£3,710,839	£1,005,814	£859,515	£599,817	£-1,023,301

Benchmark Land Value 4 (Secondary office and industrial (medium))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,566,530	£-3,916,522	£-4,064,153	£-4,331,651	£-6,003,518
30% SR @LAR : 70% SO	5%	£238,885	£-4,960,513	£-5,107,887	£-5,374,395	£-7,040,074
30% SR @LAR : 70% SO	10%	£-1,091,020	£-6,016,767	£-6,163,910	£-6,429,477	£-8,089,269
30% SR @LAR : 70% SO	15%	£-2,433,027	£-7,085,121	£-7,232,063	£-7,496,735	£-9,150,940
30% SR @LAR : 70% SO	20%	£-3,786,977	£-8,165,419	£-8,312,187	£-8,576,012	£-10,224,922
30% SR @LAR : 70% SO	25%	£-5,152,711	£-9,257,500	£-9,404,122	£-9,667,147	£-11,311,053
30% SR @LAR : 70% SO	30%	£-6,530,070	£-10,361,207	£-10,507,709	£-10,769,980	£-12,420,906
30% SR @LAR : 70% SO	35%	£-7,918,896	£-11,476,380	£-11,622,791	£-11,888,080	£-13,547,780
30% SR @LAR : 70% SO	40%	£-9,319,028	£-12,617,551	£-12,766,130	£-13,031,007	£-14,686,489
30% SR @LAR : 70% SO	45%	£-10,730,308	£-13,772,536	£-13,921,078	£-14,185,325	£-15,836,870
30% SR @LAR : 70% SO	50%	£-12,160,399	£-14,938,680	£-15,087,210	£-15,350,871	£-16,998,754

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,120,929	£8,730,131	£8,584,719	£8,321,240	£6,661,403
30% SR @LAR : 70% SO	5%	£12,333,974	£7,212,716	£7,067,558	£6,805,054	£5,142,879
30% SR @LAR : 70% SO	10%	£10,534,945	£5,683,227	£5,537,075	£5,271,508	£3,611,716
30% SR @LAR : 70% SO	15%	£8,723,997	£4,133,896	£3,986,954	£3,722,282	£2,068,078
30% SR @LAR : 70% SO	20%	£6,901,288	£2,571,630	£2,424,862	£2,161,037	£512,127
30% SR @LAR : 70% SO	25%	£5,066,974	£997,581	£850,959	£587,934	£-1,055,972
30% SR @LAR : 70% SO	30%	£3,221,213	£-588,094	£-734,596	£-996,867	£-2,636,056
30% SR @LAR : 70% SO	35%	£1,364,160	£-2,185,235	£-2,331,645	£-2,593,206	£-4,227,962
30% SR @LAR : 70% SO	40%	£-509,851	£-3,793,682	£-3,940,028	£-4,200,925	£-5,831,526
30% SR @LAR : 70% SO	45%	£-2,403,099	£-5,413,278	£-5,559,586	£-5,819,862	£-7,446,585
30% SR @LAR : 70% SO	50%	£-4,307,337	£-7,043,862	£-7,190,161	£-7,449,859	£-9,072,977

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,504,558	£18,113,761	£17,968,348	£17,704,870	£16,058,129
30% SR @LAR : 70% SO	5%	£21,301,643	£16,180,385	£16,035,226	£15,772,723	£14,132,078
30% SR @LAR : 70% SO	10%	£19,086,652	£14,234,934	£14,090,003	£13,828,427	£12,193,579
30% SR @LAR : 70% SO	15%	£16,859,744	£12,277,566	£12,132,833	£11,872,138	£10,242,795
30% SR @LAR : 70% SO	20%	£14,621,075	£10,308,437	£10,163,875	£9,904,014	£8,279,886
30% SR @LAR : 70% SO	25%	£12,370,801	£8,327,703	£8,183,285	£7,924,213	£6,305,012
30% SR @LAR : 70% SO	30%	£10,109,079	£6,335,520	£6,191,220	£5,932,891	£4,318,337
30% SR @LAR : 70% SO	35%	£7,836,065	£4,332,047	£4,187,836	£3,930,206	£2,320,019
30% SR @LAR : 70% SO	40%	£5,551,916	£2,317,437	£2,173,290	£1,916,315	£299,953
30% SR @LAR : 70% SO	45%	£3,256,789	£291,850	£147,739	£-109,285	£-1,736,009
30% SR @LAR : 70% SO	50%	£950,839	£-1,754,186	£-1,900,485	£-2,160,183	£-3,783,301

Table 6.4.2: Viability of medium density (405 Dwellings per Ha) residential developments

Benchmark Land Value 1 (Open storage)

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-761,675	£-8,166,680	£-8,363,826	£-8,763,910	£-11,264,429
30% SR @LAR : 70% SO	5%	£-2,331,517	£-9,386,871	£-9,583,672	£-9,982,446	£-12,474,783
30% SR @LAR : 70% SO	10%	£-3,919,338	£-10,625,313	£-10,821,809	£-11,219,346	£-13,703,952
30% SR @LAR : 70% SO	15%	£-5,530,502	£-11,881,800	£-12,078,026	£-12,474,397	£-14,951,721
30% SR @LAR : 70% SO	20%	£-7,178,429	£-13,156,122	£-13,352,116	£-13,747,393	£-16,217,874
30% SR @LAR : 70% SO	25%	£-8,843,982	£-14,448,070	£-14,643,867	£-15,038,120	£-17,502,197
30% SR @LAR : 70% SO	30%	£-10,526,951	£-15,757,433	£-15,953,072	£-16,346,368	£-18,804,474
30% SR @LAR : 70% SO	35%	£-12,227,127	£-17,084,002	£-17,279,519	£-17,671,928	£-20,124,491
30% SR @LAR : 70% SO	40%	£-13,944,299	£-18,427,570	£-18,623,000	£-19,014,591	£-21,462,030
30% SR @LAR : 70% SO	45%	£-15,678,260	£-19,787,925	£-19,983,305	£-20,374,143	£-22,816,879
30% SR @LAR : 70% SO	50%	£-17,428,800	£-21,164,859	£-21,360,225	£-21,750,376	£-24,188,821

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,386,925	£8,032,055	£7,837,871	£7,443,801	£4,980,861
30% SR @LAR : 70% SO	5%	£13,213,334	£6,221,506	£6,027,662	£5,634,881	£3,180,001
30% SR @LAR : 70% SO	10%	£11,016,815	£4,392,978	£4,199,436	£3,807,874	£1,360,608
30% SR @LAR : 70% SO	15%	£8,802,523	£2,546,677	£2,353,401	£1,962,986	£-477,105
30% SR @LAR : 70% SO	20%	£6,570,666	£682,811	£489,763	£100,426	£-2,332,927
30% SR @LAR : 70% SO	25%	£4,321,447	£-1,198,417	£-1,391,273	£-1,779,600	£-4,206,645
30% SR @LAR : 70% SO	30%	£2,055,074	£-3,096,800	£-3,289,498	£-3,676,884	£-6,112,360
30% SR @LAR : 70% SO	35%	£-228,247	£-5,012,130	£-5,205,390	£-5,597,800	£-8,050,361
30% SR @LAR : 70% SO	40%	£-2,528,310	£-6,971,425	£-7,166,856	£-7,558,446	£-10,005,886
30% SR @LAR : 70% SO	45%	£-4,844,908	£-8,949,766	£-9,145,146	£-9,535,983	£-11,978,720
30% SR @LAR : 70% SO	50%	£-7,208,625	£-10,944,685	£-11,140,050	£-11,530,201	£-13,968,646

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,349,218	£20,100,008	£19,908,744	£19,520,596	£17,094,672
30% SR @LAR : 70% SO	5%	£24,660,131	£17,773,382	£17,582,452	£17,195,574	£14,760,475
30% SR @LAR : 70% SO	10%	£21,953,338	£15,429,050	£15,238,417	£14,852,738	£12,406,396
30% SR @LAR : 70% SO	15%	£19,229,041	£13,057,778	£12,864,502	£12,474,087	£10,033,995
30% SR @LAR : 70% SO	20%	£16,487,444	£10,659,224	£10,466,176	£10,076,839	£7,643,487
30% SR @LAR : 70% SO	25%	£13,728,749	£8,243,309	£8,050,454	£7,662,127	£5,235,082
30% SR @LAR : 70% SO	30%	£10,953,160	£5,810,240	£5,617,542	£5,230,155	£2,808,992
30% SR @LAR : 70% SO	35%	£8,144,106	£3,360,223	£3,167,645	£2,781,133	£365,430
30% SR @LAR : 70% SO	40%	£5,309,355	£893,464	£700,971	£315,266	£-2,095,392
30% SR @LAR : 70% SO	45%	£2,458,070	£-1,589,830	£-1,782,274	£-2,167,238	£-4,573,263
30% SR @LAR : 70% SO	50%	£-409,545	£-4,089,454	£-4,281,885	£-4,666,172	£-7,097,082

Benchmark Land Value 2 (Secondary industrial (low))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-3,881,675	£-11,286,680	£-11,483,826	£-11,883,910	£-14,384,429
30% SR @LAR : 70% SO	5%	£-5,451,517	£-12,506,871	£-12,703,672	£-13,102,446	£-15,594,783
30% SR @LAR : 70% SO	10%	£-7,039,338	£-13,745,313	£-13,941,809	£-14,339,346	£-16,823,952
30% SR @LAR : 70% SO	15%	£-8,650,502	£-15,001,800	£-15,198,026	£-15,594,397	£-18,071,721
30% SR @LAR : 70% SO	20%	£-10,298,429	£-16,276,122	£-16,472,116	£-16,867,393	£-19,337,874
30% SR @LAR : 70% SO	25%	£-11,963,982	£-17,568,070	£-17,763,867	£-18,158,120	£-20,622,197
30% SR @LAR : 70% SO	30%	£-13,646,951	£-18,877,433	£-19,073,072	£-19,466,368	£-21,924,474
30% SR @LAR : 70% SO	35%	£-15,347,127	£-20,204,002	£-20,399,519	£-20,791,928	£-23,244,491
30% SR @LAR : 70% SO	40%	£-17,064,299	£-21,547,570	£-21,743,000	£-22,134,591	£-24,582,030
30% SR @LAR : 70% SO	45%	£-18,798,260	£-22,907,925	£-23,103,305	£-23,494,143	£-25,936,879
30% SR @LAR : 70% SO	50%	£-20,548,800	£-24,284,859	£-24,480,225	£-24,870,376	£-27,308,821

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,266,925	£4,912,055	£4,717,871	£4,323,801	£1,860,861
30% SR @LAR : 70% SO	5%	£10,093,334	£3,101,506	£2,907,662	£2,514,881	£60,001
30% SR @LAR : 70% SO	10%	£7,896,815	£1,272,978	£1,079,436	£687,874	£-1,759,392
30% SR @LAR : 70% SO	15%	£5,682,523	£-573,323	£-766,599	£-1,157,014	£-3,597,105
30% SR @LAR : 70% SO	20%	£3,450,666	£-2,437,189	£-2,630,237	£-3,019,574	£-5,452,927
30% SR @LAR : 70% SO	25%	£1,201,447	£-4,318,417	£-4,511,273	£-4,899,600	£-7,326,645
30% SR @LAR : 70% SO	30%	£-1,064,926	£-6,216,800	£-6,409,498	£-6,796,884	£-9,232,360
30% SR @LAR : 70% SO	35%	£-3,348,247	£-8,132,130	£-8,325,390	£-8,717,800	£-11,170,361
30% SR @LAR : 70% SO	40%	£-5,648,310	£-10,091,425	£-10,286,856	£-10,678,446	£-13,125,886
30% SR @LAR : 70% SO	45%	£-7,964,908	£-12,069,766	£-12,265,146	£-12,655,983	£-15,098,720
30% SR @LAR : 70% SO	50%	£-10,328,625	£-14,064,685	£-14,260,050	£-14,650,201	£-17,088,646

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,229,218	£16,980,008	£16,788,744	£16,400,596	£13,974,672
30% SR @LAR : 70% SO	5%	£21,540,131	£14,653,382	£14,462,452	£14,075,574	£11,640,475
30% SR @LAR : 70% SO	10%	£18,833,338	£12,309,050	£12,118,417	£11,732,738	£9,286,396
30% SR @LAR : 70% SO	15%	£16,109,041	£9,937,778	£9,744,502	£9,354,087	£6,913,995
30% SR @LAR : 70% SO	20%	£13,367,444	£7,539,224	£7,346,176	£6,956,839	£4,523,487
30% SR @LAR : 70% SO	25%	£10,608,749	£5,123,309	£4,930,454	£4,542,127	£2,115,082
30% SR @LAR : 70% SO	30%	£7,833,160	£2,690,240	£2,497,542	£2,110,155	£-311,008
30% SR @LAR : 70% SO	35%	£5,024,106	£240,223	£47,645	£-338,867	£-2,754,570
30% SR @LAR : 70% SO	40%	£2,189,355	£-2,226,536	£-2,419,029	£-2,804,734	£-5,215,392
30% SR @LAR : 70% SO	45%	£-661,930	£-4,709,830	£-4,902,274	£-5,287,238	£-7,693,263
30% SR @LAR : 70% SO	50%	£-3,529,945	£-7,209,454	£-7,401,885	£-7,786,172	£-10,217,082

Benchmark Land Value 3 (Secondary industrial (medium))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,481,675	£-11,886,680	£-12,083,826	£-12,483,910	£-14,984,429
30% SR @LAR : 70% SO	5%	£-6,051,517	£-13,106,871	£-13,303,672	£-13,702,446	£-16,194,783
30% SR @LAR : 70% SO	10%	£-7,639,338	£-14,345,313	£-14,541,809	£-14,939,346	£-17,423,952
30% SR @LAR : 70% SO	15%	£-9,250,502	£-15,601,800	£-15,798,026	£-16,194,397	£-18,671,721
30% SR @LAR : 70% SO	20%	£-10,898,429	£-16,876,122	£-17,072,116	£-17,467,393	£-19,937,874
30% SR @LAR : 70% SO	25%	£-12,563,982	£-18,168,070	£-18,363,867	£-18,758,120	£-21,222,197
30% SR @LAR : 70% SO	30%	£-14,246,951	£-19,477,433	£-19,673,072	£-20,066,368	£-22,524,474
30% SR @LAR : 70% SO	35%	£-15,947,127	£-20,804,002	£-20,999,519	£-21,391,928	£-23,844,491
30% SR @LAR : 70% SO	40%	£-17,664,299	£-22,147,570	£-22,343,000	£-22,734,591	£-25,182,030
30% SR @LAR : 70% SO	45%	£-19,398,260	£-23,507,925	£-23,703,305	£-24,094,143	£-26,536,879
30% SR @LAR : 70% SO	50%	£-21,148,800	£-24,884,859	£-25,080,225	£-25,470,376	£-27,908,821

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,666,925	£4,312,055	£4,117,871	£3,723,801	£1,260,861
30% SR @LAR : 70% SO	5%	£9,493,334	£2,501,506	£2,307,662	£1,914,881	£-539,999
30% SR @LAR : 70% SO	10%	£7,296,815	£672,978	£479,436	£87,874	£-2,359,392
30% SR @LAR : 70% SO	15%	£5,082,523	£-1,173,323	£-1,366,599	£-1,757,014	£-4,197,105
30% SR @LAR : 70% SO	20%	£2,850,666	£-3,037,189	£-3,230,237	£-3,619,574	£-6,052,927
30% SR @LAR : 70% SO	25%	£601,447	£-4,918,417	£-5,111,273	£-5,499,600	£-7,926,645
30% SR @LAR : 70% SO	30%	£-1,664,926	£-6,816,800	£-7,009,498	£-7,396,884	£-9,832,360
30% SR @LAR : 70% SO	35%	£-3,948,247	£-8,732,130	£-8,925,390	£-9,317,800	£-11,770,361
30% SR @LAR : 70% SO	40%	£-6,248,310	£-10,691,425	£-10,886,856	£-11,278,446	£-13,725,886
30% SR @LAR : 70% SO	45%	£-8,564,908	£-12,669,766	£-12,865,146	£-13,255,983	£-15,698,720
30% SR @LAR : 70% SO	50%	£-10,928,625	£-14,664,685	£-14,860,050	£-15,250,201	£-17,688,646

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,629,218	£16,380,008	£16,188,744	£15,800,596	£13,374,672
30% SR @LAR : 70% SO	5%	£20,940,131	£14,053,382	£13,862,452	£13,475,574	£11,040,475
30% SR @LAR : 70% SO	10%	£18,233,338	£11,709,050	£11,518,417	£11,132,738	£8,686,396
30% SR @LAR : 70% SO	15%	£15,509,041	£9,337,778	£9,144,502	£8,754,087	£6,313,995
30% SR @LAR : 70% SO	20%	£12,767,444	£6,939,224	£6,746,176	£6,356,839	£3,923,487
30% SR @LAR : 70% SO	25%	£10,008,749	£4,523,309	£4,330,454	£3,942,127	£1,515,082
30% SR @LAR : 70% SO	30%	£7,233,160	£2,090,240	£1,897,542	£1,510,155	£-911,008
30% SR @LAR : 70% SO	35%	£4,424,106	£-359,777	£-552,355	£-938,867	£-3,354,570
30% SR @LAR : 70% SO	40%	£1,589,355	£-2,826,536	£-3,019,029	£-3,404,734	£-5,815,392
30% SR @LAR : 70% SO	45%	£-1,261,930	£-5,309,830	£-5,502,274	£-5,887,238	£-8,293,263
30% SR @LAR : 70% SO	50%	£-4,129,545	£-7,809,454	£-8,001,885	£-8,386,172	£-10,817,082

Benchmark Land Value 4 (Secondary office and industrial (medium))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,241,675	£14,646,880	£14,843,826	£15,243,910	£17,744,429
30% SR @LAR : 70% SO	5%	£-8,811,517	£-15,866,871	£-16,063,672	£-16,462,446	£-18,954,783
30% SR @LAR : 70% SO	10%	£-10,399,338	£-17,105,313	£-17,301,809	£-17,699,346	£-20,183,952
30% SR @LAR : 70% SO	15%	£-12,010,502	£-18,361,800	£-18,558,026	£-18,954,397	£-21,431,721
30% SR @LAR : 70% SO	20%	£-13,658,429	£-19,636,122	£-19,832,116	£-20,227,393	£-22,697,874
30% SR @LAR : 70% SO	25%	£-15,323,982	£-20,928,070	£-21,123,867	£-21,518,120	£-23,982,197
30% SR @LAR : 70% SO	30%	£-17,006,951	£-22,237,433	£-22,433,072	£-22,826,368	£-25,284,474
30% SR @LAR : 70% SO	35%	£-18,707,127	£-23,564,002	£-23,759,519	£-24,151,928	£-26,604,491
30% SR @LAR : 70% SO	40%	£-20,424,299	£-24,907,570	£-25,103,000	£-25,494,591	£-27,942,030
30% SR @LAR : 70% SO	45%	£-22,158,260	£-26,267,925	£-26,463,305	£-26,854,143	£-29,296,879
30% SR @LAR : 70% SO	50%	£-23,908,800	£-27,644,859	£-27,840,225	£-28,230,376	£-30,668,821

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,906,925	£1,552,055	£1,357,871	£963,801	-£1,499,139
30% SR @LAR : 70% SO	5%	£6,733,334	-£258,494	-£452,338	-£845,119	-£3,299,999
30% SR @LAR : 70% SO	10%	£4,536,815	-£2,087,022	-£2,280,564	-£2,672,126	-£5,119,392
30% SR @LAR : 70% SO	15%	£2,322,523	-£3,933,323	-£4,126,599	-£4,517,014	-£6,957,105
30% SR @LAR : 70% SO	20%	£90,666	-£5,797,189	-£5,990,237	-£6,379,574	-£8,812,927
30% SR @LAR : 70% SO	25%	-£2,158,553	-£7,678,417	-£7,871,273	-£8,259,600	-£10,686,645
30% SR @LAR : 70% SO	30%	-£4,424,926	-£9,576,800	-£9,769,498	-£10,156,884	-£12,592,360
30% SR @LAR : 70% SO	35%	-£6,708,247	-£11,492,130	-£11,685,390	-£12,077,800	-£14,530,361
30% SR @LAR : 70% SO	40%	-£9,008,310	-£13,451,425	-£13,646,856	-£14,038,446	-£16,485,886
30% SR @LAR : 70% SO	45%	-£11,324,908	-£15,429,766	-£15,625,146	-£16,015,993	-£18,458,720
30% SR @LAR : 70% SO	50%	-£13,688,625	-£17,424,685	-£17,620,050	-£18,010,201	-£20,448,646

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,869,218	£13,620,008	£13,428,744	£13,040,596	£10,614,672
30% SR @LAR : 70% SO	5%	£18,180,131	£11,293,382	£11,102,452	£10,715,574	£8,280,475
30% SR @LAR : 70% SO	10%	£15,473,338	£8,949,050	£8,758,417	£8,372,738	£5,926,396
30% SR @LAR : 70% SO	15%	£12,749,041	£6,577,778	£6,384,502	£5,994,087	£3,553,995
30% SR @LAR : 70% SO	20%	£10,007,444	£4,179,224	£3,986,176	£3,596,839	£1,163,487
30% SR @LAR : 70% SO	25%	£7,248,749	£1,763,309	£1,570,454	£1,182,127	-£1,244,918
30% SR @LAR : 70% SO	30%	£4,473,160	-£669,760	-£862,458	-£1,249,845	-£3,671,008
30% SR @LAR : 70% SO	35%	£1,664,106	-£3,119,777	-£3,312,355	-£3,698,867	-£6,114,570
30% SR @LAR : 70% SO	40%	-£1,170,845	-£5,586,536	-£5,779,029	-£6,164,734	-£8,575,392
30% SR @LAR : 70% SO	45%	-£4,021,930	-£8,069,830	-£8,262,274	-£8,647,238	-£11,053,263
30% SR @LAR : 70% SO	50%	-£6,889,545	-£10,569,454	-£10,761,885	-£11,146,172	-£13,577,082

Table 6.4.3: Viability of low density (600 Dwellings per Ha) residential developments

Benchmark Land Value 1 (Open storage)

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£23,464,273	-£35,226,036	-£35,514,840	-£36,184,659	-£40,371,031
30% SR @LAR : 70% SO	5%	-£25,531,873	-£36,705,548	-£36,993,848	-£37,661,634	-£41,835,303
30% SR @LAR : 70% SO	10%	-£27,630,002	-£38,215,588	-£38,503,439	-£39,169,315	-£43,331,039
30% SR @LAR : 70% SO	15%	-£29,758,336	-£39,755,834	-£40,043,290	-£40,707,375	-£44,857,903
30% SR @LAR : 70% SO	20%	-£31,916,550	-£41,325,961	-£41,613,076	-£42,275,489	-£46,415,565
30% SR @LAR : 70% SO	25%	-£34,104,322	-£42,925,645	-£43,212,474	-£43,873,331	-£48,003,691
30% SR @LAR : 70% SO	30%	-£36,321,328	-£44,554,562	-£44,841,158	-£45,500,577	-£49,621,947
30% SR @LAR : 70% SO	35%	-£38,567,242	-£46,212,387	-£46,498,805	-£47,156,900	-£51,269,999
30% SR @LAR : 70% SO	40%	-£40,841,741	-£47,898,799	-£48,185,090	-£48,841,976	-£52,947,516
30% SR @LAR : 70% SO	45%	-£43,144,502	-£49,613,471	-£49,899,689	-£50,555,479	-£54,654,162
30% SR @LAR : 70% SO	50%	-£45,475,199	-£51,356,081	-£51,642,277	-£52,297,081	-£56,389,606

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£226,986	-£11,913,480	-£12,202,284	-£12,872,103	-£17,058,475
30% SR @LAR : 70% SO	5%	-£3,120,131	-£14,262,681	-£14,550,980	-£15,218,768	-£19,392,436
30% SR @LAR : 70% SO	10%	-£6,056,824	-£16,642,411	-£16,930,261	-£17,596,136	-£21,757,860
30% SR @LAR : 70% SO	15%	-£9,054,847	-£19,052,345	-£19,339,800	-£20,003,886	-£24,154,414
30% SR @LAR : 70% SO	20%	-£12,082,751	-£21,492,161	-£21,779,276	-£22,441,688	-£26,581,766
30% SR @LAR : 70% SO	25%	-£15,140,211	-£23,961,533	-£24,248,363	-£24,909,220	-£29,039,580
30% SR @LAR : 70% SO	30%	-£18,226,906	-£26,460,140	-£26,746,736	-£27,406,155	-£31,527,525
30% SR @LAR : 70% SO	35%	-£21,342,509	-£28,987,655	-£29,274,072	-£29,932,168	-£34,045,266
30% SR @LAR : 70% SO	40%	-£24,486,697	-£31,543,755	-£31,830,046	-£32,486,933	-£36,592,472
30% SR @LAR : 70% SO	45%	-£27,659,146	-£34,128,115	-£34,414,334	-£35,070,123	-£39,168,807
30% SR @LAR : 70% SO	50%	-£30,859,533	-£36,740,414	-£37,026,611	-£37,681,415	-£41,773,940

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,970,174	£5,409,663	£5,125,199	£4,465,446	£341,991
30% SR @LAR : 70% SO	5%	£13,344,546	£2,338,799	£2,054,833	£1,397,081	-£2,713,861
30% SR @LAR : 70% SO	10%	£9,664,363	-£762,133	-£1,045,658	-£1,701,526	-£5,810,480
30% SR @LAR : 70% SO	15%	£5,954,429	-£3,892,818	-£4,175,953	-£4,830,058	-£8,975,553
30% SR @LAR : 70% SO	20%	£2,215,063	-£7,081,818	-£7,368,932	-£8,031,345	-£12,171,422
30% SR @LAR : 70% SO	25%	-£1,553,416	-£10,319,709	-£10,606,537	-£11,267,395	-£15,397,754
30% SR @LAR : 70% SO	30%	-£5,353,599	-£13,586,833	-£13,873,429	-£14,532,848	-£18,654,217
30% SR @LAR : 70% SO	35%	-£9,237,720	-£16,882,866	-£17,169,283	-£17,827,379	-£21,940,477
30% SR @LAR : 70% SO	40%	-£13,150,427	-£20,207,484	-£20,493,776	-£21,150,661	-£25,256,202
30% SR @LAR : 70% SO	45%	-£17,091,394	-£23,560,363	-£23,846,581	-£24,502,371	-£28,601,054
30% SR @LAR : 70% SO	50%	-£21,060,298	-£26,941,180	-£27,227,377	-£27,882,181	-£31,974,706

Benchmark Land Value 2 (Secondary industrial (low))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£26,584,273	-£38,346,036	-£38,634,840	-£39,304,659	-£43,491,031
30% SR @LAR : 70% SO	5%	-£28,651,873	-£39,825,548	-£40,113,848	-£40,781,634	-£44,955,303
30% SR @LAR : 70% SO	10%	-£30,750,002	-£41,335,588	-£41,623,439	-£42,289,315	-£46,451,039
30% SR @LAR : 70% SO	15%	-£32,878,336	-£42,875,834	-£43,163,290	-£43,827,375	-£47,977,903
30% SR @LAR : 70% SO	20%	-£35,036,550	-£44,445,961	-£44,733,076	-£45,395,489	-£49,535,565
30% SR @LAR : 70% SO	25%	-£37,224,322	-£46,045,645	-£46,332,474	-£46,993,331	-£51,123,691
30% SR @LAR : 70% SO	30%	-£39,441,328	-£47,674,562	-£47,961,158	-£48,620,577	-£52,741,947
30% SR @LAR : 70% SO	35%	-£41,687,242	-£49,332,387	-£49,618,805	-£50,276,900	-£54,389,999
30% SR @LAR : 70% SO	40%	-£43,961,741	-£51,018,799	-£51,305,090	-£51,961,976	-£56,067,516
30% SR @LAR : 70% SO	45%	-£46,264,502	-£52,733,471	-£53,019,689	-£53,675,479	-£57,774,162
30% SR @LAR : 70% SO	50%	-£48,595,199	-£54,476,081	-£54,762,277	-£55,417,081	-£59,509,606

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£3,346,986	-£15,033,480	-£15,322,284	-£15,992,103	-£20,178,475
30% SR @LAR : 70% SO	5%	-£6,240,131	-£17,382,681	-£17,670,980	-£18,338,768	-£22,512,436
30% SR @LAR : 70% SO	10%	-£9,176,824	-£19,762,411	-£20,050,261	-£20,716,136	-£24,877,860
30% SR @LAR : 70% SO	15%	-£12,174,847	-£22,172,345	-£22,459,800	-£23,123,886	-£27,274,414
30% SR @LAR : 70% SO	20%	-£15,202,751	-£24,612,161	-£24,899,276	-£25,561,688	-£29,701,766
30% SR @LAR : 70% SO	25%	-£18,260,211	-£27,081,533	-£27,368,363	-£28,029,220	-£32,159,580
30% SR @LAR : 70% SO	30%	-£21,346,906	-£29,580,140	-£29,866,736	-£30,526,155	-£34,647,525
30% SR @LAR : 70% SO	35%	-£24,462,509	-£32,107,655	-£32,394,072	-£33,052,168	-£37,165,266
30% SR @LAR : 70% SO	40%	-£27,606,697	-£34,663,755	-£34,950,046	-£35,606,933	-£39,712,472
30% SR @LAR : 70% SO	45%	-£30,779,146	-£37,248,115	-£37,534,334	-£38,190,123	-£42,288,807
30% SR @LAR : 70% SO	50%	-£33,979,533	-£39,860,414	-£40,146,611	-£40,801,415	-£44,893,940

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,850,174	£2,289,663	£2,005,199	£1,345,446	-£2,778,009
30% SR @LAR : 70% SO	5%	£10,224,546	-£781,201	-£1,065,167	-£1,722,919	-£5,833,861
30% SR @LAR : 70% SO	10%	£6,544,363	-£3,882,133	-£4,165,658	-£4,821,526	-£8,930,480
30% SR @LAR : 70% SO	15%	£2,834,429	-£7,012,818	-£7,295,953	-£7,950,058	-£12,095,553
30% SR @LAR : 70% SO	20%	-£904,937	-£10,201,818	-£10,488,932	-£11,151,345	-£15,291,422
30% SR @LAR : 70% SO	25%	-£4,673,416	-£13,439,709	-£13,726,537	-£14,387,395	-£18,517,754
30% SR @LAR : 70% SO	30%	-£8,473,599	-£16,706,833	-£16,993,429	-£17,652,848	-£21,774,217
30% SR @LAR : 70% SO	35%	-£12,357,720	-£20,002,866	-£20,289,283	-£20,947,379	-£25,060,477
30% SR @LAR : 70% SO	40%	-£16,270,427	-£23,327,484	-£23,613,776	-£24,270,661	-£28,376,202
30% SR @LAR : 70% SO	45%	-£20,211,394	-£26,680,363	-£26,966,581	-£27,622,371	-£31,721,054
30% SR @LAR : 70% SO	50%	-£24,180,298	-£30,061,180	-£30,347,377	-£31,002,181	-£35,094,706

Benchmark Land Value 3 (Secondary industrial (medium))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£27,184,273	-£38,946,036	-£39,234,840	-£39,904,659	-£44,091,031
30% SR @LAR : 70% SO	5%	-£29,251,873	-£40,425,548	-£40,713,848	-£41,381,634	-£45,555,303
30% SR @LAR : 70% SO	10%	-£31,350,002	-£41,935,588	-£42,223,439	-£42,889,315	-£47,051,039
30% SR @LAR : 70% SO	15%	-£33,478,336	-£43,475,834	-£43,763,290	-£44,427,375	-£48,577,903
30% SR @LAR : 70% SO	20%	-£35,636,550	-£45,045,961	-£45,333,076	-£45,995,489	-£50,135,565
30% SR @LAR : 70% SO	25%	-£37,824,322	-£46,645,645	-£46,932,474	-£47,593,331	-£51,723,691
30% SR @LAR : 70% SO	30%	-£40,041,328	-£48,274,562	-£48,561,158	-£49,220,577	-£53,341,947
30% SR @LAR : 70% SO	35%	-£42,287,242	-£49,932,387	-£50,218,805	-£50,876,900	-£54,989,999
30% SR @LAR : 70% SO	40%	-£44,561,741	-£51,618,799	-£51,905,090	-£52,561,976	-£56,667,516
30% SR @LAR : 70% SO	45%	-£46,864,502	-£53,333,471	-£53,619,689	-£54,275,479	-£58,374,162
30% SR @LAR : 70% SO	50%	-£49,195,199	-£55,076,081	-£55,362,277	-£56,017,081	-£60,109,606

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£3,946,986	-£15,633,480	-£15,922,284	-£16,592,103	-£20,778,475
30% SR @LAR : 70% SO	5%	-£6,840,131	-£17,982,681	-£18,270,980	-£18,938,768	-£23,112,436
30% SR @LAR : 70% SO	10%	-£9,776,824	-£20,362,411	-£20,650,261	-£21,316,136	-£25,477,860
30% SR @LAR : 70% SO	15%	-£12,774,847	-£22,772,345	-£23,059,800	-£23,723,886	-£27,874,414
30% SR @LAR : 70% SO	20%	-£15,802,751	-£25,212,161	-£25,499,276	-£26,161,688	-£30,301,766
30% SR @LAR : 70% SO	25%	-£18,860,211	-£27,681,533	-£27,968,363	-£28,629,220	-£32,759,580
30% SR @LAR : 70% SO	30%	-£21,946,906	-£30,180,140	-£30,466,736	-£31,126,155	-£35,247,525
30% SR @LAR : 70% SO	35%	-£25,062,509	-£32,707,655	-£32,994,072	-£33,652,168	-£37,765,266
30% SR @LAR : 70% SO	40%	-£28,206,697	-£35,263,755	-£35,550,046	-£36,206,933	-£40,312,472
30% SR @LAR : 70% SO	45%	-£31,379,146	-£37,848,115	-£38,134,334	-£38,790,123	-£42,888,807
30% SR @LAR : 70% SO	50%	-£34,579,533	-£40,460,414	-£40,746,611	-£41,401,415	-£45,493,940

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,250,174	£1,689,663	£1,405,199	£745,446	-£3,378,009
30% SR @LAR : 70% SO	5%	£9,624,546	-£1,381,201	-£1,665,167	-£2,322,919	-£6,433,861
30% SR @LAR : 70% SO	10%	£5,944,363	-£4,482,133	-£4,765,658	-£5,421,526	-£9,530,480
30% SR @LAR : 70% SO	15%	£2,234,429	-£7,612,818	-£7,895,953	-£8,550,058	-£12,695,553
30% SR @LAR : 70% SO	20%	-£1,504,937	-£10,801,818	-£11,088,932	-£11,751,345	-£15,891,422
30% SR @LAR : 70% SO	25%	-£5,273,416	-£14,039,709	-£14,326,537	-£14,987,395	-£19,117,754
30% SR @LAR : 70% SO	30%	-£9,073,599	-£17,306,833	-£17,593,429	-£18,252,848	-£22,374,217
30% SR @LAR : 70% SO	35%	-£12,957,720	-£20,602,866	-£20,889,283	-£21,547,379	-£25,660,477
30% SR @LAR : 70% SO	40%	-£16,870,427	-£23,927,484	-£24,213,776	-£24,870,661	-£28,976,202
30% SR @LAR : 70% SO	45%	-£20,811,394	-£27,280,363	-£27,566,581	-£28,222,371	-£32,321,054
30% SR @LAR : 70% SO	50%	-£24,780,298	-£30,661,180	-£30,947,377	-£31,602,181	-£35,694,706

Benchmark Land Value 4 (Secondary office and industrial (medium))

Low residential value (£675 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£29,944,273	-£41,706,036	-£41,994,840	-£42,664,659	-£46,851,031
30% SR @LAR : 70% SO	5%	-£32,011,873	-£43,185,548	-£43,473,848	-£44,141,634	-£48,315,303
30% SR @LAR : 70% SO	10%	-£34,110,002	-£44,695,588	-£44,983,439	-£45,649,315	-£49,811,039
30% SR @LAR : 70% SO	15%	-£36,238,336	-£46,235,834	-£46,523,290	-£47,187,375	-£51,337,903
30% SR @LAR : 70% SO	20%	-£38,396,550	-£47,805,961	-£48,093,076	-£48,755,489	-£52,895,565
30% SR @LAR : 70% SO	25%	-£40,584,322	-£49,405,645	-£49,692,474	-£50,353,331	-£54,483,691
30% SR @LAR : 70% SO	30%	-£42,801,328	-£51,034,562	-£51,321,158	-£51,980,577	-£56,101,947
30% SR @LAR : 70% SO	35%	-£45,047,242	-£52,692,387	-£52,978,805	-£53,636,900	-£57,749,999
30% SR @LAR : 70% SO	40%	-£47,321,741	-£54,378,799	-£54,665,090	-£55,321,976	-£59,427,516
30% SR @LAR : 70% SO	45%	-£49,624,502	-£56,093,471	-£56,379,689	-£57,035,479	-£61,134,162
30% SR @LAR : 70% SO	50%	-£51,955,199	-£57,836,081	-£58,122,277	-£58,777,081	-£62,869,606

Medium residential value (£775 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£6,706,986	-£18,393,480	-£18,682,284	-£19,352,103	-£23,538,475
30% SR @LAR : 70% SO	5%	-£9,600,131	-£20,742,681	-£21,030,980	-£21,698,768	-£25,872,436
30% SR @LAR : 70% SO	10%	-£12,536,824	-£23,122,411	-£23,410,261	-£24,076,136	-£28,237,860
30% SR @LAR : 70% SO	15%	-£15,534,847	-£25,532,345	-£25,819,800	-£26,483,886	-£30,634,414
30% SR @LAR : 70% SO	20%	-£18,562,751	-£27,972,161	-£28,259,276	-£28,921,688	-£33,061,766
30% SR @LAR : 70% SO	25%	-£21,620,211	-£30,441,533	-£30,728,363	-£31,389,220	-£35,519,580
30% SR @LAR : 70% SO	30%	-£24,706,906	-£32,940,140	-£33,226,736	-£33,886,155	-£38,007,525
30% SR @LAR : 70% SO	35%	-£27,822,509	-£35,467,655	-£35,754,072	-£36,412,168	-£40,525,266
30% SR @LAR : 70% SO	40%	-£30,966,697	-£38,023,755	-£38,310,046	-£38,966,933	-£43,072,472
30% SR @LAR : 70% SO	45%	-£34,139,146	-£40,608,115	-£40,894,334	-£41,550,123	-£45,648,807
30% SR @LAR : 70% SO	50%	-£37,339,533	-£43,220,414	-£43,506,611	-£44,161,415	-£48,253,940

High residential value (£850 per square foot)

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,490,174	-£1,070,337	-£1,354,801	-£2,014,554	-£6,138,009
30% SR @LAR : 70% SO	5%	£6,864,546	-£4,141,201	-£4,425,167	-£5,082,919	-£9,193,861
30% SR @LAR : 70% SO	10%	£3,184,363	-£7,242,133	-£7,525,658	-£8,181,526	-£12,290,480
30% SR @LAR : 70% SO	15%	-£525,571	-£10,372,818	-£10,655,953	-£11,310,058	-£15,455,553
30% SR @LAR : 70% SO	20%	-£4,264,937	-£13,561,818	-£13,848,932	-£14,511,345	-£18,651,422
30% SR @LAR : 70% SO	25%	-£8,033,416	-£16,799,709	-£17,086,537	-£17,747,395	-£21,877,754
30% SR @LAR : 70% SO	30%	-£11,833,599	-£20,066,833	-£20,353,429	-£21,012,848	-£25,134,217
30% SR @LAR : 70% SO	35%	-£15,717,720	-£23,362,866	-£23,649,283	-£24,307,379	-£28,420,477
30% SR @LAR : 70% SO	40%	-£19,630,427	-£26,687,484	-£26,973,776	-£27,630,661	-£31,736,202
30% SR @LAR : 70% SO	45%	-£23,571,394	-£30,040,363	-£30,326,581	-£30,982,371	-£35,081,054
30% SR @LAR : 70% SO	50%	-£27,540,298	-£33,421,180	-£33,707,377	-£34,362,181	-£38,454,706

- 6.5 We have tested the impact of the OPDC's overarching strategic affordable housing policy target (50%) as well as a range of affordable housing levels between the target and 0% and other requirements (including planning contributions, wheelchair accessibility, SUDs and attenuation and Carbon Emissions). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the OPDC's area, particularly where lower sales values might be achieved or on sites with higher existing use values, the OPDC will need to apply its policies flexibly. In this regard we consider the OPDC's proposed flexible approach to their policies identified as having cost implications will assist in the delivery of the identified growth in the emerging local plan.
- 6.6 Some schemes, subject to their benchmark land values and build costs, are able to achieve higher quantities of affordable housing showing viability of up to the higher strategic target of 50% affordable housing. As can be expected however, some schemes are also identified as having challenging viability, regardless of the OPDC's affordable housing policy i.e. they are identified as being unviable at 0% affordable housing. In practice, however, such sites are unlikely to come forward for development as they are more valuable in their existing or an alternative use. Due to the caveat in the emerging plan at the supporting text at paragraph 3.22, the OPDC is not required to demonstrate that every single site (or type of site) can meet the full 50% target. Paragraph 3.22 states:
- "Given the complexity of developing land across this area and the level of infrastructure needed, viability on individual planning applications will need to be considered in detail and inform the level of affordable housing that can be delivered on each site."*
- 6.7 As the affordable housing percentage is progressively reduced from 50% to 10%, as expected the number of viable scenarios increases and residual land values increase across all scenarios. This does not imply that the target should be reduced, as the schemes that could otherwise have accommodated a higher proportion of affordable housing would no

longer be required to do so. Providing the target is applied flexibly, the schemes on the margins of viability would still be able to come forward, but at levels of affordable housing below the 50% target. This approach would maximise the overall quantum of affordable housing, even if the actual 50% target is achieved in a small number of live cases.

- 6.8 The results of our appraisals therefore support the OPDC's proposed Policies SP4 'Thriving Communities' and H2 'Affordable Housing' target seeking 50% affordable housing in developments across the OPDC area, and demonstrate that maintaining this strategic target from the existing London boroughs, from which the OPDC area is formed, remains a reasonable approach. We consider that the OPDC could stand to lose affordable housing from schemes were they to reduce its existing and proposed affordable housing target from 50%, as developers of schemes which could deliver higher levels of affordable housing would simply submit schemes offering levels of affordable housing at the new reduced threshold.
- 6.9 We note that viability looks less favourable in the higher density schemes at lower values and higher benchmark land values. However, we would highlight that such schemes will most likely only come forward where the values achievable are able to meet the costs of delivering tall/high density schemes. Therefore, it would be reasonable to expect such schemes to achieve above the mid sales values and more likely the higher sales values.
- 6.10 The results of our appraisals identify that the requirement for planning contributions, accessible units, water and sustainability requirements will have an impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes' viable delivery along with affordable housing. Our appraisals identify that in some instances when these requirements are incorporated, the levels of affordable housing reduce by between 5% to 25% to accommodate them. In all cases the assumed planning contributions have the most significant impact.
- 6.11 As previously identified, in considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the OPDC's requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the OPDC's policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time.
- 6.12 The OPDC's proposed flexible approach (as set out in Strategic Policy SP4 'Thriving Communities' and Policy H2 'Affordable Housing', seeks the delivery of affordable housing where applications will be considered on a site by site basis in light of scheme viability. The results of this study identify that this approach is reasonable and will assist in ensuring that the majority of developments will be able to come forward over the economic cycle.

Sensitivity test of intermediate tenure

- 6.13 Policy H2 'Affordable housing' identifies that the OPDC, will require affordable housing to be provided (subject to financial viability) at "30% of affordable housing as London Affordable Rent and 70% as a range of Intermediate housing, including London Living Rent and London Shared Ownership"
- 6.14 Given the OPDC's flexibility on the delivery of intermediate affordable housing units we have tested the 70% intermediate affordable element as:
- i. 100% SO; and
 - ii. 50% LLR and 50% SO.

6.15 We have adopted scenario (i) as the base position in the testing in this study, however we set out the results of scenarios (ii) against scenario (i) below to assist the OPDC's understanding of the impact of securing the delivery of such units. The full results of our appraisals are set out in **Appendix 4**. We set out a summary of results below to demonstrate the impact of a change to the tenure of the intermediate units in a medium density residential development as measured against benchmark land value 1.

Table 6.15.1: Viability of different intermediate tenures – medium density (405 dwellings per Ha) residential development measured against Benchmark Land Value 1 (Open Storage)

Low residential value (£675 per square foot)

100% SO

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-761,675	£-8,166,680	£-8,363,826	£-8,763,910	£-11,264,429
30% SR @LAR : 70% SO	5%	£-2,331,517	£-9,386,871	£-9,583,672	£-9,982,446	£-12,474,783
30% SR @LAR : 70% SO	10%	£-3,919,338	£-10,625,313	£-10,821,809	£-11,219,346	£-13,703,952
30% SR @LAR : 70% SO	15%	£-5,530,502	£-11,881,800	£-12,078,026	£-12,474,397	£-14,951,721
30% SR @LAR : 70% SO	20%	£-7,178,429	£-13,156,122	£-13,352,116	£-13,747,393	£-16,217,874
30% SR @LAR : 70% SO	25%	£-8,843,982	£-14,448,070	£-14,643,867	£-15,038,120	£-17,502,197
30% SR @LAR : 70% SO	30%	£-10,526,951	£-15,757,433	£-15,953,072	£-16,346,368	£-18,804,474
30% SR @LAR : 70% SO	35%	£-12,227,127	£-17,084,002	£-17,279,519	£-17,671,928	£-20,124,491
30% SR @LAR : 70% SO	40%	£-13,944,299	£-18,427,570	£-18,623,000	£-19,014,591	£-21,462,030
30% SR @LAR : 70% SO	45%	£-15,678,260	£-19,787,925	£-19,983,305	£-20,374,143	£-22,816,879
30% SR @LAR : 70% SO	50%	£-17,428,800	£-21,164,859	£-21,360,225	£-21,750,376	£-24,188,821

50% SO and 50% LLR

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£-761,675	£-8,166,680	£-8,363,826	£-8,763,910	£-11,264,429
30% SR @LAR : 35% SO & 35% LLR	5%	£-3,060,065	£-10,126,535	£-10,323,337	£-10,722,111	£-13,214,447
30% SR @LAR : 35% SO & 35% LLR	10%	£-5,379,738	£-12,104,642	£-12,301,138	£-12,698,675	£-15,183,281
30% SR @LAR : 35% SO & 35% LLR	15%	£-7,749,495	£-14,100,794	£-14,297,019	£-14,693,392	£-17,170,714
30% SR @LAR : 35% SO & 35% LLR	20%	£-10,137,087	£-16,114,780	£-16,310,773	£-16,706,050	£-19,176,533
30% SR @LAR : 35% SO & 35% LLR	25%	£-12,542,304	£-18,146,392	£-18,342,189	£-18,736,442	£-21,200,520
30% SR @LAR : 35% SO & 35% LLR	30%	£-14,964,938	£-20,195,419	£-20,391,058	£-20,784,356	£-23,242,462
30% SR @LAR : 35% SO & 35% LLR	35%	£-17,404,778	£-22,261,654	£-22,457,171	£-22,849,581	£-25,302,143
30% SR @LAR : 35% SO & 35% LLR	40%	£-19,961,616	£-24,344,885	£-24,540,317	£-24,931,907	£-27,379,347
30% SR @LAR : 35% SO & 35% LLR	45%	£-22,635,241	£-26,444,905	£-26,640,286	£-27,031,124	£-29,473,859
30% SR @LAR : 35% SO & 35% LLR	50%	£-24,825,445	£-28,561,504	£-28,756,870	£-29,147,021	£-31,585,466

Medium residential value (£775 per square foot)

100% SO

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,386,925	£8,032,055	£7,837,871	£7,443,801	£4,980,861
30% SR @LAR : 70% SO	5%	£13,213,334	£6,221,506	£6,027,662	£5,634,881	£3,180,001
30% SR @LAR : 70% SO	10%	£11,016,815	£4,392,978	£4,199,436	£3,807,874	£1,360,608
30% SR @LAR : 70% SO	15%	£8,802,523	£2,546,677	£2,353,401	£1,962,986	£-477,105
30% SR @LAR : 70% SO	20%	£6,570,666	£682,811	£489,763	£100,426	£-2,332,927
30% SR @LAR : 70% SO	25%	£4,321,447	£-1,198,417	£-1,391,273	£-1,779,600	£-4,206,645
30% SR @LAR : 70% SO	30%	£2,055,074	£-3,096,800	£-3,289,498	£-3,676,884	£-6,112,360
30% SR @LAR : 70% SO	35%	£-228,247	£-5,012,130	£-5,205,390	£-5,597,800	£-8,050,361
30% SR @LAR : 70% SO	40%	£-2,528,310	£-6,971,425	£-7,166,856	£-7,558,446	£-10,005,886
30% SR @LAR : 70% SO	45%	£-4,844,908	£-8,949,766	£-9,145,146	£-9,535,983	£-11,978,720
30% SR @LAR : 70% SO	50%	£-7,208,625	£-10,944,685	£-11,140,050	£-11,530,201	£-13,968,646

50% SO and 50% LLR

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£15,386,925	£8,032,055	£7,837,871	£7,443,801	£4,980,861
30% SR @LAR : 35% SO & 35% LLR	5%	£12,441,241	£5,449,414	£5,255,570	£4,862,789	£2,407,909
30% SR @LAR : 35% SO & 35% LLR	10%	£9,472,630	£2,848,793	£2,655,252	£2,263,689	£-183,577
30% SR @LAR : 35% SO & 35% LLR	15%	£6,486,247	£230,401	£37,124	£-353,290	£-2,793,382
30% SR @LAR : 35% SO & 35% LLR	20%	£3,482,296	£-2,405,559	£-2,598,607	£-2,987,943	£-5,425,283
30% SR @LAR : 35% SO & 35% LLR	25%	£460,985	£-5,058,879	£-5,253,134	£-5,647,387	£-8,111,464
30% SR @LAR : 35% SO & 35% LLR	30%	£-2,577,480	£-7,768,557	£-7,964,196	£-8,357,493	£-10,815,599
30% SR @LAR : 35% SO & 35% LLR	35%	£-5,640,109	£-10,496,984	£-10,692,501	£-11,084,911	£-13,537,473
30% SR @LAR : 35% SO & 35% LLR	40%	£-8,759,140	£-13,242,409	£-13,437,840	£-13,829,430	£-16,276,871
30% SR @LAR : 35% SO & 35% LLR	45%	£-11,894,958	£-16,004,622	£-16,200,003	£-16,590,841	£-19,033,577
30% SR @LAR : 35% SO & 35% LLR	50%	£-15,047,356	£-18,783,414	£-18,978,781	£-19,368,932	£-21,807,377

High residential value (£850 per square foot)

100% SO

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,349,218	£20,100,008	£19,908,744	£19,520,596	£17,094,672
30% SR @LAR : 70% SO	5%	£24,660,131	£17,773,382	£17,582,452	£17,195,574	£14,760,475
30% SR @LAR : 70% SO	10%	£21,953,338	£15,429,050	£15,238,417	£14,852,738	£12,406,396
30% SR @LAR : 70% SO	15%	£19,229,041	£13,057,778	£12,864,502	£12,474,087	£10,033,995
30% SR @LAR : 70% SO	20%	£16,487,444	£10,659,224	£10,466,176	£10,076,839	£7,643,487
30% SR @LAR : 70% SO	25%	£13,728,749	£8,243,309	£8,050,454	£7,662,127	£5,235,082
30% SR @LAR : 70% SO	30%	£10,953,160	£5,810,240	£5,617,542	£5,230,155	£2,808,992
30% SR @LAR : 70% SO	35%	£8,144,106	£3,360,223	£3,167,645	£2,781,133	£365,430
30% SR @LAR : 70% SO	40%	£5,309,355	£893,464	£700,971	£315,266	£-2,095,392
30% SR @LAR : 70% SO	45%	£2,458,070	£-1,589,830	£-1,782,274	£-2,167,238	£-4,573,263
30% SR @LAR : 70% SO	50%	£-409,545	£-4,089,454	£-4,281,885	£-4,666,172	£-7,097,082

50% SO and 50% LLR

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£27,349,218	£20,100,008	£19,908,744	£19,520,596	£17,094,672
30% SR @LAR : 35% SO & 35% LLR	5%	£23,864,640	£16,977,892	£16,786,962	£16,400,084	£13,952,847
30% SR @LAR : 35% SO & 35% LLR	10%	£20,362,358	£13,823,509	£13,629,968	£13,238,405	£10,791,140
30% SR @LAR : 35% SO & 35% LLR	15%	£16,842,570	£10,634,894	£10,441,618	£10,051,203	£7,611,112
30% SR @LAR : 35% SO & 35% LLR	20%	£13,305,483	£7,428,712	£7,235,664	£6,846,328	£4,412,976
30% SR @LAR : 35% SO & 35% LLR	25%	£9,725,034	£4,205,169	£4,012,314	£3,623,987	£1,196,942
30% SR @LAR : 35% SO & 35% LLR	30%	£6,116,346	£964,473	£771,775	£384,388	£-2,036,775
30% SR @LAR : 35% SO & 35% LLR	35%	£2,490,711	£-2,293,172	£-2,485,750	£-2,872,262	£-5,289,918
30% SR @LAR : 35% SO & 35% LLR	40%	£-1,151,667	£-5,573,777	£-5,769,207	£-6,160,798	£-8,608,239
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,810,580	£-8,914,913	£-9,110,294	£-9,501,132	£-11,943,868
30% SR @LAR : 35% SO & 35% LLR	50%	£-8,536,570	£-12,272,628	£-12,467,995	£-12,858,146	£-15,296,590

- 6.16 The sensitivity testing of affordable housing tenures as part of this assessment has identified that viability can be seen to reduce where LLR is sought in place of SO units. On this basis, we consider that there is scope for and merit in the OPDC's approach of being able to consider the tenure of affordable housing delivered on sites on a case by case basis so that the OPDC is best able to address the housing needs in its area.

Sensitivity analysis on values and costs

- 6.17 As noted in Section 5, we carried out further analyses which considers the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5% as well as the impact of a decrease in sales values of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within **appendices 5 and 6** set out the results in terms of the levels of policy

requirements including Section 106 and affordable housing that could be viably provided. It is noted however, that these results provide a useful indication of the likely position for the OPDCs' requirement for schemes to achieve higher levels of delivery of affordable housing in conjunction with the OPDC's other policy requirements given an improvement in the market. It is also worth noting that given the predicted improvement in the market in the medium term, there may be potential for developer's return/profits to reduce in future to the levels that were starting to be seen prior to the result of the EU Referendum vote. This would further improve viability, as would the ability for S106 developments to secure grant funding for affordable housing.

- 6.18 The sensitivity appraisals indicate that such an increase in sales values and build costs would result in an improvement in viability and the ability of schemes to provide affordable housing in combination with planning contributions and other policy requirements such as SUDs and attenuation, sustainability/CO2 reduction (the costs of the latter in particular are expected to reduce over time as new technologies are developed). Over the life of the OPDC's DLP, additional growth is likely, leading to a further improvement in scheme viability.

Specialist housing for older and/or vulnerable people

- 6.19 Policy H9 'Specialist Housing' sets out at part b that, development proposals providing 1,000 or more homes will be required to provide 10% of units as specialist care and supported needs housing for older people and/or vulnerable people. WTP have advised that as the intention of the policy is to integrate elderly person / assisted living units within the proposed residential developments, matching residential densities, they are of the opinion that the base build costs for such units would be very similar to costs per square metre of the delivery of standard residential units. This would however also require an additional allowance of circa £5,000 per unit for specialist alarms, wider doors, fit of the community area and the like. We would highlight that this cost is of the same order as those associated with making units wheelchair accessible.
- 6.20 We are aware that private homes of this nature are likely to achieve premium values by comparison to standard residential units, so could be more viable than standard housing. However, we are also aware that such uses have higher gross to net ratios given the requirement for communal facilities etc., which has an impact on viability. We note that the OPDC has identified that where such uses are to be sought and provided as affordable units this will not be over and above the affordable housing ask of Policy H2 i.e. it will form a part of the 50% overarching target. As identified above, Policy H2 is applied flexibly (subject to viability), which will ensure that schemes are able to come forward over the life of the plan. Given the potential impact of the requirement for the inclusion of specialist housing we would however suggest that the OPDC considers including flexibility into the wording of Policy H9 b such that the provision of specialist housing in development is subject to feasibility and viability.

Mixed use schemes

- 6.21 We have also undertaken testing of mixed use developments allowing for the ground and first two floors of a medium density residential scheme to be provided as retail and office floorspace. This testing has also considered the ability for such schemes to deliver 10% affordable workspace. We set out a summary of the results of this testing in Table 6.21.1 below.

Table 6.21.1: Viability of Mixed use developments
Benchmark Land Value 1 (Open storage)
LOW RESIDENTIAL VALUE (£675 per square foot)
No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,220,835	£9,648,105	£9,845,252	£10,245,334	£12,745,855
30% SR @LAR : 70% SO	5%	£3,790,678	£10,868,295	£11,065,097	£11,463,871	£13,956,208
30% SR @LAR : 70% SO	10%	£5,381,833	£12,106,738	£12,303,233	£12,700,770	£15,185,377
30% SR @LAR : 70% SO	15%	£7,011,926	£13,363,225	£13,559,451	£13,955,823	£16,433,145
30% SR @LAR : 70% SO	20%	£8,659,854	£14,637,547	£14,833,540	£15,228,817	£17,699,299
30% SR @LAR : 70% SO	25%	£10,325,406	£15,929,494	£16,125,291	£16,519,544	£18,983,622
30% SR @LAR : 70% SO	30%	£12,008,375	£17,238,857	£17,434,496	£17,827,793	£20,285,899
30% SR @LAR : 70% SO	35%	£13,708,551	£18,565,427	£18,760,943	£19,153,354	£21,605,915
30% SR @LAR : 70% SO	40%	£15,425,724	£19,908,994	£20,104,424	£20,496,015	£22,943,456
30% SR @LAR : 70% SO	45%	£17,159,685	£21,269,349	£21,464,730	£21,855,567	£24,298,304
30% SR @LAR : 70% SO	50%	£18,910,225	£22,646,283	£22,841,650	£23,231,801	£25,670,245

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,915,559	£10,353,428	£10,550,575	£10,950,659	£13,451,178
30% SR @LAR : 70% SO	5%	£4,485,401	£11,573,619	£11,770,421	£12,169,195	£14,661,531
30% SR @LAR : 70% SO	10%	£6,087,156	£12,812,062	£13,008,557	£13,406,094	£15,890,700
30% SR @LAR : 70% SO	15%	£7,717,250	£14,068,549	£14,264,774	£14,661,146	£17,138,468
30% SR @LAR : 70% SO	20%	£9,365,178	£15,342,871	£15,538,864	£15,934,141	£18,404,622
30% SR @LAR : 70% SO	25%	£11,030,730	£16,634,818	£16,830,615	£17,224,868	£19,688,945
30% SR @LAR : 70% SO	30%	£12,713,699	£17,944,181	£18,139,820	£18,533,117	£20,991,222
30% SR @LAR : 70% SO	35%	£14,413,875	£19,270,750	£19,466,267	£19,858,677	£22,311,239
30% SR @LAR : 70% SO	40%	£16,131,047	£20,614,318	£20,809,748	£21,201,339	£23,648,779
30% SR @LAR : 70% SO	45%	£17,865,009	£21,974,673	£22,170,053	£22,560,891	£25,003,628
30% SR @LAR : 70% SO	50%	£19,615,548	£23,351,606	£23,546,973	£23,937,124	£26,375,569

MEDIUM RESIDENTIAL VALUE (£775 per square foot)
No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,932,713	£6,572,894	£6,378,711	£5,984,641	£3,521,701
30% SR @LAR : 70% SO	5%	£11,754,174	£4,762,345	£4,568,501	£4,175,721	£1,720,840
30% SR @LAR : 70% SO	10%	£9,557,655	£2,933,818	£2,740,276	£2,348,713	£-98,552
30% SR @LAR : 70% SO	15%	£7,343,363	£1,087,518	£894,240	£503,826	£-1,936,265
30% SR @LAR : 70% SO	20%	£5,111,505	£-776,350	£-969,398	£-1,358,735	£-3,792,087
30% SR @LAR : 70% SO	25%	£2,862,287	£-2,657,578	£-2,850,433	£-3,238,760	£-5,673,523
30% SR @LAR : 70% SO	30%	£595,914	£-4,555,960	£-4,748,658	£-5,136,045	£-7,593,785
30% SR @LAR : 70% SO	35%	£-1,687,407	£-6,491,298	£-6,686,815	£-7,079,225	£-9,531,786
30% SR @LAR : 70% SO	40%	£-3,987,470	£-8,452,850	£-8,648,280	£-9,039,870	£-11,487,311
30% SR @LAR : 70% SO	45%	£-6,321,526	£-10,431,190	£-10,626,571	£-11,017,408	£-13,460,144
30% SR @LAR : 70% SO	50%	£-8,690,050	£-12,426,109	£-12,621,475	£-13,011,626	£-15,450,070

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,237,990	£5,878,171	£5,683,988	£5,289,918	£2,826,977
30% SR @LAR : 70% SO	5%	£11,059,451	£4,067,622	£3,873,778	£3,480,997	£1,026,117
30% SR @LAR : 70% SO	10%	£8,862,932	£2,239,094	£2,045,552	£1,653,990	£-793,275
30% SR @LAR : 70% SO	15%	£6,648,639	£392,794	£199,517	£-190,898	£-2,630,989
30% SR @LAR : 70% SO	20%	£4,416,782	£-1,471,073	£-1,664,121	£-2,053,458	£-4,486,811
30% SR @LAR : 70% SO	25%	£2,167,563	£-3,352,301	£-3,545,156	£-3,933,483	£-6,378,846
30% SR @LAR : 70% SO	30%	£-98,809	£-5,252,067	£-5,447,706	£-5,841,003	£-8,299,109
30% SR @LAR : 70% SO	35%	£-2,382,131	£-7,196,621	£-7,392,138	£-7,784,548	£-10,237,110
30% SR @LAR : 70% SO	40%	£-4,682,193	£-9,158,174	£-9,353,604	£-9,745,195	£-12,192,634
30% SR @LAR : 70% SO	45%	£-7,026,849	£-11,136,513	£-11,331,894	£-11,722,732	£-14,165,468
30% SR @LAR : 70% SO	50%	£-9,395,373	£-13,131,432	£-13,326,798	£-13,716,949	£-16,155,394

HIGH RESIDENTIAL VALUE (£850 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,911,987	£18,662,777	£18,471,513	£18,083,365	£15,636,862
30% SR @LAR : 70% SO	5%	£23,222,901	£16,336,151	£16,145,221	£15,756,195	£13,301,315
30% SR @LAR : 70% SO	10%	£20,516,107	£13,979,605	£13,786,063	£13,394,500	£10,947,235
30% SR @LAR : 70% SO	15%	£17,791,810	£11,598,617	£11,405,341	£11,014,926	£8,574,835
30% SR @LAR : 70% SO	20%	£15,050,213	£9,200,063	£9,007,016	£8,617,680	£6,184,326
30% SR @LAR : 70% SO	25%	£12,291,518	£6,784,148	£6,591,293	£6,202,966	£3,775,921
30% SR @LAR : 70% SO	30%	£9,502,954	£4,351,080	£4,158,381	£3,770,995	£1,349,832
30% SR @LAR : 70% SO	35%	£6,684,946	£1,901,063	£1,708,485	£1,321,972	£-1,093,731
30% SR @LAR : 70% SO	40%	£3,850,196	£-565,696	£-758,189	£-1,143,895	£-3,554,553
30% SR @LAR : 70% SO	45%	£998,910	£-3,048,990	£-3,241,435	£-3,626,399	£-6,045,735
30% SR @LAR : 70% SO	50%	£-1,868,705	£-5,554,545	£-5,749,910	£-6,140,061	£-8,578,506

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,227,704	£17,978,496	£17,787,231	£17,399,082	£14,942,138
30% SR @LAR : 70% SO	5%	£22,538,618	£15,648,097	£15,454,252	£15,061,472	£12,606,591
30% SR @LAR : 70% SO	10%	£19,831,824	£13,284,881	£13,091,339	£12,699,777	£10,252,512
30% SR @LAR : 70% SO	15%	£17,107,528	£10,903,894	£10,710,618	£10,320,203	£7,880,112
30% SR @LAR : 70% SO	20%	£14,365,930	£8,505,340	£8,312,292	£7,922,956	£5,489,603
30% SR @LAR : 70% SO	25%	£11,607,235	£6,089,425	£5,896,570	£5,508,243	£3,081,198
30% SR @LAR : 70% SO	30%	£8,808,230	£3,656,357	£3,463,658	£3,076,271	£655,109
30% SR @LAR : 70% SO	35%	£5,990,221	£1,206,339	£1,013,761	£627,248	£-1,788,454
30% SR @LAR : 70% SO	40%	£3,155,472	£-1,260,420	£-1,452,913	£-1,838,618	£-4,249,276
30% SR @LAR : 70% SO	45%	£304,186	£-3,743,714	£-3,936,158	£-4,321,122	£-6,751,058
30% SR @LAR : 70% SO	50%	£-2,563,428	£-6,259,868	£-6,455,234	£-6,845,385	£-9,283,830

Benchmark Land Value 2 (Secondary industrial (low))

LOW RESIDENTIAL VALUE (£675 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£5,340,835	-£12,768,105	-£12,965,252	-£13,365,334	-£15,865,855
30% SR @LAR : 70% SO	5%	-£6,910,678	-£13,988,295	-£14,185,097	-£14,583,871	-£17,076,208
30% SR @LAR : 70% SO	10%	-£8,501,833	-£15,226,738	-£15,423,233	-£15,820,770	-£18,305,377
30% SR @LAR : 70% SO	15%	-£10,131,926	-£16,483,225	-£16,679,451	-£17,075,823	-£19,553,145
30% SR @LAR : 70% SO	20%	-£11,779,854	-£17,757,547	-£17,953,540	-£18,348,817	-£20,819,299
30% SR @LAR : 70% SO	25%	-£13,445,406	-£19,049,494	-£19,245,291	-£19,639,544	-£22,103,622
30% SR @LAR : 70% SO	30%	-£15,128,375	-£20,358,857	-£20,554,496	-£20,947,793	-£23,405,899
30% SR @LAR : 70% SO	35%	-£16,828,551	-£21,685,427	-£21,880,943	-£22,273,354	-£24,725,915
30% SR @LAR : 70% SO	40%	-£18,545,724	-£23,028,994	-£23,224,424	-£23,616,015	-£26,063,456
30% SR @LAR : 70% SO	45%	-£20,279,685	-£24,389,349	-£24,584,730	-£24,975,567	-£27,418,304
30% SR @LAR : 70% SO	50%	-£22,030,225	-£25,766,283	-£25,961,650	-£26,351,801	-£28,790,245

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£6,035,559	-£13,473,428	-£13,670,575	-£14,070,659	-£16,571,178
30% SR @LAR : 70% SO	5%	-£7,605,401	-£14,693,619	-£14,890,421	-£15,289,195	-£17,781,531
30% SR @LAR : 70% SO	10%	-£9,207,156	-£15,932,062	-£16,128,557	-£16,526,094	-£19,010,700
30% SR @LAR : 70% SO	15%	-£10,837,250	-£17,188,549	-£17,384,774	-£17,781,146	-£20,258,468
30% SR @LAR : 70% SO	20%	-£12,485,178	-£18,462,871	-£18,658,864	-£19,054,141	-£21,524,622
30% SR @LAR : 70% SO	25%	-£14,150,730	-£19,754,818	-£19,950,615	-£20,344,868	-£22,808,945
30% SR @LAR : 70% SO	30%	-£15,833,699	-£21,064,181	-£21,259,820	-£21,653,117	-£24,111,222
30% SR @LAR : 70% SO	35%	-£17,533,875	-£22,390,750	-£22,586,267	-£22,978,677	-£25,431,239
30% SR @LAR : 70% SO	40%	-£19,251,047	-£23,734,318	-£23,929,748	-£24,321,339	-£26,768,779
30% SR @LAR : 70% SO	45%	-£20,985,009	-£25,094,673	-£25,290,053	-£25,680,891	-£28,123,628
30% SR @LAR : 70% SO	50%	-£22,735,548	-£26,471,806	-£26,666,973	-£27,057,124	-£29,495,569

MEDIUM RESIDENTIAL VALUE (£775 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,812,713	£3,452,894	£3,258,711	£2,864,641	£401,701
30% SR @LAR : 70% SO	5%	£8,634,174	£1,642,345	£1,448,501	£1,055,721	-£1,399,160
30% SR @LAR : 70% SO	10%	£6,437,655	-£186,182	-£379,724	-£771,287	-£3,218,552
30% SR @LAR : 70% SO	15%	£4,223,363	-£2,032,482	-£2,225,760	-£2,616,174	-£5,056,265
30% SR @LAR : 70% SO	20%	£1,991,505	-£3,896,350	-£4,089,398	-£4,478,735	-£6,912,087
30% SR @LAR : 70% SO	25%	-£257,713	-£5,777,578	-£5,970,433	-£6,358,760	-£8,793,523
30% SR @LAR : 70% SO	30%	-£2,524,086	-£7,675,960	-£7,868,658	-£8,256,045	-£10,713,785
30% SR @LAR : 70% SO	35%	-£4,807,407	-£9,611,298	-£9,806,815	-£10,199,225	-£12,651,786
30% SR @LAR : 70% SO	40%	-£7,107,470	-£11,572,850	-£11,768,280	-£12,159,870	-£14,607,311
30% SR @LAR : 70% SO	45%	-£9,441,526	-£13,551,190	-£13,746,571	-£14,137,408	-£16,580,144
30% SR @LAR : 70% SO	50%	-£11,810,050	-£15,546,109	-£15,741,475	-£16,131,626	-£18,570,070

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,117,990	£2,758,171	£2,563,988	£2,169,918	£293,023
30% SR @LAR : 70% SO	5%	£7,939,451	£947,622	£753,778	£360,997	£2,093,883
30% SR @LAR : 70% SO	10%	£5,742,932	£880,906	£1,074,448	£1,466,010	£3,913,275
30% SR @LAR : 70% SO	15%	£3,528,639	£2,727,206	£2,920,483	£3,310,898	£5,750,989
30% SR @LAR : 70% SO	20%	£1,296,782	£4,591,073	£4,784,121	£5,173,458	£7,606,811
30% SR @LAR : 70% SO	25%	£952,437	£6,472,301	£6,665,156	£7,053,483	£9,498,846
30% SR @LAR : 70% SO	30%	£3,218,809	£8,372,067	£8,567,706	£8,961,003	£11,419,109
30% SR @LAR : 70% SO	35%	£5,502,131	£10,316,621	£10,512,138	£10,904,548	£13,357,110
30% SR @LAR : 70% SO	40%	£7,802,193	£12,278,174	£12,473,604	£12,865,195	£15,312,634
30% SR @LAR : 70% SO	45%	£10,146,849	£14,256,513	£14,451,894	£14,842,732	£17,285,468
30% SR @LAR : 70% SO	50%	£12,515,373	£16,251,432	£16,446,798	£16,836,949	£19,275,394

HIGH RESIDENTIAL VALUE (£850 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,791,987	£15,542,777	£15,351,513	£14,963,365	£12,516,862
30% SR @LAR : 70% SO	5%	£20,102,901	£13,216,151	£13,025,221	£12,636,195	£10,181,315
30% SR @LAR : 70% SO	10%	£17,396,107	£10,859,605	£10,666,063	£10,274,500	£7,827,235
30% SR @LAR : 70% SO	15%	£14,671,810	£8,478,617	£8,285,341	£7,894,926	£5,454,835
30% SR @LAR : 70% SO	20%	£11,930,213	£6,080,063	£5,887,016	£5,497,680	£3,064,326
30% SR @LAR : 70% SO	25%	£9,171,518	£3,664,148	£3,471,293	£3,082,966	£655,921
30% SR @LAR : 70% SO	30%	£6,382,954	£1,231,080	£1,038,381	£650,995	£1,770,168
30% SR @LAR : 70% SO	35%	£3,564,946	£1,218,937	£1,411,515	£1,798,028	£4,213,731
30% SR @LAR : 70% SO	40%	£730,196	£3,685,696	£3,878,189	£4,263,895	£6,674,553
30% SR @LAR : 70% SO	45%	£2,121,090	£6,168,990	£6,361,435	£6,746,399	£9,165,735
30% SR @LAR : 70% SO	50%	£4,988,705	£8,674,545	£8,869,910	£9,260,061	£11,698,506

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,107,704	£14,858,496	£14,667,231	£14,279,082	£11,822,138
30% SR @LAR : 70% SO	5%	£19,418,618	£12,528,097	£12,334,252	£11,941,472	£9,486,591
30% SR @LAR : 70% SO	10%	£16,711,824	£10,164,881	£9,971,339	£9,579,777	£7,132,512
30% SR @LAR : 70% SO	15%	£13,987,528	£7,783,894	£7,590,618	£7,200,203	£4,760,112
30% SR @LAR : 70% SO	20%	£11,245,930	£5,385,340	£5,192,292	£4,802,956	£2,369,603
30% SR @LAR : 70% SO	25%	£8,487,235	£2,969,425	£2,776,570	£2,388,242	£38,802
30% SR @LAR : 70% SO	30%	£5,688,230	£536,357	£343,658	£43,729	£2,464,891
30% SR @LAR : 70% SO	35%	£2,870,221	£1,913,661	£2,106,239	£2,492,752	£4,908,454
30% SR @LAR : 70% SO	40%	£35,472	£4,380,420	£4,572,913	£4,958,618	£7,369,276
30% SR @LAR : 70% SO	45%	£2,815,814	£6,863,714	£7,056,158	£7,441,122	£9,871,058
30% SR @LAR : 70% SO	50%	£5,683,428	£9,379,868	£9,575,234	£9,965,385	£12,403,830

Benchmark Land Value 3 (Secondary industrial (medium))

LOW RESIDENTIAL VALUE (£675 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£5,940,835	-£13,368,105	-£13,565,252	-£13,965,334	-£16,465,855
30% SR @LAR : 70% SO	5%	-£7,510,678	-£14,588,295	-£14,785,097	-£15,183,871	-£17,676,208
30% SR @LAR : 70% SO	10%	-£9,101,833	-£15,826,738	-£16,023,233	-£16,420,770	-£18,905,377
30% SR @LAR : 70% SO	15%	-£10,731,926	-£17,083,225	-£17,279,451	-£17,675,823	-£20,153,145
30% SR @LAR : 70% SO	20%	-£12,379,854	-£18,357,547	-£18,553,540	-£18,948,817	-£21,419,299
30% SR @LAR : 70% SO	25%	-£14,045,406	-£19,649,494	-£19,845,291	-£20,239,544	-£22,703,622
30% SR @LAR : 70% SO	30%	-£15,728,375	-£20,958,857	-£21,154,496	-£21,547,793	-£24,005,899
30% SR @LAR : 70% SO	35%	-£17,428,551	-£22,285,427	-£22,480,943	-£22,873,354	-£25,325,915
30% SR @LAR : 70% SO	40%	-£19,145,724	-£23,628,994	-£23,824,424	-£24,216,015	-£26,663,456
30% SR @LAR : 70% SO	45%	-£20,879,685	-£24,989,349	-£25,184,730	-£25,575,567	-£28,018,304
30% SR @LAR : 70% SO	50%	-£22,630,225	-£26,366,283	-£26,561,650	-£26,951,801	-£29,390,245

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£6,635,559	-£14,073,428	-£14,270,575	-£14,670,659	-£17,171,178
30% SR @LAR : 70% SO	5%	-£8,205,401	-£15,293,619	-£15,490,421	-£15,889,195	-£18,381,531
30% SR @LAR : 70% SO	10%	-£9,807,156	-£16,532,062	-£16,728,557	-£17,126,094	-£19,610,700
30% SR @LAR : 70% SO	15%	-£11,437,250	-£17,788,549	-£17,984,774	-£18,381,146	-£20,858,468
30% SR @LAR : 70% SO	20%	-£13,085,178	-£19,062,871	-£19,258,864	-£19,654,141	-£22,124,622
30% SR @LAR : 70% SO	25%	-£14,750,730	-£20,354,818	-£20,550,615	-£20,944,868	-£23,408,945
30% SR @LAR : 70% SO	30%	-£16,433,699	-£21,664,181	-£21,859,820	-£22,253,117	-£24,711,222
30% SR @LAR : 70% SO	35%	-£18,133,875	-£22,990,750	-£23,186,267	-£23,578,677	-£26,031,239
30% SR @LAR : 70% SO	40%	-£19,851,047	-£24,334,318	-£24,529,748	-£24,921,339	-£27,368,779
30% SR @LAR : 70% SO	45%	-£21,585,009	-£25,694,673	-£25,890,053	-£26,280,891	-£28,723,628
30% SR @LAR : 70% SO	50%	-£23,335,548	-£27,071,606	-£27,266,973	-£27,657,124	-£30,095,569

MEDIUM RESIDENTIAL VALUE (£775 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,212,713	£2,852,894	£2,658,711	£2,264,641	-£198,299
30% SR @LAR : 70% SO	5%	£8,034,174	£1,042,345	£848,501	£455,721	-£1,999,160
30% SR @LAR : 70% SO	10%	£5,837,655	-£786,182	-£979,724	-£1,371,287	-£3,818,552
30% SR @LAR : 70% SO	15%	£3,623,363	-£2,632,482	-£2,825,760	-£3,216,174	-£5,656,265
30% SR @LAR : 70% SO	20%	£1,391,505	-£4,496,350	-£4,689,398	-£5,078,735	-£7,512,087
30% SR @LAR : 70% SO	25%	-£857,713	-£6,377,578	-£6,570,433	-£6,958,760	-£9,393,523
30% SR @LAR : 70% SO	30%	-£3,124,086	-£8,275,960	-£8,468,658	-£8,856,045	-£11,313,785
30% SR @LAR : 70% SO	35%	-£5,407,407	-£10,211,298	-£10,406,815	-£10,799,225	-£13,251,786
30% SR @LAR : 70% SO	40%	-£7,707,470	-£12,172,850	-£12,368,280	-£12,759,870	-£15,207,311
30% SR @LAR : 70% SO	45%	-£10,041,526	-£14,151,190	-£14,346,571	-£14,737,408	-£17,180,144
30% SR @LAR : 70% SO	50%	-£12,410,050	-£16,146,109	-£16,341,475	-£16,731,626	-£19,170,070

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,517,990	£2,158,171	£1,963,988	£1,569,918	-£893,023
30% SR @LAR : 70% SO	5%	£7,339,451	£347,622	£153,778	-£239,003	-£2,693,883
30% SR @LAR : 70% SO	10%	£5,142,932	-£1,480,906	-£1,674,448	-£2,066,010	-£4,513,275
30% SR @LAR : 70% SO	15%	£2,928,639	-£3,327,206	-£3,520,483	-£3,910,898	-£6,350,989
30% SR @LAR : 70% SO	20%	£696,782	-£5,191,073	-£5,384,121	-£5,773,458	-£8,206,811
30% SR @LAR : 70% SO	25%	-£1,552,437	-£7,072,301	-£7,265,156	-£7,653,483	-£10,098,846
30% SR @LAR : 70% SO	30%	-£3,818,809	-£8,972,067	-£9,167,706	-£9,561,003	-£12,019,109
30% SR @LAR : 70% SO	35%	-£6,102,131	-£10,916,621	-£11,112,138	-£11,504,548	-£13,957,110
30% SR @LAR : 70% SO	40%	-£8,402,193	-£12,878,174	-£13,073,604	-£13,465,195	-£15,912,634
30% SR @LAR : 70% SO	45%	-£10,746,849	-£14,856,513	-£15,051,894	-£15,442,732	-£17,885,468
30% SR @LAR : 70% SO	50%	-£13,115,373	-£16,851,432	-£17,046,798	-£17,436,949	-£19,875,394

HIGH RESIDENTIAL VALUE (£850 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,191,987	£14,942,777	£14,751,513	£14,363,365	£11,916,862
30% SR @LAR : 70% SO	5%	£19,502,901	£12,616,151	£12,425,221	£12,036,195	£9,581,315
30% SR @LAR : 70% SO	10%	£16,796,107	£10,259,605	£10,066,063	£9,674,500	£7,227,235
30% SR @LAR : 70% SO	15%	£14,071,810	£7,878,617	£7,685,341	£7,294,926	£4,854,835
30% SR @LAR : 70% SO	20%	£11,330,213	£5,480,063	£5,287,016	£4,897,680	£2,464,326
30% SR @LAR : 70% SO	25%	£8,571,518	£3,064,148	£2,871,293	£2,482,966	£55,921
30% SR @LAR : 70% SO	30%	£5,782,954	£631,080	£438,381	£50,995	-£2,370,168
30% SR @LAR : 70% SO	35%	£2,964,946	-£1,818,937	-£2,011,515	-£2,398,028	-£4,813,731
30% SR @LAR : 70% SO	40%	£130,196	-£4,285,696	-£4,478,189	-£4,863,895	-£7,274,553
30% SR @LAR : 70% SO	45%	-£2,721,090	-£6,768,990	-£6,961,435	-£7,346,399	-£9,765,735
30% SR @LAR : 70% SO	50%	-£5,588,705	-£9,274,545	-£9,469,910	-£9,860,061	-£12,298,506

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,507,704	£14,258,496	£14,067,231	£13,679,082	£11,222,138
30% SR @LAR : 70% SO	5%	£18,818,618	£11,928,097	£11,734,252	£11,341,472	£8,886,591
30% SR @LAR : 70% SO	10%	£16,111,824	£9,564,881	£9,371,339	£8,979,777	£6,532,512
30% SR @LAR : 70% SO	15%	£13,387,528	£7,183,894	£6,990,618	£6,600,203	£4,160,112
30% SR @LAR : 70% SO	20%	£10,645,930	£4,785,340	£4,592,292	£4,202,956	£1,769,603
30% SR @LAR : 70% SO	25%	£7,887,235	£2,369,425	£2,176,570	£1,788,243	-£638,802
30% SR @LAR : 70% SO	30%	£5,088,230	-£63,643	-£256,342	-£643,729	-£3,064,891
30% SR @LAR : 70% SO	35%	£2,270,221	-£2,513,661	-£2,706,239	-£3,092,752	-£5,508,454
30% SR @LAR : 70% SO	40%	-£564,528	-£4,980,420	-£5,172,913	-£5,558,618	-£7,969,276
30% SR @LAR : 70% SO	45%	-£3,415,814	-£7,463,714	-£7,656,158	-£8,041,122	-£10,471,058
30% SR @LAR : 70% SO	50%	-£6,283,428	-£9,979,868	-£10,175,234	-£10,565,385	-£13,003,830

Benchmark Land Value 4 (Secondary office and industrial (medium))

LOW RESIDENTIAL VALUE (£675 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£8,700,835	-£16,128,105	-£16,325,252	-£16,725,334	-£19,225,855
30% SR @LAR : 70% SO	5%	-£10,270,678	-£17,348,295	-£17,545,097	-£17,943,871	-£20,436,208
30% SR @LAR : 70% SO	10%	-£11,861,833	-£18,586,738	-£18,783,233	-£19,180,770	-£21,665,377
30% SR @LAR : 70% SO	15%	-£13,491,926	-£19,843,225	-£20,039,451	-£20,435,823	-£22,913,145
30% SR @LAR : 70% SO	20%	-£15,139,854	-£21,117,547	-£21,313,540	-£21,708,817	-£24,179,299
30% SR @LAR : 70% SO	25%	-£16,805,406	-£22,409,494	-£22,605,291	-£22,999,544	-£25,463,622
30% SR @LAR : 70% SO	30%	-£18,488,375	-£23,718,857	-£23,914,496	-£24,307,793	-£26,765,899
30% SR @LAR : 70% SO	35%	-£20,188,551	-£25,045,427	-£25,240,943	-£25,633,354	-£28,085,915
30% SR @LAR : 70% SO	40%	-£21,905,724	-£26,388,994	-£26,584,424	-£26,976,015	-£29,423,456
30% SR @LAR : 70% SO	45%	-£23,639,685	-£27,749,349	-£27,944,730	-£28,335,567	-£30,778,304
30% SR @LAR : 70% SO	50%	-£25,390,225	-£29,126,283	-£29,321,650	-£29,711,801	-£32,150,245

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£9,395,559	-£16,833,428	-£17,030,575	-£17,430,659	-£19,931,178
30% SR @LAR : 70% SO	5%	-£10,965,401	-£18,053,619	-£18,250,421	-£18,649,195	-£21,141,531
30% SR @LAR : 70% SO	10%	-£12,567,156	-£19,292,062	-£19,488,557	-£19,886,094	-£22,370,700
30% SR @LAR : 70% SO	15%	-£14,197,250	-£20,548,549	-£20,744,774	-£21,141,146	-£23,618,468
30% SR @LAR : 70% SO	20%	-£15,845,178	-£21,822,871	-£22,018,864	-£22,414,141	-£24,884,622
30% SR @LAR : 70% SO	25%	-£17,510,730	-£23,114,818	-£23,310,615	-£23,704,868	-£26,168,945
30% SR @LAR : 70% SO	30%	-£19,193,699	-£24,424,181	-£24,619,820	-£25,013,117	-£27,471,222
30% SR @LAR : 70% SO	35%	-£20,893,875	-£25,750,750	-£25,946,267	-£26,338,677	-£28,791,239
30% SR @LAR : 70% SO	40%	-£22,611,047	-£27,094,318	-£27,289,748	-£27,681,339	-£30,128,779
30% SR @LAR : 70% SO	45%	-£24,345,009	-£28,454,673	-£28,650,053	-£29,040,891	-£31,483,628
30% SR @LAR : 70% SO	50%	-£26,095,548	-£29,831,606	-£30,026,973	-£30,417,124	-£32,855,569

MEDIUM RESIDENTIAL VALUE (£775 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,452,713	£92,894	-£101,289	-£495,359	-£2,958,299
30% SR @LAR : 70% SO	5%	£5,274,174	-£1,717,655	-£1,911,499	-£2,304,279	-£4,759,160
30% SR @LAR : 70% SO	10%	£3,077,655	-£3,546,182	-£3,739,724	-£4,131,287	-£6,578,552
30% SR @LAR : 70% SO	15%	£863,363	-£5,392,482	-£5,585,760	-£5,976,174	-£8,416,265
30% SR @LAR : 70% SO	20%	-£1,368,495	-£7,256,350	-£7,449,398	-£7,838,735	-£10,272,087
30% SR @LAR : 70% SO	25%	-£3,617,713	-£9,137,578	-£9,330,433	-£9,718,760	-£12,153,523
30% SR @LAR : 70% SO	30%	-£5,884,086	-£11,035,960	-£11,228,658	-£11,616,045	-£14,073,785
30% SR @LAR : 70% SO	35%	-£8,167,407	-£12,971,298	-£13,166,815	-£13,559,225	-£16,011,786
30% SR @LAR : 70% SO	40%	-£10,467,470	-£14,932,850	-£15,128,280	-£15,519,870	-£17,967,311
30% SR @LAR : 70% SO	45%	-£12,801,526	-£16,911,190	-£17,106,571	-£17,497,408	-£19,940,144
30% SR @LAR : 70% SO	50%	-£15,170,050	-£18,906,109	-£19,101,475	-£19,491,626	-£21,930,070

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,757,990	£601,829	£796,012	£1,190,082	£3,653,023
30% SR @LAR : 70% SO	5%	£4,579,451	£2,412,378	£2,606,222	£2,999,003	£5,453,883
30% SR @LAR : 70% SO	10%	£2,382,932	£4,240,906	£4,434,448	£4,826,010	£7,273,275
30% SR @LAR : 70% SO	15%	£168,639	£6,087,206	£6,280,483	£6,670,898	£9,110,989
30% SR @LAR : 70% SO	20%	£2,063,218	£7,951,073	£8,144,121	£8,533,458	£10,966,811
30% SR @LAR : 70% SO	25%	£4,312,437	£9,832,301	£10,025,156	£10,413,483	£12,858,846
30% SR @LAR : 70% SO	30%	£6,578,809	£11,732,067	£11,927,706	£12,321,003	£14,779,109
30% SR @LAR : 70% SO	35%	£8,862,131	£13,676,621	£13,872,138	£14,264,548	£16,717,110
30% SR @LAR : 70% SO	40%	£11,162,193	£15,638,174	£15,833,604	£16,225,195	£18,672,634
30% SR @LAR : 70% SO	45%	£13,506,849	£17,616,513	£17,811,894	£18,202,732	£20,645,468
30% SR @LAR : 70% SO	50%	£15,875,373	£19,611,432	£19,806,798	£20,196,949	£22,635,394

HIGH RESIDENTIAL VALUE (£850 per square foot)

No Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,431,987	£12,182,777	£11,991,513	£11,603,365	£9,156,862
30% SR @LAR : 70% SO	5%	£16,742,901	£9,856,151	£9,665,221	£9,276,195	£6,821,315
30% SR @LAR : 70% SO	10%	£14,036,107	£7,499,605	£7,306,063	£6,914,500	£4,467,235
30% SR @LAR : 70% SO	15%	£11,311,810	£5,118,617	£4,925,341	£4,534,926	£2,094,835
30% SR @LAR : 70% SO	20%	£8,570,213	£2,720,063	£2,527,016	£2,137,680	£295,674
30% SR @LAR : 70% SO	25%	£5,811,518	£304,148	£111,293	£277,034	£2,704,079
30% SR @LAR : 70% SO	30%	£3,022,954	£2,128,920	£2,321,619	£2,709,005	£5,130,168
30% SR @LAR : 70% SO	35%	£204,946	£4,578,937	£4,771,515	£5,158,028	£7,573,731
30% SR @LAR : 70% SO	40%	£2,629,804	£7,045,896	£7,238,189	£7,623,895	£10,034,553
30% SR @LAR : 70% SO	45%	£5,481,090	£9,528,990	£9,721,435	£10,106,399	£12,525,735
30% SR @LAR : 70% SO	50%	£8,348,705	£12,034,545	£12,229,910	£12,620,061	£15,058,506

10% Affordable workspace

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,747,704	£11,498,496	£11,307,231	£10,919,082	£8,462,138
30% SR @LAR : 70% SO	5%	£16,058,618	£9,168,097	£8,974,252	£8,581,472	£6,126,591
30% SR @LAR : 70% SO	10%	£13,351,824	£6,804,881	£6,611,339	£6,219,777	£3,772,512
30% SR @LAR : 70% SO	15%	£10,627,528	£4,423,894	£4,230,618	£3,840,203	£1,400,112
30% SR @LAR : 70% SO	20%	£7,885,930	£2,025,340	£1,832,292	£1,442,956	£990,397
30% SR @LAR : 70% SO	25%	£5,127,235	£390,575	£583,430	£971,757	£3,398,802
30% SR @LAR : 70% SO	30%	£2,328,230	£2,823,643	£3,016,342	£3,403,729	£5,824,891
30% SR @LAR : 70% SO	35%	£489,779	£5,273,661	£5,466,239	£5,852,752	£8,268,454
30% SR @LAR : 70% SO	40%	£3,324,528	£7,740,420	£7,932,913	£8,318,618	£10,729,276
30% SR @LAR : 70% SO	45%	£6,175,814	£10,223,714	£10,416,158	£10,801,122	£13,231,058
30% SR @LAR : 70% SO	50%	£9,043,428	£12,739,868	£12,935,234	£13,325,385	£15,763,830

- 6.22 The results of our appraisals of mixed use schemes assessing the cumulative impact of the OPDC's policies including the requirement for affordable workspace as required by policies SP5 'Economic resilience' and E2 'New employment floorspace' have identified that this requirement is deliverable in mixed use schemes, however has varying degrees of impact on viability. Our appraisals have identified that where 10% of employment floorspace is provided as affordable workspace, the reduction in the quantum of viable affordable housing deliverable in a mixed use is between 0% to 20%, but on average is circa 5%. Notwithstanding this position, we note from other testing in this study, that schemes where office uses achieve rents of under £35 per square foot are less viable than residential uses, which is the case in this mixed use scenario. Therefore, the impact on viability is prior to the inclusion of the affordable workspace in the first instance.

- 6.23 We consider that the OPDC's flexible application of policy E2 i.e. subject to viability, will ensure that it is able to consider the delivery of affordable workspace within schemes on a case by case basis as well as considering the holistic planning picture when determining mixed use schemes. That is whether to prioritise affordable housing, affordable workspace or a balance of the two requirements.

Office developments

- 6.24 Policy P1 'Old Oak' seeks to establish a commercial hub around Old Oak Common Station and along Old Oak High Street through the delivery of a significant amount of B1 floorspace. The delivery of the largest sub-surface station at Old Oak providing excellent local, regional and national connections is anticipated as acting as a catalyst for the delivery of this commercial hub. The results of our appraisals testing the delivery of major office developments in the Old Oak Common area are set out in Table 6.24.1 below.

Table 6.24.1: Viability of office developments around Old Oak Common Station and along Old Oak High Street

Benchmark Land Value 1 (Open storage)

% of Affordable Employment floorspace	£23 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£94,334,472	-£70,677,517	-£23,363,608	£23,512,806	£106,312,746	£157,440,218	£208,567,690
5%	-£100,168,015	-£77,693,907	-£32,745,694	£11,941,580	£90,601,524	£139,172,622	£187,743,720
10%	-£106,001,557	-£84,710,299	-£42,127,780	£370,355	£74,890,301	£120,905,026	£166,919,750
15%	-£112,059,928	-£91,951,517	-£51,734,694	-£11,517,872	£58,957,631	£102,415,981	£145,874,332
20%	-£117,668,644	-£98,743,081	-£60,891,953	-£23,040,825	£43,467,856	£84,369,833	£125,271,811
25%	-£123,502,187	-£105,759,471	-£70,274,039	-£34,788,607	£27,756,634	£66,102,237	£104,447,841
30%	-£129,335,730	-£112,775,862	-£79,656,125	-£46,536,389	£12,045,412	£47,834,641	£83,623,872
35%	-£135,169,274	-£119,792,253	-£89,038,212	-£58,284,172	-£3,665,811	£29,567,045	£62,799,901
50%	-£152,669,903	-£140,841,426	-£117,184,471	-£93,527,517	-£51,495,856	-£25,542,064	£327,993
45%	-£5,160,000	-£10,320,000	-£13,440,000	-£14,040,000	-£16,800,000	-£5,160,000	-£21,464,730
50%	-£5,160,000	-£10,320,000	-£13,440,000	-£14,040,000	-£16,800,000	-£5,160,000	-£22,841,650

Benchmark Land Value 2 (Secondary industrial (low))

% of Affordable Employment floorspace	£23 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£97,454,472	-£73,797,517	-£26,483,608	£20,392,806	£103,192,746	£154,320,218	£205,447,690
5%	-£103,288,015	-£80,813,907	-£35,865,694	£8,821,580	£87,481,524	£136,052,622	£184,623,720
10%	-£109,121,557	-£87,830,299	-£45,247,780	-£2,749,645	£71,770,301	£117,785,026	£163,799,750
15%	-£115,179,928	-£95,071,517	-£54,854,694	-£14,637,872	£55,837,631	£99,295,981	£142,754,332
20%	-£120,788,644	-£101,863,081	-£64,011,953	-£26,160,825	£40,347,856	£81,249,833	£122,151,811
25%	-£126,622,187	-£108,879,471	-£73,394,039	-£37,908,607	£24,636,634	£62,982,237	£101,327,841
30%	-£132,455,730	-£115,895,862	-£82,776,125	-£49,656,389	£8,925,412	£44,714,641	£80,503,872
35%	-£138,289,274	-£122,912,253	-£92,158,212	-£61,404,172	-£6,785,811	£26,447,045	£59,679,901
50%	-£155,789,903	-£143,961,426	-£120,304,471	-£96,647,517	-£54,615,856	-£28,662,064	-£2,792,007
45%	-£8,280,000	-£13,440,000	-£16,560,000	-£17,160,000	-£19,920,000	-£8,280,000	-£24,584,730
50%	-£8,280,000	-£13,440,000	-£16,560,000	-£17,160,000	-£19,920,000	-£8,280,000	-£25,961,650

Benchmark Land Value 3 (Secondary industrial (medium))

% of Affordable Employment floorspace	£23 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£97,454,472	-£73,797,517	-£26,483,608	£20,392,806	£103,192,746	£154,320,218	£205,447,690
5%	-£103,288,015	-£80,813,907	-£35,865,694	£8,821,580	£87,481,524	£136,052,622	£184,623,720
10%	-£109,121,557	-£87,830,299	-£45,247,780	-£2,749,645	£71,770,301	£117,785,026	£163,799,750
15%	-£115,179,928	-£95,071,517	-£54,854,694	-£14,637,872	£55,837,631	£99,295,981	£142,754,332
20%	-£120,788,644	-£101,863,081	-£64,011,953	-£26,160,825	£40,347,856	£81,249,833	£122,151,811
25%	-£126,622,187	-£108,879,471	-£73,394,039	-£37,908,607	£24,636,634	£62,982,237	£101,327,841
30%	-£132,455,730	-£115,895,862	-£82,776,125	-£49,656,389	£8,925,412	£44,714,641	£80,503,872
35%	-£138,289,274	-£122,912,253	-£92,158,212	-£61,404,172	-£6,785,811	£26,447,045	£59,679,901
50%	-£155,789,903	-£143,961,426	-£120,304,471	-£96,647,517	-£54,615,856	-£28,662,064	-£2,792,007
45%	-£8,280,000	-£13,440,000	-£16,560,000	-£17,160,000	-£19,920,000	-£8,280,000	-£24,584,730
50%	-£8,280,000	-£13,440,000	-£16,560,000	-£17,160,000	-£19,920,000	-£8,280,000	-£25,961,650

Benchmark Land Value 4 (Secondary office and industrial (medium))

% of Affordable Employment floorspace	£22.50 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£100,814,472	-£77,157,517	-£29,843,608	£17,032,806	£99,832,746	£150,960,218	£202,087,690
5%	-£106,648,015	-£84,173,907	-£39,225,694	£5,461,580	£84,121,524	£132,692,622	£181,263,720
10%	-£112,481,557	-£91,190,299	-£48,607,780	-£6,109,645	£68,410,301	£114,425,026	£160,439,750
15%	-£118,539,928	-£98,431,517	-£58,214,694	-£17,997,872	£52,477,631	£95,935,981	£139,394,332
20%	-£124,148,644	-£105,223,081	-£67,371,953	-£29,520,825	£36,987,856	£77,889,833	£118,791,811
25%	-£129,982,187	-£112,239,471	-£76,754,039	-£41,268,607	£21,276,634	£59,622,237	£97,967,841
30%	-£135,815,730	-£119,255,862	-£86,136,125	-£53,016,389	£5,565,412	£41,354,641	£77,143,872
35%	-£141,649,274	-£126,272,253	-£95,518,212	-£64,764,172	-£10,145,811	£23,087,045	£56,319,901
50%	-£159,149,903	-£147,321,426	-£123,664,471	-£100,007,517	-£57,975,856	-£32,022,064	-£6,152,007
45%	-£11,640,000	-£16,800,000	-£19,920,000	-£20,520,000	-£23,280,000	-£11,640,000	-£27,944,730
50%	-£11,640,000	-£16,800,000	-£19,920,000	-£20,520,000	-£23,280,000	-£11,640,000	-£29,321,650

- 6.25 The results of our testing demonstrate that office development will be deliverable where rents of £35 per square metre and higher are achievable, along with varying quantum of affordable commercial floorspace. We are aware that rents in excess of £50 per square foot on office floorspace is currently achievable in Chiswick Park, which is close to the OPDC area. Further, we are aware that regeneration areas where excellent transport connections have been provided have shown significant success in London. For example offices in Stratford are successfully competing with established commercial centres, such as Canary Wharf, for tenants. The office floorspace in Stratford is now achieving rents significantly in excess of the tone of office space prior to the regeneration (currently circa £40 per square foot as compared to £25 - £30 per square foot in Q4 2013).

7 Conclusion and recommendations

- 7.1 The NPPF states that the cumulative impact of emerging local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This report and its supporting appendices tests this proposition within the Old Oak and Park Royal Development Corporation.
- 7.2 Development value is finite and in the OPDC’s area, where development is primarily sourced from previously developed sites, it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting and assessing its policy requirements when determining planning applications, the OPDC has to prioritise its requirements due to finite development value.
- 7.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the OPDC’s requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the OPDC’s policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation following changes in market conditions i.e. an improvement in sales values by comparison to build costs and the development value versus the existing use and competing uses for the site.
- 7.4 We have tested the impact of the OPDC’s overarching strategic affordable housing policy target (50%) as well as a range of affordable housing levels between the target and 0% and other requirements (including planning contributions, wheelchair accessibility, SUDS and attenuation and Carbon Emissions). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the OPDC’s area, particularly where lower sales values might be achieved or on sites with higher existing use values, the OPDC will need to apply its policies flexibly. In this regard we consider the OPDC’s proposed flexible approach to their policies identified as having cost implications will assist in the delivery of the identified growth in the emerging local plan.
- 7.5 As expected, the results of our testing identifies that as the affordable housing percentage is progressively reduced from 50%, the number of viable scenarios increases and residual land values increase across all scenarios. This does not imply that the target should be reduced, as the schemes that could otherwise have accommodated a higher proportion of affordable housing would no longer be required to do so. Providing the target is applied flexibly, the schemes on the margins of viability would still be able to come forward, but at levels of affordable housing below the 50% strategic target. This approach would maximise the overall quantum of affordable housing, even if the actual 50% strategic target is achieved in a small number of live cases.
- 7.6 The results of our appraisals therefore support the OPDC’s proposed Policies SP4 ‘Thriving Communities’ and H2 ‘Affordable Housing’ target seeking 50% affordable housing in developments across the OPDC area, and demonstrate that maintaining this strategic target from the existing London boroughs, from which the OPDC area is formed, remains a reasonable approach. We consider that the OPDC could stand to lose affordable housing from schemes were they to reduce its existing and proposed affordable housing target from 50%, as developers of schemes which could deliver higher levels of affordable housing would simply submit schemes offering levels of affordable housing at the new reduced threshold.
- 7.7 The base position appraisals tested assume a 30% to 70% tenure split of social rent (at

London Affordable Rent levels) and intermediate units (tested as shared ownership) in line with Policy H2. We have also undertaken sensitivity testing of the intermediate affordable housing tenure at 50% Shared ownership and 50% London Living Rent. We consider that the flexibility in Policy H2 with respect to the mix of tenure will allow the OPDC to consider the delivery of sites on a case by case basis over the life of the plan so that they are best able to address the housing needs of their area.

- 7.8 Policy H3 'Housing Mix' identifies the accessibility requirements for new residential developments in line with Building regulation M4(2) 'accessible and adaptable dwellings' and 10% as Building regulation M4(3) being easily adaptable to 'wheelchair user dwellings'. Policy EU3 'Water' sets out that development is required to demonstrate how it manages and reduces the amount of water usage, run-off and discharge from the site, through the use of appropriate water reuse and SUD techniques. Policy EU9 'Minimising Carbon Emissions and Overheating' sets out the CO2 emission reduction standards that development will be required to meet. This ensures that following the revocation of the Code for Sustainable Homes, new development still contributes towards lowering energy use and carbon emissions in line with the requirements of the London Plan. Policy EU9 also provides support for non-residential development that achieves BREEAM Excellent rating. The results of our appraisals identify that the for planning contributions, accessible units, water and sustainability requirements will have an impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes' viable delivery along with affordable housing. Our appraisals identify that in some instances when these requirements are incorporated, the levels of affordable housing reduce by between 5% to 25% to accommodate them. In all cases the assumed planning contributions have the most significant impact. These contributions are based on the OPDC's proposed CIL PDCS, but are considered to be a reasonable assumption in terms of total planning contributions including potential CIL and residual S106 contributions.
- 7.9 We note that Policy EU8 'Sustainable materials' supports the use of sustainable materials and in particular that these are sourced from reused and recycled content. It also seeks a minimum of 20% of the total material value of new buildings, infrastructure and landscape works should derive from reused or recycled content. WTP have advised that depending on the form of construction used by the developer this could equate to circa 10-15% of the construction cost (based on materials being 50-70% of the cost x 20%). They have identified that a 2009 report produced by Sweetts indicated that 10% was achievable without any cost effect and probably by normal practices and 15% was achievable using best practice but with a cost effect. WTP are unaware of any recent studies providing updated information on this and highlight that it is extremely difficult to quantify the likely cost, if any, of a 20% requirement for materials to derive from reused or recycled content.
- 7.10 We would also highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce in the future as new technology and methods of attaining sustainable development are discovered.
- 7.11 We note that Policy H9 'Specialist Housing' sets out at part b that, development proposals providing 1,000 or more homes will be required to provide 10% of units as specialist care and supported needs housing for older people and/or vulnerable people. WTP have advised that as the intention of the policy is to integrate the elderly person / assisted living units within the proposed residential developments matching residential densities, they consider the costs would be very similar to the residential costs per square metre. This would however also require an additional allowance of circa £5,000 per unit for specialist alarms, wider doors, fit of community area and the like, which we note is in line with the costs associated with accessibility. We are aware that private homes of this nature are likely to achieve premium values by comparison to standard residential units, so could be more viable than standard housing, however, we are also aware that such uses have higher gross to net ratios given the requirement for communal facilities etc., which has an impact on viability. We note that the OPDC has identified that where such uses are to be sought and provided as affordable units this will not be over and above the affordable housing ask of

Policy H2 and will form a part of the 50% target sought. As identified above, Policy H2 is applied flexibly subject to viability, which will ensure that schemes are able to come forward over the life of the plan. Given the potential impact of the requirement for the inclusion of specialist housing we would however suggest that the OPDC considers including flexibility into the wording of Policy H9 b such that the provision of specialist housing in development is subject to feasibility and viability.

- 7.12 The results of our appraisals of mixed use schemes assessing the cumulative impact of both the aforementioned policies and the requirement for affordable workspace as required by policies SP5 'Economic resilience' and E2 'New employment floorspace' have identified that this requirement is deliverable in mixed use schemes however has varying degrees of impact on viability. Our appraisals have identified that where 10% of employment floorspace is provided as affordable workspace, the reduction in the quantum of viable affordable housing deliverable in a mixed use is between 0% to 20%, but on average is circa 5%. Notwithstanding this position, we note that the delivery of market level B1 floorspace at rents of less than £35 per square foot are identified as having challenging viability prior to the introduction of affordable workspace. Our appraisals in the study assume the cost of delivering all non-residential uses to a BREEAM Excellent standard.
- 7.13 We consider that the OPDC's flexible application of policy E2 i.e. subject to viability, will ensure the OPDC is able to consider the delivery of affordable workspace within schemes on a case by case basis as well as considering the holistic planning picture when determining mixed use schemes i.e. whether to prioritise affordable housing or affordable workspace.
- 7.14 Policy P5 'Old Park Royal' supports the intensification of the use of the sites to increase employment densities. The viability of mixed commercial (class B use) schemes were tested as part of Hawkins Brown and Cushman and Wakefield's Park Royal Intensification Study. The Intensification Study demonstrates that such mixed B Use schemes are viable and deliverable in a number of instances.
- 7.15 Policy P1 'Old Oak' seeks to establish a commercial hub around Old Oak Common Station and along Old Oak High Street through the delivery of a significant amount of B1 floorspace. We have undertaken appraisals of such commercial floorspace, which demonstrates that this will be deliverable where rents of £35 per square metre and higher are achievable, along with varying quantum of affordable commercial floorspace. We are aware that rents in excess of £50 per square foot on office floorspace is achievable close to the OPDC area in Chiswick Park. Further we are aware that regeneration areas where good transport connections are provided have shown success in London. For example we are aware that offices in Stratford are now successfully competing with Canary Wharf for Tenants achieving rents significantly in excess of the tone of office space prior to the regeneration.
- 7.16 The NPPF identifies at Para 173 that, "*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.*" On the basis of the results of this study, BNP Paribas Real Estate considers that the OPDC's policies build in an appropriate level of flexibility where policies are identified as having cost implications. BNP Paribas Real Estate supports the OPDC's flexible approach to the implementation of its policies which allows the OPDC to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. We consider that this approach will assist the OPDC, as and where appropriate, in lightening the "*scale of obligations and policy burdens*" (Para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably.
- 7.17 This study demonstrates that the OPDC's existing flexible approach to applying the affordable housing and sustainability policy requirements ensures that these objectives are balanced appropriately to facilitate the growth envisaged by the OPDC's plans throughout the economic cycle.

Appendix 1 - Policy sift of OPDC Draft Local Plan (May 2017)

Policy Ref	Policy Name	Comments and analysis of policy costs
SP1	Catalyst for Growth	No additional cost implications.
SP2	Excellence and Innovation	The cost associated with sustainable development is considered to predominantly be related to good design of schemes, as has always been required. WTP has advised on allowances for: lifetime neighbourhoods and low carbon.
SP3	Improving health and reducing health inequalities	Cost considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. We have allowed for appropriate financial contributions towards the delivery of necessary infrastructure to support development.
SP4	Thriving communities	Typologies test tenure split and appropriate housing sizes and mix. Viability testing looks at viability of schemes with 50% - 0% AH – NB scheme will test % of AH based on floorspace.
SP5	Economic Resilience	Affordable workspace tested as part of study. Delivery of commercial floorspace around Old Oak Common tested as part of study. The viability of mixed commercial (class B use) schemes already tested in Hawkins Brown and Cushman and Wakefield's Park Royal Intensification Study.
SP6	Places and Destinations	No additional cost implications.
SP7	Connecting People and Places	Cost considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. We have allowed for appropriate financial contributions towards the delivery of necessary infrastructure to support development.
SP8	Green Infrastructure and Open Space	Considered to relate predominantly to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. Notwithstanding this, the Typologies allow for requirements and external costs allow for landscaping etc. Professional fees allowed for at an appropriate level.
SP9	Built Environment	The viability testing reflects the range of developments likely to come forward in the OPDC's area over the life of the plan. Much of the policy requirements are considered to relate predominantly to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. WTP have

Policy Ref	Policy Name	Comments and analysis of policy costs
		advised on appropriate build costs and external allowances
SP10	Integrated Delivery	<p>The policy requirements are considered to relate predominantly to good design and planning of schemes.</p> <p>We have allowed for appropriate financial contributions towards the delivery of necessary infrastructure to support development.</p>
P1	Old Oak South	<p>The policy requirements are predominantly considered to relate predominantly to good design and planning of schemes.</p> <p>We have tested the delivery of B1 floorspace as part of the study given the policy's requirement for the delivery of a significant amount of B1 floorspace.</p>
P1C1	Old Oak Common Station Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P2	Old Oak North	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P2C1	Grand Union Square Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P3	Grand Union Canal	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P4	Park Royal West	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P4C1	Brewery Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P5	Old Park Royal	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P6	Park Royal Centre	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.

Policy Ref	Policy Name	Comments and analysis of policy costs
P7	North Acton And Acton Wells	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P7C1	North Acton Town Centre Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P7C2	Old Oak Common Lane Station Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P8	Old Oak Lane & Old Oak Common Lane	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P9	Channel Gate	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P10	Scrubs Lane	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P10C1	Harrow Road Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P10C2	Laundry Lane Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P10C3	Hythe Road Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P10C4	Mitre Canal Side Cluster	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P11	Willesden Junction	The policy requirements are considered to relate predominantly to good design and planning of schemes and are also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
P12	Wormwood Scrubs	The policy requirements are considered to relate predominantly to good design and planning of schemes and are

Policy Ref	Policy Name	Comments and analysis of policy costs
		also the policy is site/area specific so is considered generally to be no more onerous than area wide policy requirements which are covered by the typology testing.
D1	Securing high quality design	No extra over costs considered to be part of base build costs which assume good design.
D2	Public Realm	No extra over costs, considered to be part of base build costs which assume good design and quality materials and allowance for external costs.
D3	Accessible and inclusive design	WTP advised on extra over costs associated with current accessibility requirements.
D4	Well-designed buildings	Predominantly no extra over costs, considered to be part of base build costs which assume good design and quality materials and allowance for external costs. However WTP advised on base commercial build costs and on the allowance for BREEAM.
D5	Tall buildings	No extra over costs, considered to be part of base build costs which assume good design and quality materials for this type of development type and appropriate allowance for external costs and professional fees.
D6	Amenity	No extra over costs, considered to be allowed for in typologies tested through base build costs which assume good design and quality materials for this type of development type and appropriate allowance for external costs and professional fees.
D7	Key views	No extra over costs, considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard.
D8	Heritage	The cost associated with heritage assets is considered to be related to good design of schemes, as has always been required, for developments near such assets. In this regard such costs should be standard in these areas, therefore incorporated within base build costs, appropriate external works costs and professional fees. Notwithstanding this position it is appreciated that on some occasions higher costs may be incurred but this would be site/scheme specific and it is not possible to test this in an area wide study.
D9	Playspace	Considered to form part of good design, allowance for external works and financial contributions allowed for.
T1	Roads and streets	Considered to form part of good design, allowance for external works and financial contributions allowed for.
T2	Walking	Considered to form part of good design, allowance for external works and financial contributions allowed for.
T3	Cycling	Considered to form part of good design, allowance for external works and financial contributions allowed for.
T4	Parking	Considered to form part of design of schemes tested and included within build cost, external cost and sustainability allowances.
T5	Rail	Cost considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. We have allowed for appropriate financial contributions towards the delivery of necessary infrastructure to support

Policy Ref	Policy Name	Comments and analysis of policy costs
		development.
T6	Buses	Cost considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. We have allowed for appropriate financial contributions towards the delivery of necessary infrastructure to support development.
T7	Freight, servicing and deliveries	Costs considered to be incorporates within professional fees as well as related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard.
T8	Construction	Considered to form part of standard good practice for the strategy for delivering development and is included within pricing for the construction of developments i.e. included within build cost and professional fee allowances.
T9	Transport Assessments and Travel Plans	Professional fees allowed for at an appropriate level.
H1	Housing Supply	No additional cost implications.
H2	Affordable Housing	AH tested in study between 50% and 0%. Tenure split tested as required.
H3	Housing Mix	Typologies allow for suitable mix reflecting policy requirement. WTP advised on extra over costs to be allowed for accessibility requirements.
H4	Family Housing	Cost considered to be related to design of schemes and therefore incorporated within base build costs.
H5	Existing housing	No additional cost implications.
H6	Build to Rent	Reasonable requirement for the provision of affordable housing in line with government requirements of tenures and based on Policy H2 which is subject to viability testing.
H7	Purpose-built Co-Living and existing HMOs	No additional cost implications.
H8	Gypsy and Traveller Accommodation	No additional cost implications.
H9	Specialist housing	Delivery of specialist care and supported needs housing for older people and or vulnerable people recognised as having the potential for less revenue recovered given the increased gross to net floorspace due to the provision of communal facilities etc. However the build costs of the delivery of such uses are similar to standard housing as part of larger schemes identified in this policy with an additional allowance of a similar order to that for accessible units.
H10	Student Accommodation	No additional cost implications with the exception of affordable student accommodation not linked to a university, which we consider allows for suitable flexibility due to the policy being subject to viability.

Policy Ref	Policy Name	Comments and analysis of policy costs
E1	Protecting existing economic and employment functions	No additional cost implications.
E2	New employment floorspace	Provision of affordable workspace tested in study.
E3	Supporting small businesses	Provision of affordable workspace tested in study.
E4	Work-live units	No additional cost implications.
E5	Local access to training, employment and economic opportunities	No additional cost implications. Professional fees allowed for at an appropriate level.
TCC1	Locations for Town Centre Uses	No additional cost implications.
TCC2	Vibrancy	No additional cost implications.
TCC3	A-Class Uses	No additional cost implications.
TCC4	Social Infrastructure	Financial contributions sought from schemes will assist in meeting the requirements of this policy.
TCC5	Culture and Art	Considered to form part of professional fees. We have also allowed for appropriate financial contributions.
TCC6	Sports and Leisure	No additional cost implications.
TCC7	Public Houses	No additional cost implications.
TCC8	Catalyst Uses	Professional fees allowed for at an appropriate level.
TCC9	Meanwhile Uses	No additional cost implications.
TCC10	Visitor Accommodation	No additional cost implications.
TCC11	Night Time Economy	No additional cost implications.
DI1	Balancing Priorities and Securing Infrastructure Delivery	Appropriate financial contributions towards infrastructure have been included in the testing. Otherwise no additional costs to those set out in the other policies in the Local Plan. This policy clearly sets out the OPDC's approach to determining development in its area by taking a balanced and holistic approach to considering all elements, thereby ensuring the delivery of successful regeneration of the area.
DI2	Timely delivery and Optimised Phasing	No additional cost implications.
D13	Stakeholder Engagement and being a Proactive Planning Authority	No additional cost implications.
DI4	Planning powers and monitoring	Predominantly no additional cost implications. Professional fees allowed for at an appropriate level
EU1	Open Space	WTP advised on costs associated with delivering SuDs.

Policy Ref	Policy Name	Comments and analysis of policy costs
		<p>Appropriate financial contributions towards infrastructure included in testing.</p> <p>Much considered to form part of good design and allowed for in typologies tested.</p>
EU2	Urban Greening and Biodiversity	Cost considered to be related to design of schemes and therefore incorporated within base build costs and appropriate allowances for external costs.
EU3	Water	WTP advised as to costs associated with this policy.
EU4	Air	No additional cost implications
EU5	Noise and vibration	<p>Cost considered to be related to design of schemes and therefore incorporated within base build costs and appropriate allowances for external costs.</p> <p>Professional fees allowed for at an appropriate level.</p>
EU6	Waste	No additional cost implications.
EU7	Circular and Sharing economy	No additional cost implications
EU8	Sustainable materials	WTP advised as to potential cost implications of this policy with respect to the suggested minimum that 20% of the total material value of new buildings, infrastructure and landscape works should derive from reused or recycled content.
EU9	Minimising Carbon Emissions and Overheating	WTP advised on extra over costs associated with the requirements of this policy.
EU10	Energy Systems	Costs allowed for in consideration of achieving Policy EU9.
EU11	Smart Technology	No additional cost implications
EU12	Extraction of minerals	No additional cost implications
EU13	Land contamination	Abnormal costs such as contamination are site/scheme specific and it is not possible to test this in an area wide study.

Appendix 2 - WT Partnership advice on build and policy costs

**Old Oak and Park Royal
Regeneration Masterplan**

**Cost Report for Whole
Plan Viability**

Draft Rev 5

June 2017

www.wtpartnership.com

INTRODUCTION, METHODOLOGY AND ASSESSMENTS

We have been requested by BNP Paribas to provide some high level cost assessments to support their viability assessment in relation to the Old Oak and Park Royal Masterplan.

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

We have been asked to look at three densities of development 300 d/ha, 405 d/ha and 600d/ha and whether private or affordable based on a 1 hectare site. This will give approximately buildings between 6-28 floors in height

The costs are to be provided on a cost per ft² and m² of gross internal floor area (GIA). GIA being measured in accordance with RICS codes of practice

BCIS gives an indication of £2042/m² or £190/ft² however in our opinion BCIS is not an appropriate basis for assessment due to the limited samples for buildings of this type, the general UK basis of the data rather than London and the historical basis of the data.

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

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

The costs are based on simple site shapes and economic building form and heights

The costs are based on present day out-tum costs as at 1st Quarter 2017 and exclude inflation up to start on site. It should be understood the present market is quite volatile and inflation forecasts are regularly being amended by those who publish inflation data.

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

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

The costs exclude off site highways or infrastructure work, off site open spaces or the like

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

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

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

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

We have benchmarked against two projects in the area (one in LB Brent and the other LB Ealing) which have a densities of 523 d/ha and 508 d/ha respectively, two projects where data has been provided by OPDC with densities of 480 and 485 d/ha and 14 other projects in London with varying densities with the overall average of 500 d/ha

The average cost of the base building cost were £258 /ft2 and the average additional allowance to add to the base costs for external works was 6%, the highest being circa 12% and the lowest being circa 2%. The majority falling in between 4-7% with low density schemes tending to be higher but with one higher density scheme having a high percentage of external works costs

Of the eighteen projects reviewed one was traditional internal developer cost, one was construction management, four were two stage design and build and 12 were design and build. Of these nine were actual/ tendered costs and nine were Quantity Surveyor / Developer Estimates

The occupier/ tenant mixes varied from 100% private through to 100% affordable

Based on the data we would recommend the following be used in the viability assessments

Private	Base construction cost per ft2	Affordable	Base construction cost per ft2	Average £/ft2
Density d/ha		Density d/ha		
300	£250	300	£230	£240
405	£280	405	£260	£270
600	£300	600	£280	£290

In regard to the external works we would recommend the use of 7.5% on 300d/ha schemes and 6% on 405 d/ha schemes and 5% on 600 d/ha schemes based on the benchmarks used.

Demolitions- Based on the demolition benchmarks we would expect to see a cost of circa £120/m2 of existing GIA

Other uses

Elderly Person's / Assisted Living Units- These are normally low rise, low density; BCIS gives an indication of an average £1660/m2, however from our benchmarks we would expect a base cost of £2150 /m2 or £200/ft2 for a medium standard quality facility in this location . In regard to external works we would recommend an allowance of circa 10%.We understand that it is the intention to integrate the Elderly Person / Assisted Living Units within the proposed residential developments matching residential densities and in this case the costs would be very similar to the residential costs per m2 with an additional allowance of circa £5,000 per unit for specialist alarms, wider doors, fit of community area and the like. .We would not expect to see any appreciable difference in cost between private assisted living and affordable home assisted living

Commercial offices- BCIS gives an indication of an average rate of £1,817/ m2 excluding air conditioning From our benchmarks we would expect a new build office based on Croydon,

Ealing and East London to be circa £2200/m². We understand the standard will be dictated by the local rental market so in our opinion the appropriate rate would be £1900/m² for CAT A fitted out office. Based on this rate we would recommend 10% for the external works

Retail- BCIS gives an indication of £1,349/m². WT Partnership benchmarks are circa £1400/m² based on shell and core. Based on this rate we would recommend 10% for the external works

B2- General Industrial- BCIS gives a rate of £726/m². WT Partnership's assessment is £700/m². Based on this rate we would recommend 10% for the external works

Policy and other related costs

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

Wheelchair accessible homes will incur an additional cost and from our benchmarks this equates to an **additional circa £5,000 per unit**

Policy EU3 -SUDs and attenuation- the costs of Suds and attenuation are very much dictated by the size of the site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc.

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

We have benchmarked against several projects and cannot give details of the projects as the information is confidential. We can however give post code and size of project- Large - E16- value £300M- 0.34%, Nine Elms-£149M - 0.32%, Nine Elms -£125M- 0.28%, Harrow £70M- 0.32%, E5- £11M- 0.44%, SW18 -£25M -0.58%, N17 £150M – 0.20%. This gives an average of circa 0.36%

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

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

C02 requirements Policy EU9. As this is a new requirement there is no historic information available to assess the cost impact. We arrived at our assessment based on a review of several publications- Zero Carbon Hub in partnership with Sweett- "Cost analysis of Achieving Zero Carbon Standard" published February 2014 and also published in Building Magazine dated 7th February 2014 and "Greater London Housing Standards Review Viability Assessment " by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015

From Sweett's paper the average UK cost to achieve zero carbon is circa £3100 per unit (based on an average of houses and apartments at 2016 price levels) and when you add a London regional weighting this is circa £3900 per unit for London which equates to circa 2%

mark up on the average rates. When you consider the development corporation is within Greater London in our opinion a mark -up of 2.5% would appear appropriate to achieve the required CO2 reduction

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

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

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

Sustainable materials- policy EU8- – We would draw attention to one item “suggest that a minimum of 20% of the total material value of new buildings, infrastructure and landscape works should derive from reused or recycled content”. Depending on the form of construction used by the Developer this could equate to an effect on circa 10-15% of the construction cost (based on materials being 50-70% of the cost x 20%). There is obviously an opportunity to ensure materials derive from reused or recycled content which is already occurring on a number of products, however there is also the current trend to reduce on site labour, source more globally from cheaper regions and to use more smart advanced materials which will also affect the policy. In our opinion there is potential for this this policy to have a cost effect .Sweetts in a report in 2009 indicated 10% was achievable without any cost effect and probably by normal practices and 15% was achievable using best practice but with a cost effect. WT Partnership do not have access to any recent studies or any recent data on the cost effect of such a policy and therefore are not in a position at this time to assess the cost effect if any.

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

WT Partnership
8th June 2017

Appendix 3 - Appraisal results with Social Rent (at London Affordable Rent) and Shared Ownership (at current costs and values)

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£675 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,196,530	£7,723,478	£7,575,847	£7,308,349	£5,636,482
30% SR @LAR : 70% SO	5%	£11,878,885	£6,679,487	£6,532,113	£6,265,605	£4,599,926
30% SR @LAR : 70% SO	10%	£10,548,980	£5,623,233	£5,476,090	£5,210,523	£3,550,731
30% SR @LAR : 70% SO	15%	£9,206,973	£4,554,879	£4,407,937	£4,143,265	£2,489,060
30% SR @LAR : 70% SO	20%	£7,853,023	£3,474,581	£3,327,813	£3,063,988	£1,415,078
30% SR @LAR : 70% SO	25%	£6,487,289	£2,382,500	£2,235,878	£1,972,853	£328,947
30% SR @LAR : 70% SO	30%	£5,109,930	£1,278,793	£1,132,291	£870,020	-£780,906
30% SR @LAR : 70% SO	35%	£3,721,104	£163,620	£17,209	-£248,080	-£1,907,780
30% SR @LAR : 70% SO	40%	£2,320,972	-£977,551	-£1,126,130	-£1,391,007	-£3,046,489
30% SR @LAR : 70% SO	45%	£909,692	-£2,132,536	-£2,281,078	-£2,545,325	-£4,196,870
30% SR @LAR : 70% SO	50%	-£520,399	-£3,298,680	-£3,447,210	-£3,710,871	-£5,358,754

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,036,530	£2,563,478	£2,415,847	£2,148,349	£476,482
30% SR @LAR : 70% SO	5%	£6,718,885	£1,519,487	£1,372,113	£1,105,605	-£560,074
30% SR @LAR : 70% SO	10%	£5,388,980	£463,233	£316,090	£50,523	-£1,609,269
30% SR @LAR : 70% SO	15%	£4,046,973	-£65,121	-£152,063	-£1,016,735	-£2,670,940
30% SR @LAR : 70% SO	20%	£2,693,023	-£1,685,419	-£1,832,187	-£2,096,012	-£3,744,922
30% SR @LAR : 70% SO	25%	£1,327,289	-£2,777,500	-£2,924,122	-£3,187,147	-£4,831,053
30% SR @LAR : 70% SO	30%	-£50,070	-£3,881,207	-£4,027,709	-£4,289,980	-£5,940,906
30% SR @LAR : 70% SO	35%	-£1,438,896	-£4,996,390	-£5,142,791	-£5,408,080	-£7,067,780
30% SR @LAR : 70% SO	40%	-£2,839,028	-£6,137,551	-£6,286,130	-£6,551,007	-£8,206,489
30% SR @LAR : 70% SO	45%	-£4,250,308	-£7,292,536	-£7,441,078	-£7,705,325	-£9,356,870
30% SR @LAR : 70% SO	50%	-£5,680,399	-£8,458,680	-£8,607,210	-£8,870,871	-£10,518,754

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,916,530	-£556,522	-£704,153	-£971,651	-£2,643,518
30% SR @LAR : 70% SO	5%	£3,598,885	-£1,600,513	-£1,747,887	-£2,014,395	-£3,680,074
30% SR @LAR : 70% SO	10%	£2,268,980	-£2,656,767	-£2,803,910	-£3,069,477	-£4,729,269
30% SR @LAR : 70% SO	15%	£926,973	-£3,725,121	-£3,872,063	-£4,136,735	-£5,790,940
30% SR @LAR : 70% SO	20%	-£426,977	-£4,805,419	-£4,952,187	-£5,216,012	-£6,864,922
30% SR @LAR : 70% SO	25%	-£1,792,711	-£5,897,500	-£6,044,122	-£6,307,147	-£7,951,053
30% SR @LAR : 70% SO	30%	-£3,170,070	-£7,001,207	-£7,147,709	-£7,409,980	-£9,060,906
30% SR @LAR : 70% SO	35%	-£4,558,896	-£8,116,390	-£8,262,791	-£8,528,080	-£10,187,780
30% SR @LAR : 70% SO	40%	-£5,959,028	-£9,257,551	-£9,406,130	-£9,671,007	-£11,326,489
30% SR @LAR : 70% SO	45%	-£7,370,308	-£10,412,536	-£10,561,078	-£10,825,325	-£12,476,870
30% SR @LAR : 70% SO	50%	-£8,800,399	-£11,578,680	-£11,727,210	-£11,990,871	-£13,638,754

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,316,530	-£1,156,522	-£1,304,153	-£1,571,651	-£3,243,518
30% SR @LAR : 70% SO	5%	£2,998,885	-£2,200,513	-£2,347,887	-£2,614,395	-£4,280,074
30% SR @LAR : 70% SO	10%	£1,668,980	-£3,256,767	-£3,403,910	-£3,669,477	-£5,329,269
30% SR @LAR : 70% SO	15%	£326,973	-£4,325,121	-£4,472,063	-£4,736,735	-£6,390,940
30% SR @LAR : 70% SO	20%	-£1,026,977	-£5,405,419	-£5,552,187	-£5,816,012	-£7,464,922
30% SR @LAR : 70% SO	25%	-£2,392,711	-£6,497,500	-£6,644,122	-£6,907,147	-£8,551,053
30% SR @LAR : 70% SO	30%	-£3,770,070	-£7,601,207	-£7,747,709	-£8,009,980	-£9,660,906
30% SR @LAR : 70% SO	35%	-£5,158,896	-£8,716,390	-£8,862,791	-£9,128,080	-£10,787,780
30% SR @LAR : 70% SO	40%	-£6,559,028	-£9,857,551	-£10,006,130	-£10,271,007	-£11,926,489
30% SR @LAR : 70% SO	45%	-£7,970,308	-£11,012,536	-£11,161,078	-£11,425,325	-£13,076,870
30% SR @LAR : 70% SO	50%	-£9,400,399	-£12,178,680	-£12,327,210	-£12,590,871	-£14,238,754

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,556,530	-£3,916,522	-£4,064,153	-£4,331,651	-£6,003,518
30% SR @LAR : 70% SO	5%	£238,885	-£4,960,513	-£5,107,887	-£5,374,395	-£7,040,074
30% SR @LAR : 70% SO	10%	-£1,081,020	-£6,016,767	-£6,163,910	-£6,429,477	-£8,089,269
30% SR @LAR : 70% SO	15%	-£2,433,027	-£7,085,121	-£7,232,063	-£7,496,735	-£9,150,940
30% SR @LAR : 70% SO	20%	-£3,786,977	-£8,165,419	-£8,312,187	-£8,576,012	-£10,224,922
30% SR @LAR : 70% SO	25%	-£5,152,711	-£9,257,500	-£9,404,122	-£9,667,147	-£11,311,053
30% SR @LAR : 70% SO	30%	-£6,530,070	-£10,361,207	-£10,507,709	-£10,769,980	-£12,420,906
30% SR @LAR : 70% SO	35%	-£7,918,896	-£11,476,390	-£11,622,791	-£11,888,080	-£13,547,780
30% SR @LAR : 70% SO	40%	-£9,319,028	-£12,617,551	-£12,766,130	-£13,031,007	-£14,686,489
30% SR @LAR : 70% SO	45%	-£10,730,308	-£13,772,536	-£13,921,078	-£14,185,325	-£15,836,870
30% SR @LAR : 70% SO	50%	-£12,160,399	-£14,938,680	-£15,087,210	-£15,350,871	-£16,998,754

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £700 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,362,761	£10,889,709	£10,742,077	£10,474,579	£8,802,712
30% SR @LAR : 70% SO	5%	£14,924,678	£9,725,278	£9,577,906	£9,311,397	£7,645,718
30% SR @LAR : 70% SO	10%	£13,474,335	£8,548,588	£8,401,445	£8,135,878	£6,476,085
30% SR @LAR : 70% SO	15%	£12,011,889	£7,359,795	£7,212,853	£6,948,181	£5,293,977
30% SR @LAR : 70% SO	20%	£10,537,501	£6,159,060	£6,012,292	£5,748,467	£4,099,557
30% SR @LAR : 70% SO	25%	£9,051,330	£4,946,541	£4,799,919	£4,536,894	£2,892,988
30% SR @LAR : 70% SO	30%	£7,553,532	£3,722,396	£3,575,894	£3,313,624	£1,674,433
30% SR @LAR : 70% SO	35%	£6,044,269	£2,486,786	£2,340,374	£2,078,814	£444,058
30% SR @LAR : 70% SO	40%	£4,523,699	£1,239,868	£1,093,521	£832,626	£-810,152
30% SR @LAR : 70% SO	45%	£2,991,981	£-18,475	£-167,017	£-431,263	£-2,082,807
30% SR @LAR : 70% SO	50%	£1,449,273	£-1,306,893	£-1,455,424	£-1,719,085	£-3,366,968

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,202,761	£5,729,709	£5,582,077	£5,314,579	£3,642,712
30% SR @LAR : 70% SO	5%	£9,764,678	£4,565,278	£4,417,906	£4,151,397	£2,485,718
30% SR @LAR : 70% SO	10%	£8,314,335	£3,388,588	£3,241,445	£2,975,878	£1,316,085
30% SR @LAR : 70% SO	15%	£6,851,889	£2,199,795	£2,052,853	£1,788,181	£133,977
30% SR @LAR : 70% SO	20%	£5,377,501	£999,060	£852,292	£589,467	£-1,060,443
30% SR @LAR : 70% SO	25%	£3,891,330	£-213,459	£-360,081	£-623,106	£-2,267,012
30% SR @LAR : 70% SO	30%	£2,393,532	£-1,437,604	£-1,584,106	£-1,846,376	£-3,485,567
30% SR @LAR : 70% SO	35%	£884,269	£-2,673,214	£-2,819,626	£-3,081,186	£-4,715,942
30% SR @LAR : 70% SO	40%	£-636,301	£-3,920,132	£-4,066,479	£-4,327,374	£-5,570,152
30% SR @LAR : 70% SO	45%	£-2,168,019	£-5,178,475	£-5,327,017	£-5,591,263	£-7,242,807
30% SR @LAR : 70% SO	50%	£-3,710,727	£-6,466,893	£-6,615,424	£-6,879,085	£-8,526,968

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,082,761	£2,609,709	£2,462,077	£2,194,579	£522,712
30% SR @LAR : 70% SO	5%	£6,644,678	£1,445,278	£1,297,906	£1,031,397	£-634,282
30% SR @LAR : 70% SO	10%	£5,194,335	£268,588	£121,445	£-144,122	£-1,803,915
30% SR @LAR : 70% SO	15%	£3,731,889	£-920,205	£-1,067,147	£-1,331,819	£-2,986,023
30% SR @LAR : 70% SO	20%	£2,257,501	£-2,120,940	£-2,267,708	£-2,531,633	£-4,180,443
30% SR @LAR : 70% SO	25%	£771,330	£-3,333,459	£-3,480,081	£-3,743,106	£-5,387,012
30% SR @LAR : 70% SO	30%	£-176,468	£-4,557,604	£-4,704,106	£-4,966,376	£-6,605,567
30% SR @LAR : 70% SO	35%	£-2,235,731	£-5,793,214	£-5,939,626	£-6,201,186	£-7,835,942
30% SR @LAR : 70% SO	40%	£-3,756,301	£-7,040,132	£-7,186,479	£-7,447,374	£-9,090,152
30% SR @LAR : 70% SO	45%	£-5,288,019	£-8,288,475	£-8,447,017	£-8,711,263	£-10,362,807
30% SR @LAR : 70% SO	50%	£-6,830,727	£-9,586,893	£-9,735,424	£-9,999,085	£-11,646,968

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,482,761	£2,009,709	£1,862,077	£1,594,579	£-77,288
30% SR @LAR : 70% SO	5%	£6,044,678	£845,278	£697,906	£431,397	£-1,234,282
30% SR @LAR : 70% SO	10%	£4,594,335	£-331,412	£-479,556	£-744,122	£-2,403,915
30% SR @LAR : 70% SO	15%	£3,131,889	£-1,520,205	£-1,667,147	£-1,931,819	£-3,586,023
30% SR @LAR : 70% SO	20%	£1,657,501	£-2,720,940	£-2,867,708	£-3,131,633	£-4,780,443
30% SR @LAR : 70% SO	25%	£171,330	£-3,933,459	£-4,080,081	£-4,343,106	£-5,987,012
30% SR @LAR : 70% SO	30%	£-1,326,468	£-5,157,604	£-5,304,106	£-5,566,376	£-7,205,567
30% SR @LAR : 70% SO	35%	£-2,835,731	£-6,393,214	£-6,539,626	£-6,801,186	£-8,435,942
30% SR @LAR : 70% SO	40%	£-4,356,301	£-7,640,132	£-7,786,479	£-8,047,374	£-9,690,152
30% SR @LAR : 70% SO	45%	£-5,888,019	£-8,888,475	£-9,047,017	£-9,311,263	£-10,962,807
30% SR @LAR : 70% SO	50%	£-7,430,727	£-10,186,893	£-10,335,424	£-10,599,085	£-12,246,968

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,722,761	£-790,291	£-697,923	£-1,165,421	£-2,837,288
30% SR @LAR : 70% SO	5%	£3,284,678	£-1,914,722	£-2,062,094	£-2,328,603	£-3,994,282
30% SR @LAR : 70% SO	10%	£1,834,335	£-3,091,412	£-3,238,555	£-3,504,122	£-5,163,915
30% SR @LAR : 70% SO	15%	£371,889	£-4,280,205	£-4,427,147	£-4,691,819	£-6,346,023
30% SR @LAR : 70% SO	20%	£-1,102,499	£-5,480,940	£-5,627,708	£-5,891,633	£-7,540,443
30% SR @LAR : 70% SO	25%	£-2,588,670	£-6,693,459	£-6,840,081	£-7,103,106	£-8,747,012
30% SR @LAR : 70% SO	30%	£-4,086,468	£-7,917,604	£-8,064,106	£-8,326,376	£-9,955,567
30% SR @LAR : 70% SO	35%	£-5,595,731	£-9,153,214	£-9,299,626	£-9,561,186	£-11,195,942
30% SR @LAR : 70% SO	40%	£-7,116,301	£-10,400,132	£-10,546,479	£-10,807,374	£-12,450,152
30% SR @LAR : 70% SO	45%	£-8,648,019	£-11,658,475	£-11,807,017	£-12,071,263	£-13,722,807
30% SR @LAR : 70% SO	50%	£-10,190,727	£-12,946,893	£-13,095,424	£-13,359,085	£-15,006,968

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £725 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,505,177	£14,055,939	£13,908,308	£13,640,809	£11,968,943
30% SR @LAR : 70% SO	5%	£17,956,613	£12,771,071	£12,623,698	£12,357,189	£10,691,511
30% SR @LAR : 70% SO	10%	£16,395,976	£11,473,942	£11,326,799	£11,061,232	£9,401,440
30% SR @LAR : 70% SO	15%	£14,816,806	£10,164,712	£10,017,771	£9,753,098	£8,098,894
30% SR @LAR : 70% SO	20%	£13,221,980	£8,843,538	£8,696,771	£8,432,946	£6,784,035
30% SR @LAR : 70% SO	25%	£11,615,370	£7,510,582	£7,363,960	£7,100,935	£5,457,029
30% SR @LAR : 70% SO	30%	£9,997,135	£6,165,999	£6,019,496	£5,757,226	£4,118,036
30% SR @LAR : 70% SO	35%	£8,367,435	£4,809,950	£4,663,540	£4,401,979	£2,767,223
30% SR @LAR : 70% SO	40%	£6,726,426	£3,442,595	£3,296,248	£3,035,353	£1,404,750
30% SR @LAR : 70% SO	45%	£5,074,270	£2,064,091	£1,917,783	£1,657,507	£30,784
30% SR @LAR : 70% SO	50%	£3,411,125	£674,598	£528,300	£268,601	£-1,375,182

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,345,177	£8,895,939	£8,748,308	£8,480,809	£6,808,943
30% SR @LAR : 70% SO	5%	£12,796,613	£7,611,071	£7,463,698	£7,197,189	£5,531,511
30% SR @LAR : 70% SO	10%	£11,235,976	£6,313,942	£6,166,799	£5,901,232	£4,241,440
30% SR @LAR : 70% SO	15%	£9,656,806	£5,004,712	£4,857,771	£4,593,098	£2,938,894
30% SR @LAR : 70% SO	20%	£8,061,980	£3,693,538	£3,536,771	£3,272,946	£1,624,035
30% SR @LAR : 70% SO	25%	£6,455,370	£2,350,582	£2,203,960	£1,940,935	£297,029
30% SR @LAR : 70% SO	30%	£4,837,135	£1,005,999	£859,496	£597,226	£-1,041,964
30% SR @LAR : 70% SO	35%	£3,207,435	£-350,050	£-496,460	£-758,021	£-2,392,777
30% SR @LAR : 70% SO	40%	£1,566,426	£-1,717,405	£-1,863,752	£-2,124,647	£-3,755,250
30% SR @LAR : 70% SO	45%	£-85,730	£-3,095,909	£-3,242,217	£-3,502,493	£-5,129,216
30% SR @LAR : 70% SO	50%	£-1,748,875	£-4,485,402	£-4,631,700	£-4,891,399	£-6,535,182

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,225,177	£5,775,939	£5,628,308	£5,360,809	£3,688,943
30% SR @LAR : 70% SO	5%	£9,676,613	£4,491,071	£4,343,698	£4,077,189	£2,411,511
30% SR @LAR : 70% SO	10%	£8,115,976	£3,193,942	£3,046,799	£2,781,232	£1,121,440
30% SR @LAR : 70% SO	15%	£6,536,806	£1,884,712	£1,737,771	£1,473,098	£-181,106
30% SR @LAR : 70% SO	20%	£4,941,980	£563,538	£416,771	£152,946	£-1,495,965
30% SR @LAR : 70% SO	25%	£3,335,370	£-789,418	£-916,040	£-1,179,065	£-2,822,971
30% SR @LAR : 70% SO	30%	£1,717,135	£-2,114,001	£-2,260,504	£-2,522,774	£-4,161,964
30% SR @LAR : 70% SO	35%	£87,435	£-3,470,050	£-3,616,460	£-3,878,021	£-5,512,777
30% SR @LAR : 70% SO	40%	£-1,553,574	£-4,837,405	£-5,083,752	£-5,244,647	£-6,875,250
30% SR @LAR : 70% SO	45%	£-3,205,730	£-6,215,909	£-6,362,217	£-6,622,493	£-8,249,216
30% SR @LAR : 70% SO	50%	£-4,868,875	£-7,605,402	£-7,751,700	£-8,011,399	£-9,655,182

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,625,177	£5,175,939	£5,028,308	£4,760,809	£3,088,943
30% SR @LAR : 70% SO	5%	£9,076,613	£3,891,071	£3,743,698	£3,477,189	£1,811,511
30% SR @LAR : 70% SO	10%	£7,515,976	£2,593,942	£2,446,799	£2,181,232	£521,440
30% SR @LAR : 70% SO	15%	£5,936,806	£1,284,712	£1,137,771	£873,098	£-181,106
30% SR @LAR : 70% SO	20%	£4,341,980	£-66,462	£-183,222	£-447,054	£-2,095,965
30% SR @LAR : 70% SO	25%	£2,735,370	£-1,369,418	£-1,516,040	£-1,779,065	£-3,422,971
30% SR @LAR : 70% SO	30%	£1,117,135	£-2,714,001	£-2,860,504	£-3,122,774	£-4,761,964
30% SR @LAR : 70% SO	35%	£-512,565	£-4,070,050	£-4,216,460	£-4,478,021	£-6,112,777
30% SR @LAR : 70% SO	40%	£-2,153,574	£-5,437,405	£-5,583,752	£-5,844,647	£-7,475,250
30% SR @LAR : 70% SO	45%	£-3,805,730	£-6,815,909	£-6,962,217	£-7,222,493	£-8,849,216
30% SR @LAR : 70% SO	50%	£-5,468,875	£-8,205,402	£-8,351,700	£-8,611,399	£-10,255,182

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,865,177	£2,415,939	£2,268,308	£2,000,809	£328,943
30% SR @LAR : 70% SO	5%	£6,316,613	£1,131,071	£983,698	£717,189	£-948,489
30% SR @LAR : 70% SO	10%	£4,755,976	£-166,058	£-313,291	£-576,768	£-2,238,560
30% SR @LAR : 70% SO	15%	£3,176,806	£-1,475,288	£-1,622,229	£-1,886,902	£-3,541,106
30% SR @LAR : 70% SO	20%	£1,581,980	£-2,796,462	£-2,943,229	£-3,207,054	£-4,855,965
30% SR @LAR : 70% SO	25%	£-24,630	£-4,129,418	£-4,276,040	£-4,539,065	£-6,182,971
30% SR @LAR : 70% SO	30%	£-1,642,865	£-5,474,001	£-5,620,504	£-5,882,774	£-7,521,964
30% SR @LAR : 70% SO	35%	£-3,272,565	£-6,830,050	£-6,976,460	£-7,238,021	£-8,872,777
30% SR @LAR : 70% SO	40%	£-4,913,574	£-8,197,405	£-8,343,752	£-8,604,647	£-10,235,250
30% SR @LAR : 70% SO	45%	£-6,565,730	£-9,575,909	£-9,722,217	£-9,982,493	£-11,609,216
30% SR @LAR : 70% SO	50%	£-8,228,875	£-10,965,402	£-11,111,700	£-11,371,399	£-13,015,182

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £750 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,633,052	£17,222,169	£17,074,538	£16,807,039	£15,135,173
30% SR @LAR : 70% SO	5%	£20,965,187	£15,816,648	£15,669,274	£15,402,765	£13,737,086
30% SR @LAR : 70% SO	10%	£19,285,247	£14,398,864	£14,251,721	£13,986,154	£12,326,362
30% SR @LAR : 70% SO	15%	£17,593,389	£12,968,979	£12,822,038	£12,557,365	£10,903,160
30% SR @LAR : 70% SO	20%	£15,889,770	£11,527,151	£11,380,384	£11,116,559	£9,467,648
30% SR @LAR : 70% SO	25%	£14,174,545	£10,073,540	£9,926,918	£9,663,894	£8,019,987
30% SR @LAR : 70% SO	30%	£12,439,439	£8,608,303	£8,461,800	£8,199,530	£6,560,341
30% SR @LAR : 70% SO	35%	£10,689,084	£7,131,601	£6,985,190	£6,723,629	£5,088,873
30% SR @LAR : 70% SO	40%	£8,927,422	£5,643,591	£5,497,245	£5,236,348	£3,605,747
30% SR @LAR : 70% SO	45%	£7,154,612	£4,144,432	£3,998,124	£3,737,848	£2,111,125
30% SR @LAR : 70% SO	50%	£5,370,812	£2,634,286	£2,487,988	£2,228,289	£605,173

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,473,052	£12,062,169	£11,914,538	£11,647,039	£9,975,173
30% SR @LAR : 70% SO	5%	£16,805,187	£10,656,648	£10,509,274	£10,242,765	£8,577,086
30% SR @LAR : 70% SO	10%	£14,125,247	£9,238,864	£9,091,721	£8,826,154	£7,166,362
30% SR @LAR : 70% SO	15%	£12,433,389	£7,808,979	£7,662,038	£7,397,365	£5,743,160
30% SR @LAR : 70% SO	20%	£10,729,770	£6,367,151	£6,220,384	£5,956,559	£4,307,648
30% SR @LAR : 70% SO	25%	£9,014,545	£4,913,540	£4,766,918	£4,503,894	£2,859,987
30% SR @LAR : 70% SO	30%	£7,279,439	£3,448,303	£3,301,800	£3,039,530	£1,400,341
30% SR @LAR : 70% SO	35%	£5,529,084	£1,971,601	£1,825,190	£1,563,629	£-71,127
30% SR @LAR : 70% SO	40%	£3,767,422	£483,591	£337,245	£76,348	£-1,554,253
30% SR @LAR : 70% SO	45%	£1,994,612	£-1,015,588	£-1,161,876	£-1,422,152	£-3,048,875
30% SR @LAR : 70% SO	50%	£210,812	£-2,525,714	£-2,672,012	£-2,931,711	£-4,554,827

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,353,052	£8,942,169	£8,794,538	£8,527,039	£6,855,173
30% SR @LAR : 70% SO	5%	£12,685,187	£7,536,648	£7,389,274	£7,122,765	£5,457,086
30% SR @LAR : 70% SO	10%	£11,005,247	£6,118,864	£5,971,721	£5,706,154	£4,046,362
30% SR @LAR : 70% SO	15%	£9,313,389	£4,688,979	£4,542,038	£4,277,365	£2,623,160
30% SR @LAR : 70% SO	20%	£7,609,770	£3,247,151	£3,100,384	£2,836,559	£1,187,648
30% SR @LAR : 70% SO	25%	£5,894,545	£1,793,540	£1,646,918	£1,383,894	£-260,013
30% SR @LAR : 70% SO	30%	£4,159,439	£328,303	£181,800	£-80,470	£-1,719,659
30% SR @LAR : 70% SO	35%	£2,409,084	£-1,148,399	£-1,294,810	£-1,556,371	£-3,191,127
30% SR @LAR : 70% SO	40%	£647,422	£-2,636,409	£-2,782,755	£-3,043,652	£-4,674,253
30% SR @LAR : 70% SO	45%	£-1,125,388	£-4,135,588	£-4,281,876	£-4,542,152	£-6,168,875
30% SR @LAR : 70% SO	50%	£-2,909,188	£-5,645,714	£-5,792,012	£-6,051,711	£-7,674,827

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,753,052	£8,342,169	£8,194,538	£7,927,039	£6,255,173
30% SR @LAR : 70% SO	5%	£12,085,187	£6,936,648	£6,789,274	£6,522,765	£4,857,086
30% SR @LAR : 70% SO	10%	£10,405,247	£5,518,864	£5,371,721	£5,106,154	£3,446,362
30% SR @LAR : 70% SO	15%	£8,713,389	£4,088,979	£3,942,038	£3,677,365	£2,023,160
30% SR @LAR : 70% SO	20%	£7,009,770	£2,647,151	£2,500,384	£2,236,559	£587,648
30% SR @LAR : 70% SO	25%	£5,294,545	£1,193,540	£1,046,918	£783,894	£-360,013
30% SR @LAR : 70% SO	30%	£3,559,439	£-271,697	£-418,200	£-680,470	£-2,319,659
30% SR @LAR : 70% SO	35%	£1,809,084	£-1,748,399	£-1,894,810	£-2,156,371	£-3,791,127
30% SR @LAR : 70% SO	40%	£47,422	£-3,236,409	£-3,382,755	£-3,643,652	£-5,274,253
30% SR @LAR : 70% SO	45%	£-1,725,388	£-4,735,588	£-4,881,876	£-5,142,152	£-6,768,875
30% SR @LAR : 70% SO	50%	£-3,509,188	£-6,245,714	£-6,392,012	£-6,651,711	£-8,274,827

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,993,052	£5,582,169	£5,434,538	£5,167,039	£3,495,173
30% SR @LAR : 70% SO	5%	£9,325,187	£4,176,648	£4,029,274	£3,762,765	£2,097,086
30% SR @LAR : 70% SO	10%	£7,645,247	£2,758,864	£2,611,721	£2,346,154	£686,362
30% SR @LAR : 70% SO	15%	£5,953,389	£1,328,979	£1,182,038	£917,365	£-736,840
30% SR @LAR : 70% SO	20%	£4,249,770	£-112,849	£-259,616	£-523,441	£-2,172,352
30% SR @LAR : 70% SO	25%	£2,534,545	£-1,566,460	£-1,713,082	£-1,976,106	£-3,620,013
30% SR @LAR : 70% SO	30%	£799,439	£-3,031,697	£-3,178,200	£-3,440,470	£-5,079,659
30% SR @LAR : 70% SO	35%	£-950,916	£-4,508,399	£-4,654,810	£-4,916,371	£-6,551,127
30% SR @LAR : 70% SO	40%	£-2,712,578	£-5,996,409	£-6,142,755	£-6,403,652	£-8,034,253
30% SR @LAR : 70% SO	45%	£-4,485,388	£-7,495,588	£-7,641,876	£-7,902,152	£-9,528,875
30% SR @LAR : 70% SO	50%	£-6,269,188	£-9,005,714	£-9,152,012	£-9,411,711	£-11,034,827

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area
£775 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,760,929	£20,370,131	£20,224,719	£19,961,240	£18,301,403
30% SR @LAR : 70% SO	5%	£23,973,974	£18,852,716	£18,707,558	£18,445,054	£16,782,879
30% SR @LAR : 70% SO	10%	£22,174,945	£17,323,227	£17,177,075	£16,911,508	£15,251,716
30% SR @LAR : 70% SO	15%	£20,363,997	£15,773,896	£15,626,954	£15,362,282	£13,708,078
30% SR @LAR : 70% SO	20%	£18,541,288	£14,211,630	£14,064,862	£13,801,037	£12,152,127
30% SR @LAR : 70% SO	25%	£16,706,974	£12,637,581	£12,490,959	£12,227,934	£10,584,028
30% SR @LAR : 70% SO	30%	£14,861,213	£11,051,906	£10,905,404	£10,643,133	£9,003,944
30% SR @LAR : 70% SO	35%	£13,004,160	£9,454,765	£9,308,355	£9,046,794	£7,412,038
30% SR @LAR : 70% SO	40%	£11,130,149	£7,846,318	£7,699,972	£7,439,075	£5,808,474
30% SR @LAR : 70% SO	45%	£9,236,901	£6,226,722	£6,080,414	£5,820,138	£4,193,415
30% SR @LAR : 70% SO	50%	£7,332,663	£4,596,138	£4,449,839	£4,190,141	£2,567,023

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,600,929	£15,210,131	£15,064,719	£14,801,240	£13,141,403
30% SR @LAR : 70% SO	5%	£18,813,974	£13,692,716	£13,547,558	£13,285,054	£11,622,879
30% SR @LAR : 70% SO	10%	£17,014,945	£12,163,227	£12,017,075	£11,751,508	£10,091,716
30% SR @LAR : 70% SO	15%	£15,203,997	£10,613,896	£10,466,954	£10,202,282	£8,548,078
30% SR @LAR : 70% SO	20%	£13,381,288	£9,051,630	£8,904,862	£8,641,037	£6,992,127
30% SR @LAR : 70% SO	25%	£11,546,974	£7,477,581	£7,330,959	£7,067,934	£5,424,028
30% SR @LAR : 70% SO	30%	£9,701,213	£5,891,906	£5,745,404	£5,483,133	£3,843,944
30% SR @LAR : 70% SO	35%	£7,844,160	£4,294,765	£4,148,355	£3,886,794	£2,252,038
30% SR @LAR : 70% SO	40%	£5,970,149	£2,686,318	£2,539,972	£2,279,075	£648,474
30% SR @LAR : 70% SO	45%	£4,076,901	£1,066,722	£920,414	£660,138	£-966,585
30% SR @LAR : 70% SO	50%	£2,172,663	£-563,862	£-710,161	£-968,859	£-2,592,977

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,480,929	£12,090,131	£11,944,719	£11,681,240	£10,021,403
30% SR @LAR : 70% SO	5%	£15,693,974	£10,572,716	£10,427,558	£10,165,054	£8,502,879
30% SR @LAR : 70% SO	10%	£13,894,945	£9,043,227	£8,897,075	£8,631,508	£6,971,716
30% SR @LAR : 70% SO	15%	£12,083,997	£7,493,896	£7,346,954	£7,082,282	£5,428,078
30% SR @LAR : 70% SO	20%	£10,261,288	£5,931,630	£5,784,862	£5,521,037	£3,872,127
30% SR @LAR : 70% SO	25%	£8,426,974	£4,357,581	£4,210,959	£3,947,934	£2,304,028
30% SR @LAR : 70% SO	30%	£6,581,213	£2,771,906	£2,625,404	£2,363,133	£723,944
30% SR @LAR : 70% SO	35%	£4,724,160	£1,174,765	£1,028,355	£766,794	£-367,962
30% SR @LAR : 70% SO	40%	£2,850,149	£-433,682	£-580,028	£-840,925	£-2,471,526
30% SR @LAR : 70% SO	45%	£956,901	£-2,053,278	£-2,199,586	£-2,459,862	£-4,086,585
30% SR @LAR : 70% SO	50%	£-947,337	£-3,683,862	£-3,830,161	£-4,089,859	£-5,712,977

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,880,929	£11,490,131	£11,344,719	£11,081,240	£9,421,403
30% SR @LAR : 70% SO	5%	£15,093,974	£9,972,716	£9,827,558	£9,565,054	£7,902,879
30% SR @LAR : 70% SO	10%	£13,294,945	£8,443,227	£8,297,075	£8,031,508	£6,371,716
30% SR @LAR : 70% SO	15%	£11,483,997	£6,893,896	£6,746,954	£6,482,282	£4,828,078
30% SR @LAR : 70% SO	20%	£9,661,288	£5,331,630	£5,184,862	£4,921,037	£3,272,127
30% SR @LAR : 70% SO	25%	£7,826,974	£3,757,581	£3,610,959	£3,347,934	£1,704,028
30% SR @LAR : 70% SO	30%	£5,981,213	£2,171,906	£2,025,404	£1,763,133	£123,944
30% SR @LAR : 70% SO	35%	£4,124,160	£574,765	£428,355	£166,794	£-1,467,962
30% SR @LAR : 70% SO	40%	£2,250,149	£-1,033,682	£-1,180,028	£-1,440,925	£-3,071,526
30% SR @LAR : 70% SO	45%	£356,901	£-2,653,278	£-2,799,586	£-3,059,862	£-4,686,585
30% SR @LAR : 70% SO	50%	£-1,547,337	£-4,283,862	£-4,430,161	£-4,689,859	£-6,312,977

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,120,929	£8,730,131	£8,584,719	£8,321,240	£6,661,403
30% SR @LAR : 70% SO	5%	£12,333,974	£7,212,716	£7,067,558	£6,805,054	£5,142,879
30% SR @LAR : 70% SO	10%	£10,534,945	£5,683,227	£5,537,075	£5,271,508	£3,611,716
30% SR @LAR : 70% SO	15%	£8,723,997	£4,133,896	£3,986,954	£3,722,282	£2,068,078
30% SR @LAR : 70% SO	20%	£6,901,288	£2,571,630	£2,424,862	£2,161,037	£512,127
30% SR @LAR : 70% SO	25%	£5,066,974	£997,581	£850,959	£587,934	£-1,055,972
30% SR @LAR : 70% SO	30%	£3,221,213	£-588,094	£-734,596	£-986,867	£-2,636,056
30% SR @LAR : 70% SO	35%	£1,364,160	£-2,185,235	£-2,331,645	£-2,593,206	£-4,227,962
30% SR @LAR : 70% SO	40%	£-509,851	£-3,793,682	£-3,940,028	£-4,200,925	£-5,831,526
30% SR @LAR : 70% SO	45%	£-2,403,099	£-5,413,278	£-5,559,586	£-5,819,862	£-7,446,585
30% SR @LAR : 70% SO	50%	£-4,307,337	£-7,043,862	£-7,190,161	£-7,449,859	£-9,072,977

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area
£800 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£28,888,805	£23,498,008	£23,352,596	£23,089,117	£21,442,377
30% SR @LAR : 70% SO	5%	£26,967,218	£21,845,960	£21,700,802	£21,438,298	£19,797,652
30% SR @LAR : 70% SO	10%	£25,033,555	£20,181,837	£20,036,905	£19,775,330	£18,140,482
30% SR @LAR : 70% SO	15%	£23,087,975	£18,505,797	£18,361,064	£18,100,368	£16,465,652
30% SR @LAR : 70% SO	20%	£21,130,633	£16,817,995	£16,673,432	£16,413,572	£14,773,483
30% SR @LAR : 70% SO	25%	£19,161,686	£15,118,588	£14,974,170	£14,713,072	£13,069,166
30% SR @LAR : 70% SO	30%	£17,181,291	£13,400,825	£13,254,322	£12,992,052	£11,352,863
30% SR @LAR : 70% SO	35%	£15,189,606	£11,667,466	£11,521,055	£11,259,494	£9,624,738
30% SR @LAR : 70% SO	40%	£13,186,784	£9,922,800	£9,776,454	£9,515,557	£7,884,955
30% SR @LAR : 70% SO	45%	£11,172,984	£8,166,986	£8,020,676	£7,760,401	£6,133,677
30% SR @LAR : 70% SO	50%	£9,136,707	£6,400,182	£6,253,884	£5,994,185	£4,371,068

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,728,805	£18,338,008	£18,192,596	£17,929,117	£16,282,377
30% SR @LAR : 70% SO	5%	£21,807,218	£16,685,960	£16,540,802	£16,278,298	£14,637,652
30% SR @LAR : 70% SO	10%	£19,873,555	£15,021,837	£14,876,905	£14,615,330	£12,980,482
30% SR @LAR : 70% SO	15%	£17,927,975	£13,345,797	£13,201,064	£12,940,368	£11,305,652
30% SR @LAR : 70% SO	20%	£15,970,633	£11,657,995	£11,513,432	£11,253,572	£9,613,483
30% SR @LAR : 70% SO	25%	£14,001,686	£9,958,588	£9,814,170	£9,553,072	£7,909,166
30% SR @LAR : 70% SO	30%	£12,021,291	£8,240,825	£8,094,322	£7,832,052	£6,192,863
30% SR @LAR : 70% SO	35%	£10,029,606	£6,507,466	£6,361,055	£6,099,494	£4,464,738
30% SR @LAR : 70% SO	40%	£8,026,784	£4,762,800	£4,616,454	£4,355,557	£2,724,955
30% SR @LAR : 70% SO	45%	£6,012,984	£3,006,986	£2,860,676	£2,600,401	£973,677
30% SR @LAR : 70% SO	50%	£3,976,707	£1,240,182	£1,093,884	£834,185	£-788,932

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,608,805	£15,218,008	£15,072,596	£14,809,117	£13,162,377
30% SR @LAR : 70% SO	5%	£18,687,218	£13,565,960	£13,420,802	£13,158,298	£11,517,652
30% SR @LAR : 70% SO	10%	£16,753,555	£11,901,837	£11,756,905	£11,495,330	£9,860,482
30% SR @LAR : 70% SO	15%	£14,807,975	£10,225,797	£10,081,064	£9,820,368	£8,185,652
30% SR @LAR : 70% SO	20%	£12,850,633	£8,537,995	£8,393,432	£8,133,572	£6,493,483
30% SR @LAR : 70% SO	25%	£10,881,686	£6,838,588	£6,694,170	£6,433,072	£4,789,166
30% SR @LAR : 70% SO	30%	£8,901,291	£5,120,825	£4,974,322	£4,712,052	£3,072,863
30% SR @LAR : 70% SO	35%	£6,909,606	£3,387,466	£3,241,055	£2,979,494	£1,344,738
30% SR @LAR : 70% SO	40%	£4,906,784	£1,642,800	£1,496,454	£1,235,557	£-395,045
30% SR @LAR : 70% SO	45%	£2,892,984	£-113,014	£-259,324	£-519,599	£-2,146,323
30% SR @LAR : 70% SO	50%	£856,707	£-1,879,818	£-2,026,116	£-2,285,815	£-3,908,932

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,008,805	£14,618,008	£14,472,596	£14,209,117	£12,562,377
30% SR @LAR : 70% SO	5%	£18,087,218	£12,965,960	£12,820,802	£12,558,298	£10,917,652
30% SR @LAR : 70% SO	10%	£16,153,555	£11,301,837	£11,156,905	£10,895,330	£9,260,482
30% SR @LAR : 70% SO	15%	£14,207,975	£9,625,797	£9,481,064	£9,220,368	£7,585,652
30% SR @LAR : 70% SO	20%	£12,250,633	£7,937,995	£7,793,432	£7,533,572	£5,893,483
30% SR @LAR : 70% SO	25%	£10,281,686	£6,238,588	£6,094,170	£5,833,072	£4,189,166
30% SR @LAR : 70% SO	30%	£8,301,291	£4,520,825	£4,374,322	£4,112,052	£2,472,863
30% SR @LAR : 70% SO	35%	£6,309,606	£2,787,466	£2,641,055	£2,379,494	£744,738
30% SR @LAR : 70% SO	40%	£4,306,784	£1,042,800	£896,454	£635,557	£-395,045
30% SR @LAR : 70% SO	45%	£2,292,984	£-113,014	£-859,324	£-1,119,599	£-2,146,323
30% SR @LAR : 70% SO	50%	£256,707	£-2,479,818	£-2,626,116	£-2,885,815	£-4,508,932

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,248,805	£11,858,008	£11,712,596	£11,449,117	£9,802,377
30% SR @LAR : 70% SO	5%	£15,327,218	£10,205,960	£10,060,802	£9,798,298	£8,157,652
30% SR @LAR : 70% SO	10%	£13,393,555	£8,541,837	£8,396,905	£8,135,330	£6,500,482
30% SR @LAR : 70% SO	15%	£11,447,975	£6,865,797	£6,721,064	£6,460,368	£4,825,652
30% SR @LAR : 70% SO	20%	£9,490,633	£5,177,995	£5,033,432	£4,773,572	£3,133,483
30% SR @LAR : 70% SO	25%	£7,521,686	£3,478,588	£3,334,170	£3,073,072	£1,429,166
30% SR @LAR : 70% SO	30%	£5,541,291	£1,760,825	£1,614,322	£1,352,052	£-287,137
30% SR @LAR : 70% SO	35%	£3,549,606	£27,466	£-118,945	£-380,505	£-2,015,262
30% SR @LAR : 70% SO	40%	£1,546,784	£-1,717,200	£-1,863,546	£-2,124,443	£-3,755,045
30% SR @LAR : 70% SO	45%	£-467,016	£-3,473,014	£-3,619,324	£-3,879,599	£-5,506,323
30% SR @LAR : 70% SO	50%	£-2,503,293	£-5,239,818	£-5,386,116	£-5,645,815	£-7,268,932

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area
£825 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£32,016,682	£26,625,884	£26,480,471	£26,216,993	£24,570,253
30% SR @LAR : 70% SO	5%	£29,954,617	£24,833,359	£24,688,200	£24,425,697	£22,785,051
30% SR @LAR : 70% SO	10%	£27,880,477	£23,028,759	£22,883,827	£22,622,251	£20,987,403
30% SR @LAR : 70% SO	15%	£25,794,419	£21,212,241	£21,067,508	£20,806,813	£19,177,469
30% SR @LAR : 70% SO	20%	£23,696,601	£19,383,962	£19,239,400	£18,979,540	£17,355,410
30% SR @LAR : 70% SO	25%	£21,587,176	£17,544,078	£17,399,660	£17,140,588	£15,521,388
30% SR @LAR : 70% SO	30%	£19,466,305	£15,692,746	£15,548,445	£15,290,116	£13,666,181
30% SR @LAR : 70% SO	35%	£17,334,140	£13,830,122	£13,685,912	£13,428,282	£11,795,904
30% SR @LAR : 70% SO	40%	£15,190,842	£11,951,813	£11,805,467	£11,544,570	£9,913,968
30% SR @LAR : 70% SO	45%	£13,036,565	£10,053,847	£9,907,537	£9,647,263	£8,020,538
30% SR @LAR : 70% SO	50%	£10,871,466	£8,144,892	£7,998,593	£7,738,895	£6,115,777

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,856,682	£21,468,884	£21,320,471	£21,056,993	£19,410,253
30% SR @LAR : 70% SO	5%	£24,794,617	£19,673,359	£19,528,200	£19,265,697	£17,625,051
30% SR @LAR : 70% SO	10%	£22,720,477	£17,868,759	£17,723,827	£17,462,251	£15,827,403
30% SR @LAR : 70% SO	15%	£20,634,419	£16,052,241	£15,907,508	£15,646,813	£14,017,469
30% SR @LAR : 70% SO	20%	£18,536,601	£14,233,962	£14,079,400	£13,819,540	£12,195,410
30% SR @LAR : 70% SO	25%	£16,427,176	£12,384,078	£12,239,660	£11,980,588	£10,361,388
30% SR @LAR : 70% SO	30%	£14,306,305	£10,532,746	£10,388,445	£10,130,116	£8,506,181
30% SR @LAR : 70% SO	35%	£12,174,140	£8,670,122	£8,525,912	£8,268,282	£6,635,904
30% SR @LAR : 70% SO	40%	£10,030,842	£6,791,813	£6,645,467	£6,384,570	£4,753,968
30% SR @LAR : 70% SO	45%	£7,876,565	£4,893,847	£4,747,537	£4,487,263	£2,860,538
30% SR @LAR : 70% SO	50%	£5,711,466	£2,984,892	£2,838,593	£2,578,895	£955,777

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,736,682	£18,348,884	£18,200,471	£17,936,993	£16,290,253
30% SR @LAR : 70% SO	5%	£21,674,617	£16,553,359	£16,408,200	£16,145,697	£14,505,051
30% SR @LAR : 70% SO	10%	£19,600,477	£14,748,759	£14,603,827	£14,342,251	£12,707,403
30% SR @LAR : 70% SO	15%	£17,514,419	£12,932,241	£12,787,508	£12,526,813	£10,897,469
30% SR @LAR : 70% SO	20%	£15,416,601	£11,103,962	£10,959,400	£10,699,540	£9,075,410
30% SR @LAR : 70% SO	25%	£13,307,176	£9,284,078	£9,119,660	£8,860,588	£7,241,388
30% SR @LAR : 70% SO	30%	£11,186,305	£7,412,746	£7,268,445	£7,010,116	£5,386,181
30% SR @LAR : 70% SO	35%	£9,054,140	£5,550,122	£5,405,912	£5,148,282	£3,515,904
30% SR @LAR : 70% SO	40%	£6,910,842	£3,671,813	£3,525,467	£3,264,570	£1,633,968
30% SR @LAR : 70% SO	45%	£4,756,565	£1,773,847	£1,627,537	£1,367,263	£-259,462
30% SR @LAR : 70% SO	50%	£2,591,466	£-135,108	£-281,407	£-541,105	£-2,164,223

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,136,682	£17,748,884	£17,600,471	£17,336,993	£15,690,253
30% SR @LAR : 70% SO	5%	£21,074,617	£15,953,359	£15,808,200	£15,545,697	£13,905,051
30% SR @LAR : 70% SO	10%	£19,000,477	£14,148,759	£14,003,827	£13,742,251	£12,107,403
30% SR @LAR : 70% SO	15%	£16,914,419	£12,332,241	£12,187,508	£11,926,813	£10,297,469
30% SR @LAR : 70% SO	20%	£14,816,601	£10,503,962	£10,359,400	£10,099,540	£8,475,410
30% SR @LAR : 70% SO	25%	£12,707,176	£8,664,078	£8,519,660	£8,260,588	£6,641,388
30% SR @LAR : 70% SO	30%	£10,586,305	£6,812,746	£6,668,445	£6,410,116	£4,786,181
30% SR @LAR : 70% SO	35%	£8,454,140	£4,950,122	£4,805,912	£4,548,282	£2,915,904
30% SR @LAR : 70% SO	40%	£6,310,842	£3,071,813	£2,925,467	£2,664,570	£1,033,968
30% SR @LAR : 70% SO	45%	£4,156,565	£1,173,847	£1,027,537	£767,263	£-359,462
30% SR @LAR : 70% SO	50%	£1,991,466	£-735,108	£-881,407	£-1,141,105	£-2,764,223

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,376,682	£14,988,884	£14,840,471	£14,576,993	£12,930,253
30% SR @LAR : 70% SO	5%	£18,314,617	£13,193,359	£13,048,200	£12,785,697	£11,145,051
30% SR @LAR : 70% SO	10%	£16,240,477	£11,388,759	£11,243,827	£10,982,251	£9,347,403
30% SR @LAR : 70% SO	15%	£14,154,419	£9,572,241	£9,427,508	£9,166,813	£7,537,469
30% SR @LAR : 70% SO	20%	£12,056,601	£7,743,962	£7,599,400	£7,339,540	£5,715,410
30% SR @LAR : 70% SO	25%	£9,947,176	£5,904,078	£5,759,660	£5,500,588	£3,881,388
30% SR @LAR : 70% SO	30%	£7,826,305	£4,052,746	£3,908,445	£3,650,116	£2,026,181
30% SR @LAR : 70% SO	35%	£5,694,140	£2,190,122	£2,045,912	£1,788,282	£155,904
30% SR @LAR : 70% SO	40%	£3,550,842	£311,813	£165,467	£-95,430	£-1,726,032
30% SR @LAR : 70% SO	45%	£1,396,565	£-1,586,153	£-1,732,463	£-1,992,737	£-3,619,462
30% SR @LAR : 70% SO	50%	£-768,534	£-3,495,108	£-3,641,407	£-3,901,105	£-5,524,223

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £850 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£35,144,558	£29,753,761	£29,608,348	£29,344,870	£27,698,129
30% SR @LAR : 70% SO	5%	£32,941,643	£27,820,385	£27,675,226	£27,412,723	£25,772,078
30% SR @LAR : 70% SO	10%	£30,726,652	£25,874,934	£25,730,003	£25,468,427	£23,833,579
30% SR @LAR : 70% SO	15%	£28,499,744	£23,917,566	£23,772,833	£23,512,138	£21,882,795
30% SR @LAR : 70% SO	20%	£26,261,075	£21,948,437	£21,803,875	£21,544,014	£19,919,886
30% SR @LAR : 70% SO	25%	£24,010,801	£19,967,703	£19,823,285	£19,564,213	£17,945,012
30% SR @LAR : 70% SO	30%	£21,749,079	£17,975,520	£17,831,220	£17,572,891	£15,958,337
30% SR @LAR : 70% SO	35%	£19,476,065	£15,972,047	£15,827,836	£15,570,206	£13,960,019
30% SR @LAR : 70% SO	40%	£17,191,916	£13,957,437	£13,813,290	£13,556,315	£11,939,953
30% SR @LAR : 70% SO	45%	£14,896,789	£11,931,850	£11,787,739	£11,530,715	£9,903,991
30% SR @LAR : 70% SO	50%	£12,590,839	£9,885,814	£9,739,515	£9,479,817	£7,856,699

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£29,984,558	£24,593,761	£24,448,348	£24,184,870	£22,538,129
30% SR @LAR : 70% SO	5%	£27,781,643	£22,660,385	£22,515,226	£22,252,723	£20,612,078
30% SR @LAR : 70% SO	10%	£25,566,652	£20,714,934	£20,570,003	£20,308,427	£18,673,579
30% SR @LAR : 70% SO	15%	£23,339,744	£18,757,566	£18,612,833	£18,352,138	£16,722,795
30% SR @LAR : 70% SO	20%	£21,101,075	£16,788,437	£16,643,875	£16,384,014	£14,759,886
30% SR @LAR : 70% SO	25%	£18,850,801	£14,807,703	£14,663,285	£14,404,213	£12,785,012
30% SR @LAR : 70% SO	30%	£16,589,079	£12,815,520	£12,671,220	£12,412,891	£10,798,337
30% SR @LAR : 70% SO	35%	£14,316,065	£10,812,047	£10,667,836	£10,410,206	£8,800,019
30% SR @LAR : 70% SO	40%	£12,031,916	£8,797,437	£8,653,290	£8,396,315	£6,779,953
30% SR @LAR : 70% SO	45%	£9,736,789	£6,771,850	£6,627,739	£6,370,715	£4,743,991
30% SR @LAR : 70% SO	50%	£7,430,839	£4,725,814	£4,579,515	£4,319,817	£2,696,699

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,884,558	£21,473,761	£21,328,348	£21,064,870	£19,418,129
30% SR @LAR : 70% SO	5%	£24,681,643	£19,540,385	£19,395,226	£19,132,723	£17,492,078
30% SR @LAR : 70% SO	10%	£22,446,652	£17,594,934	£17,450,003	£17,188,427	£15,553,579
30% SR @LAR : 70% SO	15%	£20,219,744	£15,637,566	£15,492,833	£15,232,138	£13,602,795
30% SR @LAR : 70% SO	20%	£17,981,075	£13,668,437	£13,523,875	£13,264,014	£11,639,886
30% SR @LAR : 70% SO	25%	£15,730,801	£11,687,703	£11,543,285	£11,284,213	£9,665,012
30% SR @LAR : 70% SO	30%	£13,469,079	£9,695,520	£9,551,220	£9,292,891	£7,678,337
30% SR @LAR : 70% SO	35%	£11,196,065	£7,692,047	£7,547,836	£7,290,206	£5,680,019
30% SR @LAR : 70% SO	40%	£8,911,916	£5,677,437	£5,533,290	£5,276,315	£3,659,953
30% SR @LAR : 70% SO	45%	£6,616,789	£3,651,850	£3,507,739	£3,250,715	£1,623,991
30% SR @LAR : 70% SO	50%	£4,310,839	£1,605,814	£1,459,515	£1,199,817	£-423,301

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,284,558	£20,873,761	£20,728,348	£20,464,870	£18,818,129
30% SR @LAR : 70% SO	5%	£24,081,643	£18,940,385	£18,795,226	£18,532,723	£16,892,078
30% SR @LAR : 70% SO	10%	£21,846,652	£16,994,934	£16,850,003	£16,588,427	£14,953,579
30% SR @LAR : 70% SO	15%	£19,619,744	£15,037,566	£14,892,833	£14,632,138	£13,002,795
30% SR @LAR : 70% SO	20%	£17,381,075	£13,068,437	£12,923,875	£12,664,014	£11,039,886
30% SR @LAR : 70% SO	25%	£15,130,801	£11,087,703	£10,943,285	£10,684,213	£9,065,012
30% SR @LAR : 70% SO	30%	£12,869,079	£9,095,520	£8,951,220	£8,692,891	£7,078,337
30% SR @LAR : 70% SO	35%	£10,596,065	£7,092,047	£6,947,836	£6,690,206	£5,080,019
30% SR @LAR : 70% SO	40%	£8,311,916	£5,077,437	£4,933,290	£4,676,315	£3,059,953
30% SR @LAR : 70% SO	45%	£6,016,789	£3,051,850	£2,907,739	£2,650,715	£1,023,991
30% SR @LAR : 70% SO	50%	£3,710,839	£1,005,814	£859,515	£599,817	£-1,023,301

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,504,558	£18,113,761	£17,968,348	£17,704,870	£16,058,129
30% SR @LAR : 70% SO	5%	£21,301,643	£16,180,385	£16,035,226	£15,772,723	£14,132,078
30% SR @LAR : 70% SO	10%	£19,086,652	£14,234,934	£14,090,003	£13,828,427	£12,193,579
30% SR @LAR : 70% SO	15%	£16,859,744	£12,277,566	£12,132,833	£11,872,138	£10,242,795
30% SR @LAR : 70% SO	20%	£14,621,075	£10,308,437	£10,163,875	£9,904,014	£8,279,886
30% SR @LAR : 70% SO	25%	£12,370,801	£8,327,703	£8,183,285	£7,924,213	£6,305,012
30% SR @LAR : 70% SO	30%	£10,109,079	£6,335,520	£6,191,220	£5,932,891	£4,318,337
30% SR @LAR : 70% SO	35%	£7,836,065	£4,332,047	£4,187,836	£3,930,206	£2,320,019
30% SR @LAR : 70% SO	40%	£5,551,916	£2,317,437	£2,173,290	£1,916,315	£299,953
30% SR @LAR : 70% SO	45%	£3,256,789	£291,850	£147,739	£-108,285	£-1,736,009
30% SR @LAR : 70% SO	50%	£950,839	£-1,754,186	£-1,900,485	£-2,160,183	£-3,783,301

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£675 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,398,325	-£3,006,680	-£3,203,826	-£3,603,910	-£6,104,429
30% SR @LAR : 70% SO	5%	£2,828,483	-£4,226,871	-£4,423,672	-£4,822,446	-£7,314,783
30% SR @LAR : 70% SO	10%	£1,240,662	-£5,465,313	-£5,661,809	-£6,059,346	-£8,543,952
30% SR @LAR : 70% SO	15%	-£370,502	-£6,721,800	-£6,918,026	-£7,314,397	-£9,791,721
30% SR @LAR : 70% SO	20%	-£2,018,429	-£7,996,122	-£8,192,116	-£8,587,393	-£11,057,874
30% SR @LAR : 70% SO	25%	-£3,683,982	-£9,288,070	-£9,483,867	-£9,878,120	-£12,342,197
30% SR @LAR : 70% SO	30%	-£5,366,951	-£10,597,433	-£10,793,072	-£11,186,368	-£13,644,474
30% SR @LAR : 70% SO	35%	-£7,067,127	-£11,924,002	-£12,119,519	-£12,511,928	-£14,964,491
30% SR @LAR : 70% SO	40%	-£8,784,299	-£13,267,570	-£13,463,000	-£13,854,591	-£16,302,030
30% SR @LAR : 70% SO	45%	-£10,518,260	-£14,627,925	-£14,823,305	-£15,214,143	-£17,656,879
30% SR @LAR : 70% SO	50%	-£12,268,800	-£16,004,859	-£16,200,225	-£16,590,376	-£19,028,821

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£181,675	-£8,166,680	-£8,363,826	-£8,763,910	-£11,264,429
30% SR @LAR : 70% SO	5%	-£2,331,517	-£9,386,871	-£9,583,672	-£9,982,446	-£12,474,783
30% SR @LAR : 70% SO	10%	-£3,919,338	-£10,625,313	-£10,821,809	-£11,219,346	-£13,703,952
30% SR @LAR : 70% SO	15%	-£5,530,502	-£11,881,800	-£12,078,026	-£12,474,397	-£14,951,721
30% SR @LAR : 70% SO	20%	-£7,178,429	-£13,156,122	-£13,352,116	-£13,747,393	-£16,217,874
30% SR @LAR : 70% SO	25%	-£8,843,982	-£14,448,070	-£14,643,867	-£15,038,120	-£17,502,197
30% SR @LAR : 70% SO	30%	-£10,526,951	-£15,757,433	-£15,953,072	-£16,346,368	-£18,804,474
30% SR @LAR : 70% SO	35%	-£12,227,127	-£17,084,002	-£17,279,519	-£17,671,928	-£20,124,491
30% SR @LAR : 70% SO	40%	-£13,944,299	-£18,427,570	-£18,623,000	-£19,014,591	-£21,462,030
30% SR @LAR : 70% SO	45%	-£15,678,260	-£19,787,925	-£19,983,305	-£20,374,143	-£22,816,879
30% SR @LAR : 70% SO	50%	-£17,428,800	-£21,164,859	-£21,360,225	-£21,750,376	-£24,188,821

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£3,881,675	-£11,286,680	-£11,483,826	-£11,883,910	-£14,384,429
30% SR @LAR : 70% SO	5%	-£5,451,517	-£12,506,871	-£12,703,672	-£13,102,446	-£15,594,783
30% SR @LAR : 70% SO	10%	-£7,039,338	-£13,745,313	-£13,941,809	-£14,339,346	-£16,823,952
30% SR @LAR : 70% SO	15%	-£8,650,502	-£15,001,800	-£15,198,026	-£15,594,397	-£18,071,721
30% SR @LAR : 70% SO	20%	-£10,298,429	-£16,276,122	-£16,472,116	-£16,867,393	-£19,337,874
30% SR @LAR : 70% SO	25%	-£11,963,982	-£17,568,070	-£17,763,867	-£18,158,120	-£20,622,197
30% SR @LAR : 70% SO	30%	-£13,646,951	-£18,877,433	-£19,073,072	-£19,466,368	-£21,924,474
30% SR @LAR : 70% SO	35%	-£15,347,127	-£20,204,002	-£20,399,519	-£20,791,928	-£23,244,491
30% SR @LAR : 70% SO	40%	-£17,064,299	-£21,547,570	-£21,743,000	-£22,134,591	-£24,582,030
30% SR @LAR : 70% SO	45%	-£18,798,260	-£22,907,925	-£23,103,305	-£23,494,143	-£25,936,879
30% SR @LAR : 70% SO	50%	-£20,548,800	-£24,284,859	-£24,480,225	-£24,870,376	-£27,308,821

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£4,481,675	-£11,886,680	-£12,083,826	-£12,483,910	-£14,984,429
30% SR @LAR : 70% SO	5%	-£6,051,517	-£13,106,871	-£13,303,672	-£13,702,446	-£16,194,783
30% SR @LAR : 70% SO	10%	-£7,639,338	-£14,345,313	-£14,541,809	-£14,939,346	-£17,423,952
30% SR @LAR : 70% SO	15%	-£9,250,502	-£15,601,800	-£15,798,026	-£16,194,397	-£18,671,721
30% SR @LAR : 70% SO	20%	-£10,898,429	-£16,876,122	-£17,072,116	-£17,467,393	-£19,937,874
30% SR @LAR : 70% SO	25%	-£12,563,982	-£18,168,070	-£18,363,867	-£18,758,120	-£21,222,197
30% SR @LAR : 70% SO	30%	-£14,246,951	-£19,477,433	-£19,673,072	-£20,066,368	-£22,524,474
30% SR @LAR : 70% SO	35%	-£15,947,127	-£20,804,002	-£20,999,519	-£21,391,928	-£23,844,491
30% SR @LAR : 70% SO	40%	-£17,664,299	-£22,147,570	-£22,343,000	-£22,734,591	-£25,182,030
30% SR @LAR : 70% SO	45%	-£19,398,260	-£23,507,925	-£23,703,305	-£24,094,143	-£26,536,879
30% SR @LAR : 70% SO	50%	-£21,148,800	-£24,884,859	-£25,080,225	-£25,470,376	-£27,908,821

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£1,241,675	-£14,646,680	-£14,843,826	-£15,243,910	-£17,744,429
30% SR @LAR : 70% SO	5%	-£3,811,517	-£15,866,871	-£16,063,672	-£16,462,446	-£18,954,783
30% SR @LAR : 70% SO	10%	-£5,399,338	-£17,105,313	-£17,301,809	-£17,699,346	-£20,183,952
30% SR @LAR : 70% SO	15%	-£7,010,502	-£18,361,800	-£18,558,026	-£18,954,397	-£21,431,721
30% SR @LAR : 70% SO	20%	-£8,658,429	-£19,636,122	-£19,832,116	-£20,227,393	-£22,697,874
30% SR @LAR : 70% SO	25%	-£10,323,982	-£20,928,070	-£21,123,867	-£21,518,120	-£23,982,197
30% SR @LAR : 70% SO	30%	-£12,006,951	-£22,237,433	-£22,433,072	-£22,826,368	-£25,284,474
30% SR @LAR : 70% SO	35%	-£13,707,127	-£23,564,002	-£23,759,519	-£24,151,928	-£26,604,491
30% SR @LAR : 70% SO	40%	-£15,424,299	-£24,907,570	-£25,103,000	-£25,494,591	-£27,942,030
30% SR @LAR : 70% SO	45%	-£17,158,260	-£26,267,925	-£26,463,305	-£26,854,143	-£29,296,879
30% SR @LAR : 70% SO	50%	-£18,908,800	-£27,644,859	-£27,840,225	-£28,230,376	-£30,668,821

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £700 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,436,713	£1,076,893	£882,710	£488,640	-£2,004,424
30% SR @LAR : 70% SO	5%	£6,714,766	-£281,289	-£478,091	-£876,865	-£3,369,201
30% SR @LAR : 70% SO	10%	£4,974,842	-£1,674,156	-£1,870,651	-£2,268,188	-£4,752,795
30% SR @LAR : 70% SO	15%	£3,217,145	-£3,085,067	-£3,281,292	-£3,677,664	-£6,154,987
30% SR @LAR : 70% SO	20%	£1,441,880	-£4,513,812	-£4,709,806	-£5,105,083	-£7,575,564
30% SR @LAR : 70% SO	25%	-£356,096	-£5,960,184	-£6,155,981	-£6,550,234	-£9,014,311
30% SR @LAR : 70% SO	30%	-£2,193,489	-£7,423,971	-£7,619,610	-£8,012,906	-£10,471,013
30% SR @LAR : 70% SO	35%	-£4,048,088	-£8,904,965	-£9,100,481	-£9,492,891	-£11,945,452
30% SR @LAR : 70% SO	40%	-£5,919,686	-£10,402,955	-£10,598,386	-£10,989,976	-£13,437,417
30% SR @LAR : 70% SO	45%	-£7,808,070	-£11,917,735	-£12,113,115	-£12,503,953	-£14,946,689
30% SR @LAR : 70% SO	50%	-£9,713,034	-£13,449,093	-£13,644,459	-£14,034,610	-£16,473,054

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,276,713	-£4,083,107	-£4,277,290	-£4,671,360	-£7,184,424
30% SR @LAR : 70% SO	5%	£1,554,766	-£5,441,289	-£5,638,091	-£6,036,865	-£8,529,201
30% SR @LAR : 70% SO	10%	-£185,158	-£6,834,156	-£7,030,651	-£7,428,188	-£9,912,795
30% SR @LAR : 70% SO	15%	-£1,942,855	-£8,245,067	-£8,441,292	-£8,837,664	-£11,314,987
30% SR @LAR : 70% SO	20%	-£3,718,120	-£9,673,812	-£9,869,806	-£10,265,083	-£12,735,564
30% SR @LAR : 70% SO	25%	-£5,516,096	-£11,120,184	-£11,315,981	-£11,710,234	-£14,174,311
30% SR @LAR : 70% SO	30%	-£7,353,489	-£12,583,971	-£12,779,610	-£13,172,906	-£15,631,013
30% SR @LAR : 70% SO	35%	-£9,208,088	-£14,064,965	-£14,260,481	-£14,652,891	-£17,105,452
30% SR @LAR : 70% SO	40%	-£11,079,686	-£15,562,955	-£15,758,386	-£16,149,976	-£18,597,417
30% SR @LAR : 70% SO	45%	-£12,968,070	-£17,077,735	-£17,273,115	-£17,663,953	-£20,106,689
30% SR @LAR : 70% SO	50%	-£14,873,034	-£18,609,093	-£18,804,459	-£19,194,610	-£21,633,054

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£156,713	-£1,203,107	-£1,397,290	-£1,791,360	-£10,284,424
30% SR @LAR : 70% SO	5%	-£1,668,234	-£2,661,289	-£2,858,091	-£3,256,865	-£11,649,201
30% SR @LAR : 70% SO	10%	-£3,305,158	-£4,156,156	-£4,350,651	-£4,748,188	-£13,032,795
30% SR @LAR : 70% SO	15%	-£5,062,855	-£5,685,067	-£5,879,292	-£6,277,664	-£14,434,987
30% SR @LAR : 70% SO	20%	-£6,838,120	-£7,248,812	-£7,449,806	-£7,848,083	-£15,855,564
30% SR @LAR : 70% SO	25%	-£8,636,096	-£8,840,184	-£9,043,981	-£9,447,234	-£17,294,311
30% SR @LAR : 70% SO	30%	-£10,473,489	-£10,464,965	-£10,669,610	-£11,076,906	-£18,751,013
30% SR @LAR : 70% SO	35%	-£12,328,088	-£12,120,955	-£12,325,481	-£12,932,891	-£20,235,452
30% SR @LAR : 70% SO	40%	-£14,199,686	-£13,802,955	-£14,003,386	-£14,700,976	-£21,747,417
30% SR @LAR : 70% SO	45%	-£16,088,070	-£15,507,735	-£15,694,115	-£16,480,953	-£23,286,689
30% SR @LAR : 70% SO	50%	-£17,993,034	-£17,239,093	-£17,434,459	-£18,272,610	-£24,853,054

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£443,287	-£1,003,107	-£1,097,290	-£1,491,360	-£10,884,424
30% SR @LAR : 70% SO	5%	-£2,165,234	-£2,461,289	-£2,558,091	-£2,956,865	-£12,249,201
30% SR @LAR : 70% SO	10%	-£3,905,158	-£3,956,156	-£4,050,651	-£4,448,188	-£13,632,795
30% SR @LAR : 70% SO	15%	-£5,662,855	-£5,485,067	-£5,579,292	-£5,977,664	-£15,034,987
30% SR @LAR : 70% SO	20%	-£7,438,120	-£7,048,812	-£7,143,806	-£7,541,083	-£16,455,564
30% SR @LAR : 70% SO	25%	-£9,236,096	-£8,640,184	-£8,735,981	-£9,128,234	-£17,894,311
30% SR @LAR : 70% SO	30%	-£11,073,489	-£10,264,965	-£10,360,610	-£10,756,906	-£19,351,013
30% SR @LAR : 70% SO	35%	-£12,928,088	-£11,912,955	-£12,008,481	-£12,403,891	-£20,825,452
30% SR @LAR : 70% SO	40%	-£14,799,686	-£13,602,955	-£13,699,386	-£14,100,976	-£22,317,417
30% SR @LAR : 70% SO	45%	-£16,688,070	-£15,317,735	-£15,414,115	-£15,808,953	-£23,826,689
30% SR @LAR : 70% SO	50%	-£18,593,034	-£17,059,093	-£17,154,459	-£17,606,610	-£25,353,054

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,203,287	-£10,583,107	-£10,777,290	-£11,171,360	-£13,644,424
30% SR @LAR : 70% SO	5%	£4,925,234	-£9,161,289	-£9,358,091	-£9,756,865	-£15,009,201
30% SR @LAR : 70% SO	10%	£6,665,158	-£7,749,156	-£7,940,651	-£8,338,188	-£16,392,795
30% SR @LAR : 70% SO	15%	£8,422,855	-£6,345,067	-£6,536,292	-£6,924,664	-£17,794,987
30% SR @LAR : 70% SO	20%	£10,198,120	-£4,958,812	-£5,149,806	-£5,537,083	-£19,215,564
30% SR @LAR : 70% SO	25%	£11,996,096	-£3,590,184	-£3,781,981	-£4,124,234	-£20,654,311
30% SR @LAR : 70% SO	30%	£13,833,489	-£2,232,965	-£2,424,610	-£2,816,906	-£22,111,013
30% SR @LAR : 70% SO	35%	£15,688,088	-£854,955	-£866,481	-£878,891	-£23,585,452
30% SR @LAR : 70% SO	40%	£17,559,686	£22,238,955	£22,238,386	£22,238,976	£25,077,417
30% SR @LAR : 70% SO	45%	£19,448,070	£23,557,735	£23,557,115	£23,557,953	£26,586,689
30% SR @LAR : 70% SO	50%	£21,353,034	£25,089,093	£25,089,459	£25,089,610	£28,113,054

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£725 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,475,100	£5,115,280	£4,921,097	£4,527,027	£2,064,087
30% SR @LAR : 70% SO	5%	£10,601,051	£3,609,222	£3,415,378	£3,022,598	£567,718
30% SR @LAR : 70% SO	10%	£8,709,023	£2,085,186	£1,891,644	£1,500,081	£961,637
30% SR @LAR : 70% SO	15%	£6,799,222	£543,376	£350,099	£40,931	£2,518,253
30% SR @LAR : 70% SO	20%	£4,871,855	£1,031,503	£1,227,496	£1,622,773	£4,093,255
30% SR @LAR : 70% SO	25%	£2,927,127	£2,632,298	£2,828,095	£3,222,348	£5,686,426
30% SR @LAR : 70% SO	30%	£965,245	£4,250,509	£4,446,148	£4,839,444	£7,297,551
30% SR @LAR : 70% SO	35%	£1,029,050	£5,885,927	£6,081,443	£6,473,853	£8,926,415
30% SR @LAR : 70% SO	40%	£3,055,071	£7,538,341	£7,733,772	£8,125,362	£10,572,803
30% SR @LAR : 70% SO	45%	£5,097,881	£9,207,545	£9,402,925	£9,793,763	£12,236,499
30% SR @LAR : 70% SO	50%	£7,157,268	£10,893,326	£11,088,693	£11,478,844	£13,917,289

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,315,100	£44,720	£238,903	£632,973	£3,995,913
30% SR @LAR : 70% SO	5%	£5,441,051	£1,550,778	£1,744,622	£2,137,402	£4,592,282
30% SR @LAR : 70% SO	10%	£3,549,023	£3,074,814	£3,268,356	£3,659,919	£6,121,637
30% SR @LAR : 70% SO	15%	£1,639,222	£4,616,624	£4,809,901	£5,200,931	£7,678,253
30% SR @LAR : 70% SO	20%	£288,145	£6,191,503	£6,387,496	£6,782,773	£9,253,255
30% SR @LAR : 70% SO	25%	£2,232,673	£7,792,298	£7,988,095	£8,382,348	£10,846,426
30% SR @LAR : 70% SO	30%	£4,194,755	£9,410,509	£9,606,148	£9,999,444	£12,457,551
30% SR @LAR : 70% SO	35%	£6,189,050	£11,045,927	£11,241,443	£11,633,853	£14,086,415
30% SR @LAR : 70% SO	40%	£8,215,071	£12,698,341	£12,893,772	£13,285,362	£15,732,803
30% SR @LAR : 70% SO	45%	£10,257,881	£14,367,545	£14,562,925	£14,953,763	£17,396,499
30% SR @LAR : 70% SO	50%	£12,317,268	£16,053,326	£16,248,693	£16,638,844	£19,077,289

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,195,100	£3,164,720	£3,356,903	£3,752,973	£6,215,913
30% SR @LAR : 70% SO	5%	£2,321,051	£4,670,778	£4,864,622	£5,267,402	£7,712,282
30% SR @LAR : 70% SO	10%	£429,023	£6,194,814	£6,388,356	£6,779,919	£9,241,637
30% SR @LAR : 70% SO	15%	£1,480,778	£7,736,624	£7,929,901	£8,320,931	£10,798,253
30% SR @LAR : 70% SO	20%	£3,408,145	£9,311,503	£9,507,496	£9,902,773	£12,373,255
30% SR @LAR : 70% SO	25%	£5,352,673	£10,912,298	£11,108,095	£11,502,348	£13,966,426
30% SR @LAR : 70% SO	30%	£7,314,755	£12,530,509	£12,726,148	£13,119,444	£15,577,551
30% SR @LAR : 70% SO	35%	£9,309,050	£14,165,927	£14,361,443	£14,753,853	£17,206,415
30% SR @LAR : 70% SO	40%	£11,335,071	£15,818,341	£16,013,772	£16,405,362	£18,852,803
30% SR @LAR : 70% SO	45%	£13,377,881	£17,487,545	£17,682,925	£18,073,763	£20,516,499
30% SR @LAR : 70% SO	50%	£15,437,268	£19,173,326	£19,368,693	£19,758,844	£22,197,289

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,595,100	£3,764,720	£3,956,903	£4,352,973	£6,915,913
30% SR @LAR : 70% SO	5%	£1,721,051	£5,270,778	£5,464,622	£5,867,402	£8,312,282
30% SR @LAR : 70% SO	10%	£170,977	£6,794,814	£6,988,356	£7,379,919	£9,841,637
30% SR @LAR : 70% SO	15%	£2,080,778	£8,336,624	£8,529,901	£8,920,931	£11,398,253
30% SR @LAR : 70% SO	20%	£4,008,145	£9,911,503	£10,107,496	£10,502,773	£12,973,255
30% SR @LAR : 70% SO	25%	£5,952,673	£11,512,298	£11,708,095	£12,102,348	£14,566,426
30% SR @LAR : 70% SO	30%	£7,914,755	£13,130,509	£13,326,148	£13,719,444	£16,177,551
30% SR @LAR : 70% SO	35%	£9,909,050	£14,765,927	£14,961,443	£15,353,853	£17,806,415
30% SR @LAR : 70% SO	40%	£11,935,071	£16,418,341	£16,613,772	£17,005,362	£19,452,803
30% SR @LAR : 70% SO	45%	£13,977,881	£18,087,545	£18,282,925	£18,673,763	£21,116,499
30% SR @LAR : 70% SO	50%	£16,037,268	£19,773,326	£19,968,693	£20,358,844	£22,797,289

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£835,100	£6,524,720	£6,716,903	£7,112,973	£9,578,913
30% SR @LAR : 70% SO	5%	£1,039,949	£8,030,778	£8,224,622	£8,617,402	£11,072,282
30% SR @LAR : 70% SO	10%	£2,930,977	£9,544,814	£9,748,356	£10,139,919	£12,601,637
30% SR @LAR : 70% SO	15%	£4,840,778	£11,066,624	£11,289,901	£11,680,931	£14,158,253
30% SR @LAR : 70% SO	20%	£6,768,145	£12,611,503	£12,867,496	£13,262,773	£15,733,255
30% SR @LAR : 70% SO	25%	£8,712,673	£14,172,298	£14,468,095	£14,862,348	£17,326,426
30% SR @LAR : 70% SO	30%	£10,674,755	£15,750,509	£15,961,148	£16,479,444	£18,937,551
30% SR @LAR : 70% SO	35%	£12,669,050	£17,345,927	£17,541,443	£18,113,853	£20,566,415
30% SR @LAR : 70% SO	40%	£14,695,071	£18,958,341	£19,178,341	£19,765,362	£22,212,803
30% SR @LAR : 70% SO	45%	£16,737,881	£20,597,545	£20,824,925	£21,433,763	£23,876,499
30% SR @LAR : 70% SO	50%	£18,797,268	£22,253,326	£22,428,693	£23,118,844	£25,557,289

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £750 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,513,486	£9,153,668	£8,959,485	£8,565,414	£6,102,474
30% SR @LAR : 70% SO	5%	£14,487,050	£7,495,222	£7,301,377	£6,908,597	£4,453,717
30% SR @LAR : 70% SO	10%	£12,442,634	£5,818,798	£5,625,256	£5,233,693	£2,786,427
30% SR @LAR : 70% SO	15%	£10,380,445	£4,124,600	£3,931,323	£3,540,908	£1,100,817
30% SR @LAR : 70% SO	20%	£8,300,691	£2,412,835	£2,219,788	£1,830,452	£-612,100
30% SR @LAR : 70% SO	25%	£6,203,576	£683,712	£490,855	£102,528	£-2,359,984
30% SR @LAR : 70% SO	30%	£4,089,306	£-1,078,781	£-1,274,420	£-1,667,717	£-4,125,822
30% SR @LAR : 70% SO	35%	£1,958,087	£-2,868,911	£-3,064,428	£-3,456,838	£-5,909,400
30% SR @LAR : 70% SO	40%	£-192,769	£-4,676,040	£-4,871,470	£-5,263,061	£-7,710,500
30% SR @LAR : 70% SO	45%	£-2,390,291	£-6,499,955	£-6,695,336	£-7,086,174	£-9,528,910
30% SR @LAR : 70% SO	50%	£-4,604,392	£-8,340,450	£-8,535,816	£-8,925,968	£-11,364,412

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,353,486	£3,993,668	£3,799,485	£3,405,414	£942,474
30% SR @LAR : 70% SO	5%	£9,327,050	£2,335,222	£2,141,377	£1,748,597	£-706,293
30% SR @LAR : 70% SO	10%	£7,282,634	£668,798	£465,256	£73,693	£-2,373,573
30% SR @LAR : 70% SO	15%	£5,220,445	£-1,035,400	£-1,228,677	£-1,619,092	£-4,059,183
30% SR @LAR : 70% SO	20%	£3,140,691	£-2,747,165	£-2,940,212	£-3,329,548	£-5,772,100
30% SR @LAR : 70% SO	25%	£1,043,576	£-4,476,288	£-4,669,145	£-5,057,472	£-7,519,984
30% SR @LAR : 70% SO	30%	£-1,070,694	£-6,238,781	£-6,434,420	£-6,827,717	£-9,285,822
30% SR @LAR : 70% SO	35%	£-3,201,913	£-8,028,911	£-8,224,428	£-8,616,838	£-11,069,400
30% SR @LAR : 70% SO	40%	£-5,352,769	£-9,836,040	£-10,031,470	£-10,423,061	£-12,870,500
30% SR @LAR : 70% SO	45%	£-7,550,291	£-11,659,955	£-11,855,336	£-12,246,174	£-14,688,910
30% SR @LAR : 70% SO	50%	£-9,764,392	£-13,500,450	£-13,695,816	£-14,085,968	£-16,524,412

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,233,486	£873,668	£679,485	£285,414	£-2,177,526
30% SR @LAR : 70% SO	5%	£6,207,050	£-784,778	£-978,623	£-1,371,403	£-3,826,293
30% SR @LAR : 70% SO	10%	£4,162,634	£-2,461,202	£-2,654,744	£-3,046,307	£-5,493,573
30% SR @LAR : 70% SO	15%	£2,100,445	£-4,155,400	£-4,348,677	£-4,739,092	£-7,179,183
30% SR @LAR : 70% SO	20%	£20,691	£-5,867,165	£-6,060,212	£-6,449,548	£-8,892,100
30% SR @LAR : 70% SO	25%	£-2,076,424	£-7,596,288	£-7,789,145	£-8,177,472	£-10,639,984
30% SR @LAR : 70% SO	30%	£-4,190,694	£-9,358,781	£-9,554,420	£-9,947,717	£-12,405,822
30% SR @LAR : 70% SO	35%	£-6,321,913	£-11,148,911	£-11,344,428	£-11,736,838	£-14,189,400
30% SR @LAR : 70% SO	40%	£-8,472,769	£-12,956,040	£-13,151,470	£-13,543,061	£-15,990,500
30% SR @LAR : 70% SO	45%	£-10,670,291	£-14,779,955	£-14,975,336	£-15,366,174	£-17,808,910
30% SR @LAR : 70% SO	50%	£-12,884,392	£-16,620,450	£-16,815,816	£-17,205,968	£-19,644,412

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,633,486	£273,668	£79,485	£-314,986	£-2,177,526
30% SR @LAR : 70% SO	5%	£5,607,050	£-1,984,778	£-1,678,623	£-1,971,403	£-4,426,293
30% SR @LAR : 70% SO	10%	£3,562,634	£-3,661,202	£-3,254,744	£-3,646,307	£-6,093,573
30% SR @LAR : 70% SO	15%	£1,500,445	£-5,355,400	£-4,948,677	£-5,339,092	£-7,779,183
30% SR @LAR : 70% SO	20%	£-579,309	£-7,067,165	£-6,660,212	£-7,049,548	£-8,492,100
30% SR @LAR : 70% SO	25%	£-2,676,424	£-8,796,288	£-8,389,145	£-8,777,472	£-10,239,984
30% SR @LAR : 70% SO	30%	£-4,790,694	£-10,558,781	£-10,154,420	£-10,547,717	£-12,005,822
30% SR @LAR : 70% SO	35%	£-6,921,913	£-12,348,911	£-11,944,428	£-12,336,838	£-13,789,400
30% SR @LAR : 70% SO	40%	£-9,072,769	£-14,156,040	£-13,751,470	£-14,143,061	£-15,590,500
30% SR @LAR : 70% SO	45%	£-11,270,291	£-15,979,955	£-15,575,336	£-15,966,174	£-17,408,910
30% SR @LAR : 70% SO	50%	£-13,484,392	£-17,820,450	£-17,415,816	£-17,805,968	£-19,244,412

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,873,486	£2,468,332	£2,680,515	£3,074,586	£5,537,526
30% SR @LAR : 70% SO	5%	£2,847,050	£4,144,778	£4,338,623	£4,731,403	£7,186,293
30% SR @LAR : 70% SO	10%	£802,634	£5,821,202	£6,014,744	£6,406,307	£8,853,573
30% SR @LAR : 70% SO	15%	£-1,259,555	£-7,515,400	£-7,708,677	£-8,099,092	£-10,539,183
30% SR @LAR : 70% SO	20%	£-3,339,309	£-9,227,165	£-9,420,212	£-9,809,548	£-12,252,100
30% SR @LAR : 70% SO	25%	£-5,436,424	£-10,956,288	£-11,149,145	£-11,537,472	£-13,999,984
30% SR @LAR : 70% SO	30%	£-7,550,694	£-12,718,781	£-12,914,420	£-13,307,717	£-15,765,822
30% SR @LAR : 70% SO	35%	£-9,681,913	£-14,508,911	£-14,704,428	£-15,096,838	£-17,549,400
30% SR @LAR : 70% SO	40%	£-11,832,769	£-16,316,040	£-16,511,470	£-16,903,061	£-19,350,500
30% SR @LAR : 70% SO	45%	£-14,030,291	£-18,139,955	£-18,335,336	£-18,726,174	£-21,168,910
30% SR @LAR : 70% SO	50%	£-16,244,392	£-19,980,450	£-20,175,816	£-20,565,968	£-23,004,412

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £775 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,546,925	£13,192,055	£12,997,871	£12,603,801	£10,140,861
30% SR @LAR : 70% SO	5%	£18,373,334	£11,381,506	£11,187,662	£10,794,881	£8,340,001
30% SR @LAR : 70% SO	10%	£16,176,815	£9,552,978	£9,359,436	£8,967,874	£6,520,608
30% SR @LAR : 70% SO	15%	£13,962,523	£7,706,677	£7,513,401	£7,122,986	£4,682,895
30% SR @LAR : 70% SO	20%	£11,730,666	£5,842,811	£5,649,763	£5,260,426	£2,827,073
30% SR @LAR : 70% SO	25%	£9,481,447	£3,961,583	£3,768,727	£3,380,400	£953,355
30% SR @LAR : 70% SO	30%	£7,215,074	£2,063,200	£1,870,502	£1,483,116	£-952,360
30% SR @LAR : 70% SO	35%	£4,931,753	£147,870	£-45,390	£-437,800	£-2,890,361
30% SR @LAR : 70% SO	40%	£2,631,690	£-1,811,425	£-2,006,856	£-2,398,446	£-4,845,886
30% SR @LAR : 70% SO	45%	£315,092	£-3,789,766	£-3,985,146	£-4,375,983	£-6,818,720
30% SR @LAR : 70% SO	50%	£-2,048,625	£-5,784,685	£-5,980,050	£-6,370,201	£-8,808,646

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,386,925	£8,032,055	£7,837,871	£7,443,801	£4,980,861
30% SR @LAR : 70% SO	5%	£13,213,334	£6,221,506	£6,027,662	£5,634,881	£3,180,001
30% SR @LAR : 70% SO	10%	£11,016,815	£4,392,978	£4,199,436	£3,807,874	£1,360,608
30% SR @LAR : 70% SO	15%	£8,802,523	£2,546,677	£2,353,401	£1,962,986	£-477,105
30% SR @LAR : 70% SO	20%	£6,570,666	£682,811	£489,763	£100,426	£-2,332,927
30% SR @LAR : 70% SO	25%	£4,321,447	£-1,198,417	£-1,391,273	£-1,779,600	£-4,206,645
30% SR @LAR : 70% SO	30%	£2,055,074	£-3,096,800	£-3,289,498	£-3,676,884	£-6,112,360
30% SR @LAR : 70% SO	35%	£-228,247	£-5,012,130	£-5,205,390	£-5,597,800	£-8,050,361
30% SR @LAR : 70% SO	40%	£-2,528,310	£-6,971,425	£-7,166,856	£-7,558,446	£-10,005,886
30% SR @LAR : 70% SO	45%	£-4,844,908	£-8,949,766	£-9,145,146	£-9,535,983	£-11,978,720
30% SR @LAR : 70% SO	50%	£-7,208,625	£-10,944,685	£-11,140,050	£-11,530,201	£-13,968,646

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,266,925	£4,912,055	£4,717,871	£4,323,801	£1,860,861
30% SR @LAR : 70% SO	5%	£10,093,334	£3,101,506	£2,907,662	£2,514,881	£60,001
30% SR @LAR : 70% SO	10%	£7,896,815	£1,272,978	£1,079,436	£687,874	£-1,759,392
30% SR @LAR : 70% SO	15%	£5,682,523	£-573,323	£-768,599	£-1,157,014	£-3,597,105
30% SR @LAR : 70% SO	20%	£3,450,666	£-2,437,189	£-2,630,237	£-3,019,574	£-5,452,927
30% SR @LAR : 70% SO	25%	£1,201,447	£-4,318,417	£-4,511,273	£-4,899,600	£-7,326,645
30% SR @LAR : 70% SO	30%	£-1,064,926	£-6,216,800	£-6,409,498	£-6,796,884	£-9,232,360
30% SR @LAR : 70% SO	35%	£-3,348,247	£-8,132,130	£-8,325,390	£-8,717,800	£-11,170,361
30% SR @LAR : 70% SO	40%	£-5,648,310	£-10,091,425	£-10,286,856	£-10,678,446	£-13,125,886
30% SR @LAR : 70% SO	45%	£-7,964,908	£-12,069,766	£-12,265,146	£-12,655,983	£-15,098,720
30% SR @LAR : 70% SO	50%	£-10,328,625	£-14,064,685	£-14,260,050	£-14,650,201	£-17,088,646

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,666,925	£4,312,055	£4,117,871	£3,723,801	£1,260,861
30% SR @LAR : 70% SO	5%	£9,493,334	£2,501,506	£2,307,662	£1,914,881	£-539,999
30% SR @LAR : 70% SO	10%	£7,296,815	£672,978	£479,436	£87,874	£-2,359,392
30% SR @LAR : 70% SO	15%	£5,082,523	£-1,173,323	£-1,366,599	£-1,757,014	£-4,197,105
30% SR @LAR : 70% SO	20%	£2,850,666	£-3,037,189	£-3,230,237	£-3,619,574	£-6,052,927
30% SR @LAR : 70% SO	25%	£601,447	£-4,918,417	£-5,111,273	£-5,499,600	£-7,926,645
30% SR @LAR : 70% SO	30%	£-1,664,926	£-6,816,800	£-7,009,498	£-7,396,884	£-9,832,360
30% SR @LAR : 70% SO	35%	£-3,948,247	£-8,732,130	£-8,925,390	£-9,317,800	£-11,770,361
30% SR @LAR : 70% SO	40%	£-6,248,310	£-10,691,425	£-10,886,856	£-11,278,446	£-13,725,886
30% SR @LAR : 70% SO	45%	£-8,564,908	£-12,669,766	£-12,865,146	£-13,265,983	£-15,698,720
30% SR @LAR : 70% SO	50%	£-10,928,625	£-14,664,685	£-14,860,050	£-15,250,201	£-17,688,646

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,906,925	£1,652,055	£1,357,871	£963,801	£-1,498,139
30% SR @LAR : 70% SO	5%	£6,733,334	£-258,494	£-462,339	£845,119	£-3,299,999
30% SR @LAR : 70% SO	10%	£4,536,815	£-2,087,022	£-2,290,564	£-2,672,126	£-5,119,392
30% SR @LAR : 70% SO	15%	£2,322,523	£-3,933,323	£-4,126,599	£-4,517,014	£-6,957,105
30% SR @LAR : 70% SO	20%	£90,666	£-5,797,189	£-5,990,237	£-6,379,574	£-8,812,927
30% SR @LAR : 70% SO	25%	£-2,158,553	£-7,678,417	£-7,871,273	£-8,259,600	£-10,686,645
30% SR @LAR : 70% SO	30%	£-4,424,926	£-9,576,800	£-9,769,498	£-10,156,884	£-12,592,360
30% SR @LAR : 70% SO	35%	£-6,708,247	£-11,492,130	£-11,685,390	£-12,077,800	£-14,530,361
30% SR @LAR : 70% SO	40%	£-9,008,310	£-13,451,425	£-13,646,856	£-14,038,446	£-16,485,886
30% SR @LAR : 70% SO	45%	£-11,324,908	£-15,429,766	£-15,625,146	£-16,015,983	£-18,458,720
30% SR @LAR : 70% SO	50%	£-13,688,625	£-17,424,685	£-17,620,050	£-18,010,201	£-20,448,646

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£800 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,534,356	£17,230,441	£17,036,258	£16,642,188	£14,179,249
30% SR @LAR : 70% SO	5%	£22,202,631	£15,247,033	£15,053,189	£14,660,408	£12,205,528
30% SR @LAR : 70% SO	10%	£19,853,201	£13,245,646	£13,052,104	£12,660,541	£10,213,275
30% SR @LAR : 70% SO	15%	£17,482,331	£11,226,484	£11,033,208	£10,642,794	£8,202,703
30% SR @LAR : 70% SO	20%	£15,077,613	£9,189,758	£8,996,710	£8,607,373	£6,174,021
30% SR @LAR : 70% SO	25%	£12,655,535	£7,135,670	£6,942,815	£6,554,488	£4,127,442
30% SR @LAR : 70% SO	30%	£10,216,302	£5,064,428	£4,871,730	£4,484,343	£2,063,180
30% SR @LAR : 70% SO	35%	£7,760,121	£2,976,239	£2,783,660	£2,397,148	£-18,838
30% SR @LAR : 70% SO	40%	£5,287,198	£871,306	£678,813	£293,107	£-2,149,860
30% SR @LAR : 70% SO	45%	£2,797,739	£-1,269,237	£-1,464,617	£-1,855,454	£-4,298,191
30% SR @LAR : 70% SO	50%	£291,951	£-3,439,652	£-3,635,019	£-4,025,170	£-6,463,615

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,374,356	£12,070,441	£11,876,258	£11,482,188	£9,019,249
30% SR @LAR : 70% SO	5%	£17,042,631	£10,087,033	£9,893,189	£9,500,408	£7,045,528
30% SR @LAR : 70% SO	10%	£14,693,201	£8,085,646	£7,892,104	£7,500,541	£5,053,275
30% SR @LAR : 70% SO	15%	£12,322,331	£6,066,484	£5,873,208	£5,482,794	£3,042,703
30% SR @LAR : 70% SO	20%	£9,917,613	£4,029,758	£3,836,710	£3,447,373	£1,014,021
30% SR @LAR : 70% SO	25%	£7,495,535	£1,975,670	£1,782,815	£1,394,488	£-1,032,558
30% SR @LAR : 70% SO	30%	£5,056,302	£-95,572	£-288,270	£-675,657	£-3,096,820
30% SR @LAR : 70% SO	35%	£2,600,121	£-2,183,761	£-2,376,340	£-2,762,852	£-5,178,838
30% SR @LAR : 70% SO	40%	£127,198	£-4,288,694	£-4,481,187	£-4,866,893	£-7,309,860
30% SR @LAR : 70% SO	45%	£-2,362,261	£-6,429,237	£-6,624,617	£-7,015,454	£-9,458,191
30% SR @LAR : 70% SO	50%	£-4,868,049	£-8,599,652	£-8,795,019	£-9,185,170	£-11,623,615

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,254,356	£8,950,441	£8,756,258	£8,362,188	£5,899,249
30% SR @LAR : 70% SO	5%	£13,922,631	£6,967,033	£6,773,189	£6,380,408	£3,925,528
30% SR @LAR : 70% SO	10%	£11,573,201	£4,965,646	£4,772,104	£4,380,541	£1,933,275
30% SR @LAR : 70% SO	15%	£9,202,331	£2,946,484	£2,753,208	£2,362,794	£-77,297
30% SR @LAR : 70% SO	20%	£6,797,613	£909,758	£716,710	£327,373	£-2,105,979
30% SR @LAR : 70% SO	25%	£4,375,535	£-1,144,330	£-1,337,185	£-1,725,512	£-4,152,558
30% SR @LAR : 70% SO	30%	£1,936,302	£-3,215,572	£-3,408,270	£-3,795,657	£-6,216,820
30% SR @LAR : 70% SO	35%	£-519,879	£-5,303,761	£-5,496,340	£-5,882,852	£-8,298,838
30% SR @LAR : 70% SO	40%	£-2,992,802	£-7,408,694	£-7,601,187	£-7,986,893	£-10,428,860
30% SR @LAR : 70% SO	45%	£-5,482,261	£-9,549,237	£-9,744,617	£-10,135,454	£-12,578,191
30% SR @LAR : 70% SO	50%	£-7,988,049	£-11,719,652	£-11,915,019	£-12,305,170	£-14,743,615

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,654,356	£8,350,441	£8,156,258	£7,762,188	£5,299,249
30% SR @LAR : 70% SO	5%	£13,322,631	£6,367,033	£6,173,189	£5,780,408	£3,325,528
30% SR @LAR : 70% SO	10%	£10,973,201	£4,365,646	£4,172,104	£3,780,541	£1,333,275
30% SR @LAR : 70% SO	15%	£8,602,331	£2,346,484	£2,153,208	£1,762,794	£-677,297
30% SR @LAR : 70% SO	20%	£6,197,613	£309,758	£116,710	£-272,627	£-2,705,979
30% SR @LAR : 70% SO	25%	£3,775,535	£-1,744,330	£-1,937,185	£-2,325,512	£-4,752,558
30% SR @LAR : 70% SO	30%	£1,336,302	£-3,815,572	£-4,008,270	£-4,395,657	£-6,816,820
30% SR @LAR : 70% SO	35%	£-1,119,879	£-5,903,761	£-6,096,340	£-6,482,852	£-8,898,838
30% SR @LAR : 70% SO	40%	£-3,592,802	£-8,008,694	£-8,201,187	£-8,586,893	£-11,029,860
30% SR @LAR : 70% SO	45%	£-6,082,261	£-10,149,237	£-10,344,617	£-10,735,454	£-13,178,191
30% SR @LAR : 70% SO	50%	£-8,588,049	£-12,319,652	£-12,515,019	£-12,905,170	£-15,343,615

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,894,356	£5,890,441	£5,396,258	£5,002,188	£2,539,249
30% SR @LAR : 70% SO	5%	£10,562,631	£3,807,033	£3,413,189	£3,020,408	£565,528
30% SR @LAR : 70% SO	10%	£8,213,201	£1,805,646	£1,412,104	£1,020,541	£-1,428,726
30% SR @LAR : 70% SO	15%	£5,842,331	£-143,516	£-805,792	£-897,208	£-3,437,297
30% SR @LAR : 70% SO	20%	£3,437,613	£-2,450,242	£-2,643,290	£-3,032,627	£-5,465,979
30% SR @LAR : 70% SO	25%	£1,015,535	£-4,504,330	£-4,697,185	£-5,085,512	£-7,512,558
30% SR @LAR : 70% SO	30%	£-1,423,698	£-6,575,572	£-6,768,270	£-7,155,657	£-9,576,820
30% SR @LAR : 70% SO	35%	£-3,879,879	£-8,663,761	£-8,856,340	£-9,242,852	£-11,658,838
30% SR @LAR : 70% SO	40%	£-6,352,802	£-10,768,694	£-10,961,187	£-11,346,893	£-13,789,860
30% SR @LAR : 70% SO	45%	£-8,842,261	£-12,909,237	£-13,104,617	£-13,495,454	£-15,938,191
30% SR @LAR : 70% SO	50%	£-11,348,049	£-15,079,652	£-15,275,019	£-15,665,170	£-18,103,615

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£825 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£28,521,786	£21,268,829	£21,074,645	£20,680,575	£18,217,635
30% SR @LAR : 70% SO	5%	£26,011,627	£19,104,756	£18,910,912	£18,518,131	£16,063,251
30% SR @LAR : 70% SO	10%	£23,483,761	£16,922,703	£16,729,161	£16,337,599	£13,890,333
30% SR @LAR : 70% SO	15%	£20,938,390	£14,722,879	£14,529,602	£14,139,187	£11,699,096
30% SR @LAR : 70% SO	20%	£18,375,719	£12,505,486	£12,312,440	£11,923,103	£9,489,750
30% SR @LAR : 70% SO	25%	£15,790,599	£10,270,735	£10,077,880	£9,689,553	£7,262,507
30% SR @LAR : 70% SO	30%	£13,170,702	£8,018,828	£7,826,130	£7,438,744	£5,017,580
30% SR @LAR : 70% SO	35%	£10,533,856	£5,749,974	£5,557,396	£5,170,883	£2,755,181
30% SR @LAR : 70% SO	40%	£7,880,270	£3,464,378	£3,271,885	£2,886,179	£475,521
30% SR @LAR : 70% SO	45%	£5,210,147	£1,162,246	£969,802	£584,837	£-1,848,974
30% SR @LAR : 70% SO	50%	£2,523,694	£-1,173,858	£-1,369,224	£-1,759,375	£-4,197,819

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,361,786	£16,108,829	£15,914,645	£15,520,575	£13,057,635
30% SR @LAR : 70% SO	5%	£20,851,627	£13,944,756	£13,750,912	£13,358,131	£10,903,251
30% SR @LAR : 70% SO	10%	£18,323,761	£11,762,703	£11,569,161	£11,177,599	£8,730,333
30% SR @LAR : 70% SO	15%	£15,778,390	£9,562,879	£9,369,602	£8,979,187	£6,539,096
30% SR @LAR : 70% SO	20%	£13,215,719	£7,345,486	£7,152,440	£6,763,103	£4,329,750
30% SR @LAR : 70% SO	25%	£10,630,599	£5,110,735	£4,917,880	£4,529,553	£2,102,507
30% SR @LAR : 70% SO	30%	£8,010,702	£2,858,828	£2,666,130	£2,278,744	£-142,420
30% SR @LAR : 70% SO	35%	£5,373,856	£599,974	£397,396	£10,883	£-2,404,819
30% SR @LAR : 70% SO	40%	£2,720,270	£-1,895,622	£-1,888,115	£-2,273,821	£-4,684,479
30% SR @LAR : 70% SO	45%	£50,147	£-3,997,754	£-4,190,198	£-4,575,163	£-7,008,974
30% SR @LAR : 70% SO	50%	£-2,636,306	£-6,333,858	£-6,529,224	£-6,919,375	£-9,357,819

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,241,786	£12,988,829	£12,794,645	£12,400,575	£9,937,635
30% SR @LAR : 70% SO	5%	£17,731,627	£10,824,756	£10,630,912	£10,238,131	£7,783,251
30% SR @LAR : 70% SO	10%	£15,203,761	£8,642,703	£8,449,161	£8,057,599	£5,610,333
30% SR @LAR : 70% SO	15%	£12,658,390	£6,442,879	£6,249,602	£5,859,187	£3,419,096
30% SR @LAR : 70% SO	20%	£10,095,719	£4,225,486	£4,032,440	£3,643,103	£1,209,750
30% SR @LAR : 70% SO	25%	£7,510,599	£1,990,735	£1,797,880	£1,409,553	£-1,017,493
30% SR @LAR : 70% SO	30%	£4,890,702	£-261,172	£-453,870	£-841,256	£-3,262,420
30% SR @LAR : 70% SO	35%	£2,253,856	£-2,530,026	£-2,722,604	£-3,109,117	£-5,524,819
30% SR @LAR : 70% SO	40%	£-399,730	£-4,815,622	£-5,008,115	£-5,393,821	£-7,804,479
30% SR @LAR : 70% SO	45%	£-3,069,853	£-7,117,754	£-7,310,198	£-7,695,163	£-10,128,974
30% SR @LAR : 70% SO	50%	£-5,756,306	£-9,453,858	£-9,649,224	£-10,039,375	£-12,477,819

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,641,786	£12,388,829	£12,194,645	£11,800,575	£9,337,635
30% SR @LAR : 70% SO	5%	£17,131,627	£10,224,756	£10,030,912	£9,638,131	£7,183,251
30% SR @LAR : 70% SO	10%	£14,603,761	£8,042,703	£7,849,161	£7,457,599	£5,010,333
30% SR @LAR : 70% SO	15%	£12,058,390	£5,842,879	£5,649,602	£5,259,187	£2,819,096
30% SR @LAR : 70% SO	20%	£9,495,719	£3,625,486	£3,432,440	£3,043,103	£609,750
30% SR @LAR : 70% SO	25%	£6,910,599	£1,390,735	£1,197,880	£809,553	£-1,617,493
30% SR @LAR : 70% SO	30%	£4,290,702	£-861,172	£-1,053,870	£-1,441,256	£-3,862,420
30% SR @LAR : 70% SO	35%	£1,653,856	£-3,130,026	£-3,322,604	£-3,709,117	£-6,124,819
30% SR @LAR : 70% SO	40%	£-399,730	£-5,415,622	£-5,608,115	£-5,993,821	£-8,404,479
30% SR @LAR : 70% SO	45%	£-3,669,853	£-7,717,754	£-7,910,198	£-8,295,163	£-10,728,974
30% SR @LAR : 70% SO	50%	£-6,356,306	£-10,053,858	£-10,249,224	£-10,639,375	£-13,077,819

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,881,786	£9,628,829	£9,434,645	£9,040,575	£6,577,635
30% SR @LAR : 70% SO	5%	£14,371,627	£7,464,756	£7,270,912	£6,878,131	£4,423,251
30% SR @LAR : 70% SO	10%	£11,843,761	£5,282,703	£5,089,161	£4,697,599	£2,250,333
30% SR @LAR : 70% SO	15%	£9,298,390	£3,082,879	£2,889,602	£2,499,187	£59,096
30% SR @LAR : 70% SO	20%	£6,735,719	£865,486	£672,440	£283,103	£-2,150,250
30% SR @LAR : 70% SO	25%	£4,150,599	£-1,369,285	£-1,562,120	£-1,950,447	£-4,377,493
30% SR @LAR : 70% SO	30%	£1,530,702	£-3,621,172	£-3,813,870	£-4,201,256	£-6,622,420
30% SR @LAR : 70% SO	35%	£-1,106,144	£-5,890,026	£-6,082,604	£-6,469,117	£-8,884,819
30% SR @LAR : 70% SO	40%	£-3,759,730	£-8,175,622	£-8,368,115	£-8,753,821	£-11,164,479
30% SR @LAR : 70% SO	45%	£-6,429,853	£-10,477,754	£-10,670,198	£-11,055,163	£-13,488,974
30% SR @LAR : 70% SO	50%	£-9,116,306	£-12,813,858	£-13,009,224	£-13,399,375	£-15,837,819

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£850 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£32,509,218	£25,260,008	£25,068,744	£24,680,596	£22,254,672
30% SR @LAR : 70% SO	5%	£29,820,131	£22,933,382	£22,742,452	£22,355,574	£19,920,475
30% SR @LAR : 70% SO	10%	£27,113,338	£20,589,050	£20,398,417	£20,012,738	£17,566,396
30% SR @LAR : 70% SO	15%	£24,389,041	£18,217,778	£18,024,502	£17,634,087	£15,193,995
30% SR @LAR : 70% SO	20%	£21,647,444	£15,819,224	£15,626,176	£15,236,839	£12,803,487
30% SR @LAR : 70% SO	25%	£18,888,749	£13,403,309	£13,210,454	£12,822,127	£10,395,082
30% SR @LAR : 70% SO	30%	£16,113,160	£10,970,240	£10,777,542	£10,390,155	£7,968,992
30% SR @LAR : 70% SO	35%	£13,304,106	£8,520,223	£8,327,645	£7,941,133	£5,525,430
30% SR @LAR : 70% SO	40%	£10,469,355	£6,053,464	£5,860,971	£5,475,266	£3,064,608
30% SR @LAR : 70% SO	45%	£7,618,070	£3,570,170	£3,377,726	£2,992,762	£586,737
30% SR @LAR : 70% SO	50%	£4,750,455	£1,070,546	£878,115	£493,828	-£1,937,082

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,349,218	£20,100,008	£19,908,744	£19,520,596	£17,094,672
30% SR @LAR : 70% SO	5%	£24,660,131	£17,773,382	£17,582,452	£17,195,574	£14,760,475
30% SR @LAR : 70% SO	10%	£21,953,338	£15,429,050	£15,238,417	£14,852,738	£12,406,396
30% SR @LAR : 70% SO	15%	£19,229,041	£13,057,778	£12,864,502	£12,474,087	£10,033,995
30% SR @LAR : 70% SO	20%	£16,487,444	£10,659,224	£10,466,176	£10,076,839	£7,643,487
30% SR @LAR : 70% SO	25%	£13,728,749	£8,243,309	£8,050,454	£7,662,127	£5,235,082
30% SR @LAR : 70% SO	30%	£10,953,160	£5,810,240	£5,617,542	£5,230,155	£2,808,992
30% SR @LAR : 70% SO	35%	£8,144,106	£3,360,223	£3,167,645	£2,781,133	£365,430
30% SR @LAR : 70% SO	40%	£5,309,355	£893,464	£700,971	£315,266	-£2,095,382
30% SR @LAR : 70% SO	45%	£2,458,070	-£1,589,830	-£1,782,274	-£2,167,238	-£4,573,263
30% SR @LAR : 70% SO	50%	-£409,545	-£4,089,454	-£4,281,885	-£4,666,172	-£7,097,082

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,229,218	£16,990,008	£16,788,744	£16,400,596	£13,974,672
30% SR @LAR : 70% SO	5%	£21,540,131	£14,653,382	£14,462,452	£14,075,574	£11,640,475
30% SR @LAR : 70% SO	10%	£18,833,338	£12,309,050	£12,118,417	£11,732,738	£9,286,396
30% SR @LAR : 70% SO	15%	£16,109,041	£9,937,778	£9,744,502	£9,354,087	£6,913,995
30% SR @LAR : 70% SO	20%	£13,367,444	£7,539,224	£7,346,176	£6,956,839	£4,523,487
30% SR @LAR : 70% SO	25%	£10,608,749	£5,123,309	£4,930,454	£4,542,127	£2,115,082
30% SR @LAR : 70% SO	30%	£7,833,160	£2,690,240	£2,497,542	£2,110,155	-£311,008
30% SR @LAR : 70% SO	35%	£5,024,106	£240,223	£47,645	-£338,867	-£2,754,570
30% SR @LAR : 70% SO	40%	£2,189,355	-£2,226,536	-£2,419,029	-£2,804,734	-£5,215,382
30% SR @LAR : 70% SO	45%	-£661,930	-£4,709,830	-£4,902,274	-£5,287,238	-£7,693,263
30% SR @LAR : 70% SO	50%	-£3,529,545	-£7,209,454	-£7,401,885	-£7,786,172	-£10,217,082

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,629,218	£16,390,008	£16,188,744	£15,800,596	£13,374,672
30% SR @LAR : 70% SO	5%	£20,940,131	£14,053,382	£13,862,452	£13,475,574	£11,040,475
30% SR @LAR : 70% SO	10%	£18,233,338	£11,709,050	£11,518,417	£11,132,738	£8,686,396
30% SR @LAR : 70% SO	15%	£15,509,041	£9,337,778	£9,144,502	£8,754,087	£6,313,995
30% SR @LAR : 70% SO	20%	£12,767,444	£6,939,224	£6,746,176	£6,356,839	£3,923,487
30% SR @LAR : 70% SO	25%	£10,008,749	£4,523,309	£4,330,454	£3,942,127	£1,515,082
30% SR @LAR : 70% SO	30%	£7,233,160	£2,090,240	£1,897,542	£1,510,155	-£311,008
30% SR @LAR : 70% SO	35%	£4,424,106	-£359,777	-£552,355	-£338,867	-£3,354,570
30% SR @LAR : 70% SO	40%	£1,589,355	-£2,826,536	-£3,019,029	-£3,404,734	-£5,815,382
30% SR @LAR : 70% SO	45%	-£1,261,930	-£5,309,830	-£5,502,274	-£5,887,238	-£8,293,263
30% SR @LAR : 70% SO	50%	-£4,129,545	-£7,809,454	-£8,001,885	-£8,386,172	-£10,817,082

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,869,218	£13,620,008	£13,428,744	£13,040,596	£10,614,672
30% SR @LAR : 70% SO	5%	£18,180,131	£11,293,382	£11,102,452	£10,715,574	£8,280,475
30% SR @LAR : 70% SO	10%	£15,473,338	£8,949,050	£8,758,417	£8,372,738	£5,926,396
30% SR @LAR : 70% SO	15%	£12,749,041	£6,577,778	£6,384,502	£5,994,087	£3,553,995
30% SR @LAR : 70% SO	20%	£10,007,444	£4,179,224	£3,986,176	£3,596,839	£1,163,487
30% SR @LAR : 70% SO	25%	£7,248,749	£1,763,309	£1,570,454	£1,182,127	-£1,244,918
30% SR @LAR : 70% SO	30%	£4,473,160	-£669,760	-£862,458	-£1,249,845	-£3,671,008
30% SR @LAR : 70% SO	35%	£1,664,106	-£3,119,777	-£3,312,355	-£3,698,867	-£6,114,570
30% SR @LAR : 70% SO	40%	-£1,170,645	-£5,586,536	-£5,779,029	-£6,164,734	-£8,575,382
30% SR @LAR : 70% SO	45%	-£4,021,930	-£8,069,830	-£8,262,274	-£8,647,238	-£11,053,263
30% SR @LAR : 70% SO	50%	-£6,889,545	-£10,569,454	-£10,761,885	-£11,146,172	-£13,577,082

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£675 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£18,304,273	-£30,066,036	-£30,354,840	-£31,024,659	-£35,211,031
30% SR @LAR : 70% SO	5%	-£20,371,873	-£31,545,548	-£31,833,848	-£32,501,634	-£36,675,303
30% SR @LAR : 70% SO	10%	-£22,470,002	-£33,055,588	-£33,343,439	-£34,009,315	-£38,171,039
30% SR @LAR : 70% SO	15%	-£24,598,336	-£34,595,834	-£34,883,290	-£35,547,375	-£39,697,903
30% SR @LAR : 70% SO	20%	-£26,756,550	-£36,165,961	-£36,453,076	-£37,115,489	-£41,255,565
30% SR @LAR : 70% SO	25%	-£28,944,322	-£37,765,645	-£38,052,474	-£38,713,331	-£42,843,691
30% SR @LAR : 70% SO	30%	-£31,161,328	-£39,394,562	-£39,681,158	-£40,340,577	-£44,461,947
30% SR @LAR : 70% SO	35%	-£33,407,242	-£41,052,387	-£41,338,805	-£41,996,900	-£46,109,999
30% SR @LAR : 70% SO	40%	-£35,681,741	-£42,738,799	-£43,025,090	-£43,681,976	-£47,787,516
30% SR @LAR : 70% SO	45%	-£37,984,502	-£44,453,471	-£44,739,689	-£45,395,479	-£49,494,162
30% SR @LAR : 70% SO	50%	-£40,315,199	-£46,196,081	-£46,482,277	-£47,137,081	-£51,229,606

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£23,464,273	-£35,228,036	-£35,514,840	-£36,184,659	-£40,371,031
30% SR @LAR : 70% SO	5%	-£25,531,873	-£36,705,548	-£36,993,848	-£37,661,634	-£41,835,303
30% SR @LAR : 70% SO	10%	-£27,630,002	-£38,215,588	-£38,503,439	-£39,169,315	-£43,331,039
30% SR @LAR : 70% SO	15%	-£29,758,336	-£39,755,834	-£40,043,290	-£40,707,375	-£44,857,903
30% SR @LAR : 70% SO	20%	-£31,916,550	-£41,325,961	-£41,613,076	-£42,275,489	-£46,415,565
30% SR @LAR : 70% SO	25%	-£34,104,322	-£42,925,645	-£43,212,474	-£43,873,331	-£48,003,691
30% SR @LAR : 70% SO	30%	-£36,321,328	-£44,554,562	-£44,841,158	-£45,500,577	-£49,621,947
30% SR @LAR : 70% SO	35%	-£38,567,242	-£46,212,387	-£46,498,805	-£47,196,900	-£51,269,999
30% SR @LAR : 70% SO	40%	-£40,841,741	-£47,898,799	-£48,185,090	-£48,941,976	-£52,947,516
30% SR @LAR : 70% SO	45%	-£43,144,502	-£49,613,471	-£49,899,689	-£50,755,479	-£54,765,162
30% SR @LAR : 70% SO	50%	-£45,475,199	-£51,356,081	-£51,642,277	-£52,627,081	-£56,623,606

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£26,584,273	-£38,348,036	-£38,634,840	-£39,304,659	-£43,491,031
30% SR @LAR : 70% SO	5%	-£28,651,873	-£39,825,548	-£40,113,848	-£40,781,634	-£44,955,303
30% SR @LAR : 70% SO	10%	-£30,750,002	-£41,335,588	-£41,623,439	-£42,289,315	-£46,451,039
30% SR @LAR : 70% SO	15%	-£32,878,336	-£42,875,834	-£43,163,290	-£43,827,375	-£47,977,903
30% SR @LAR : 70% SO	20%	-£35,036,550	-£44,445,961	-£44,733,076	-£45,395,489	-£49,535,565
30% SR @LAR : 70% SO	25%	-£37,224,322	-£46,045,645	-£46,332,474	-£46,993,331	-£51,123,691
30% SR @LAR : 70% SO	30%	-£39,441,328	-£47,674,562	-£47,961,158	-£48,620,577	-£52,741,947
30% SR @LAR : 70% SO	35%	-£41,687,242	-£49,332,387	-£49,618,805	-£50,276,900	-£54,389,999
30% SR @LAR : 70% SO	40%	-£43,961,741	-£51,018,799	-£51,305,090	-£51,961,976	-£56,067,516
30% SR @LAR : 70% SO	45%	-£46,264,502	-£52,733,471	-£53,019,689	-£53,675,479	-£57,774,162
30% SR @LAR : 70% SO	50%	-£48,595,199	-£54,476,081	-£54,762,277	-£55,417,081	-£59,509,606

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£27,184,273	-£39,948,036	-£40,234,840	-£40,904,659	-£44,091,031
30% SR @LAR : 70% SO	5%	-£29,251,873	-£40,425,548	-£40,713,848	-£41,381,634	-£45,555,303
30% SR @LAR : 70% SO	10%	-£31,350,002	-£41,935,588	-£42,223,439	-£42,889,315	-£47,051,039
30% SR @LAR : 70% SO	15%	-£33,478,336	-£43,475,834	-£43,763,290	-£44,427,375	-£48,577,903
30% SR @LAR : 70% SO	20%	-£35,636,550	-£45,045,961	-£45,333,076	-£45,995,489	-£50,135,565
30% SR @LAR : 70% SO	25%	-£37,824,322	-£46,645,645	-£46,932,474	-£47,593,331	-£51,723,691
30% SR @LAR : 70% SO	30%	-£40,041,328	-£48,274,562	-£48,561,158	-£49,220,577	-£53,341,947
30% SR @LAR : 70% SO	35%	-£42,287,242	-£49,932,387	-£50,218,805	-£50,876,900	-£54,989,999
30% SR @LAR : 70% SO	40%	-£44,561,741	-£51,618,799	-£51,905,090	-£52,561,976	-£56,667,516
30% SR @LAR : 70% SO	45%	-£46,864,502	-£53,333,471	-£53,619,689	-£54,275,479	-£58,374,162
30% SR @LAR : 70% SO	50%	-£49,195,199	-£55,076,081	-£55,362,277	-£56,017,081	-£60,109,606

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£29,844,273	-£41,708,036	-£41,994,840	-£42,664,659	-£46,851,031
30% SR @LAR : 70% SO	5%	-£32,011,873	-£43,185,548	-£43,473,848	-£44,141,634	-£48,315,303
30% SR @LAR : 70% SO	10%	-£34,110,002	-£44,695,588	-£44,983,439	-£45,649,315	-£49,811,039
30% SR @LAR : 70% SO	15%	-£36,238,336	-£46,235,834	-£46,523,290	-£47,187,375	-£51,337,903
30% SR @LAR : 70% SO	20%	-£38,396,550	-£47,805,961	-£48,093,076	-£48,765,489	-£52,895,565
30% SR @LAR : 70% SO	25%	-£40,584,322	-£49,405,645	-£49,692,474	-£50,363,331	-£54,483,691
30% SR @LAR : 70% SO	30%	-£42,801,328	-£51,034,562	-£51,321,158	-£51,980,577	-£56,101,947
30% SR @LAR : 70% SO	35%	-£45,047,242	-£52,692,387	-£52,978,805	-£53,636,900	-£57,749,999
30% SR @LAR : 70% SO	40%	-£47,321,741	-£54,378,799	-£54,665,090	-£55,321,976	-£59,427,516
30% SR @LAR : 70% SO	45%	-£49,624,502	-£56,093,471	-£56,379,689	-£57,035,479	-£61,134,162
30% SR @LAR : 70% SO	50%	-£51,955,199	-£57,836,081	-£58,122,277	-£58,777,081	-£62,869,606

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £700 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£12,476,134	-£24,237,897	-£24,526,701	-£25,196,520	-£29,382,892
30% SR @LAR : 70% SO	5%	-£14,761,050	-£25,934,725	-£26,223,025	-£26,890,811	-£31,064,480
30% SR @LAR : 70% SO	10%	-£17,076,495	-£27,662,082	-£27,949,933	-£28,615,808	-£32,777,532
30% SR @LAR : 70% SO	15%	-£19,422,146	-£29,419,644	-£29,707,100	-£30,371,185	-£34,521,713
30% SR @LAR : 70% SO	20%	-£21,797,678	-£31,207,087	-£31,494,203	-£32,156,615	-£36,296,692
30% SR @LAR : 70% SO	25%	-£24,202,766	-£33,024,088	-£33,310,917	-£33,971,775	-£38,102,134
30% SR @LAR : 70% SO	30%	-£26,637,088	-£34,879,321	-£35,156,918	-£35,816,337	-£39,937,706
30% SR @LAR : 70% SO	35%	-£29,100,318	-£36,745,464	-£37,031,881	-£37,689,977	-£41,803,075
30% SR @LAR : 70% SO	40%	-£31,592,134	-£38,649,191	-£38,935,483	-£39,592,368	-£43,697,908
30% SR @LAR : 70% SO	45%	-£34,112,210	-£40,581,179	-£40,867,398	-£41,523,187	-£45,621,871
30% SR @LAR : 70% SO	50%	-£36,660,224	-£42,541,106	-£42,827,302	-£43,482,106	-£47,574,631

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£17,636,134	-£29,397,897	-£29,686,701	-£30,356,520	-£34,542,892
30% SR @LAR : 70% SO	5%	-£19,921,050	-£31,094,725	-£31,383,025	-£32,050,811	-£36,224,480
30% SR @LAR : 70% SO	10%	-£22,236,495	-£32,822,082	-£33,109,933	-£33,775,808	-£37,937,532
30% SR @LAR : 70% SO	15%	-£24,582,146	-£34,579,644	-£34,867,100	-£35,531,185	-£39,681,713
30% SR @LAR : 70% SO	20%	-£26,957,678	-£36,367,087	-£36,654,203	-£37,316,615	-£41,456,692
30% SR @LAR : 70% SO	25%	-£29,362,766	-£38,184,088	-£38,470,917	-£39,131,775	-£43,262,134
30% SR @LAR : 70% SO	30%	-£31,797,088	-£40,030,321	-£40,316,918	-£40,976,337	-£45,097,706
30% SR @LAR : 70% SO	35%	-£34,260,318	-£41,905,464	-£42,191,881	-£42,849,977	-£46,963,075
30% SR @LAR : 70% SO	40%	-£36,752,134	-£43,809,191	-£44,095,483	-£44,762,368	-£48,857,908
30% SR @LAR : 70% SO	45%	-£39,272,210	-£45,741,179	-£46,027,398	-£46,683,187	-£50,781,871
30% SR @LAR : 70% SO	50%	-£41,820,224	-£47,701,106	-£47,987,302	-£48,642,106	-£52,734,631

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£20,756,134	-£32,517,897	-£32,806,701	-£33,476,520	-£37,662,892
30% SR @LAR : 70% SO	5%	-£23,041,050	-£34,214,725	-£34,503,025	-£35,170,811	-£39,344,480
30% SR @LAR : 70% SO	10%	-£25,356,495	-£35,942,082	-£36,229,933	-£36,895,808	-£41,057,532
30% SR @LAR : 70% SO	15%	-£27,702,146	-£37,699,644	-£37,987,100	-£38,651,185	-£42,801,713
30% SR @LAR : 70% SO	20%	-£30,077,678	-£39,487,087	-£39,774,203	-£40,436,615	-£44,576,692
30% SR @LAR : 70% SO	25%	-£32,482,766	-£41,304,088	-£41,590,917	-£42,251,775	-£46,382,134
30% SR @LAR : 70% SO	30%	-£34,917,088	-£43,150,321	-£43,436,918	-£44,096,337	-£48,217,706
30% SR @LAR : 70% SO	35%	-£37,380,318	-£45,025,464	-£45,311,881	-£45,969,977	-£50,083,075
30% SR @LAR : 70% SO	40%	-£39,872,134	-£46,929,191	-£47,215,483	-£47,872,368	-£51,977,908
30% SR @LAR : 70% SO	45%	-£42,392,210	-£48,861,179	-£49,147,398	-£49,803,187	-£53,901,871
30% SR @LAR : 70% SO	50%	-£44,940,224	-£50,821,106	-£51,107,302	-£51,762,106	-£55,854,631

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£21,356,134	-£33,117,897	-£33,406,701	-£34,076,520	-£38,262,892
30% SR @LAR : 70% SO	5%	-£23,641,050	-£34,814,725	-£35,103,025	-£35,770,811	-£39,944,480
30% SR @LAR : 70% SO	10%	-£25,956,495	-£36,542,082	-£36,829,933	-£37,495,808	-£41,657,532
30% SR @LAR : 70% SO	15%	-£28,302,146	-£38,299,644	-£38,587,100	-£39,251,185	-£43,401,713
30% SR @LAR : 70% SO	20%	-£30,677,678	-£40,087,087	-£40,374,203	-£41,036,615	-£45,176,692
30% SR @LAR : 70% SO	25%	-£33,082,766	-£41,904,088	-£42,190,917	-£42,851,775	-£46,982,134
30% SR @LAR : 70% SO	30%	-£35,517,088	-£43,750,321	-£44,036,918	-£44,696,337	-£48,817,706
30% SR @LAR : 70% SO	35%	-£37,980,318	-£45,625,464	-£45,911,881	-£46,569,977	-£50,683,075
30% SR @LAR : 70% SO	40%	-£40,472,134	-£47,529,191	-£47,815,483	-£48,472,368	-£52,577,908
30% SR @LAR : 70% SO	45%	-£42,992,210	-£49,461,179	-£49,747,398	-£50,403,187	-£54,501,871
30% SR @LAR : 70% SO	50%	-£45,540,224	-£51,421,106	-£51,707,302	-£52,362,106	-£56,454,631

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£24,116,134	-£35,677,897	-£36,166,701	-£36,836,520	-£41,022,892
30% SR @LAR : 70% SO	5%	-£26,401,050	-£37,374,725	-£37,863,025	-£38,530,811	-£42,704,480
30% SR @LAR : 70% SO	10%	-£28,716,495	-£39,102,082	-£39,589,933	-£40,255,808	-£44,417,532
30% SR @LAR : 70% SO	15%	-£31,062,146	-£40,859,644	-£41,347,100	-£42,011,185	-£46,161,713
30% SR @LAR : 70% SO	20%	-£33,437,678	-£42,647,087	-£43,134,203	-£43,796,615	-£47,936,692
30% SR @LAR : 70% SO	25%	-£35,842,766	-£44,464,088	-£44,950,917	-£45,611,775	-£49,742,134
30% SR @LAR : 70% SO	30%	-£38,277,088	-£46,310,321	-£46,796,918	-£47,456,337	-£51,577,706
30% SR @LAR : 70% SO	35%	-£40,740,318	-£48,185,464	-£48,671,881	-£49,329,977	-£53,443,075
30% SR @LAR : 70% SO	40%	-£43,232,134	-£50,089,191	-£50,575,483	-£51,232,368	-£55,337,908
30% SR @LAR : 70% SO	45%	-£45,752,210	-£52,021,179	-£52,507,398	-£53,163,187	-£57,261,871
30% SR @LAR : 70% SO	50%	-£48,300,224	-£54,081,106	-£54,467,302	-£55,122,106	-£59,214,631

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£725 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,647,995	£18,409,758	£18,698,562	£19,368,381	£23,554,753
30% SR @LAR : 70% SO	5%	£9,150,228	£20,323,902	£20,612,202	£21,279,989	£25,453,657
30% SR @LAR : 70% SO	10%	£11,682,989	£22,268,576	£22,556,426	£23,222,302	£27,384,026
30% SR @LAR : 70% SO	15%	£14,245,956	£24,243,454	£24,530,910	£25,194,995	£29,345,524
30% SR @LAR : 70% SO	20%	£16,838,804	£26,248,214	£26,535,330	£27,197,741	£31,337,819
30% SR @LAR : 70% SO	25%	£19,461,208	£28,282,531	£28,569,360	£29,230,217	£33,360,577
30% SR @LAR : 70% SO	30%	£22,112,846	£30,346,080	£30,632,677	£31,292,096	£35,413,466
30% SR @LAR : 70% SO	35%	£24,793,394	£32,438,540	£32,724,956	£33,383,053	£37,496,151
30% SR @LAR : 70% SO	40%	£27,502,526	£34,559,583	£34,845,874	£35,502,761	£39,608,300
30% SR @LAR : 70% SO	45%	£30,239,919	£36,708,888	£36,995,106	£37,650,896	£41,749,579
30% SR @LAR : 70% SO	50%	£33,005,249	£38,886,131	£39,172,327	£39,827,131	£43,919,656

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,807,995	£23,568,758	£23,858,562	£24,528,381	£28,714,753
30% SR @LAR : 70% SO	5%	£14,310,228	£25,483,902	£25,772,202	£26,439,989	£30,613,657
30% SR @LAR : 70% SO	10%	£16,842,989	£27,428,576	£27,716,426	£28,382,302	£32,544,026
30% SR @LAR : 70% SO	15%	£19,405,956	£29,403,454	£29,690,910	£30,354,995	£34,505,524
30% SR @LAR : 70% SO	20%	£21,998,804	£31,408,214	£31,695,330	£32,357,741	£36,497,819
30% SR @LAR : 70% SO	25%	£24,621,208	£33,442,531	£33,729,360	£34,390,217	£38,520,577
30% SR @LAR : 70% SO	30%	£27,272,846	£35,506,080	£35,792,677	£36,452,096	£40,573,466
30% SR @LAR : 70% SO	35%	£29,953,394	£37,598,540	£37,884,956	£38,543,053	£42,656,151
30% SR @LAR : 70% SO	40%	£32,662,526	£39,719,583	£40,005,874	£40,662,761	£44,768,300
30% SR @LAR : 70% SO	45%	£35,399,919	£41,868,888	£42,155,106	£42,810,896	£46,908,579
30% SR @LAR : 70% SO	50%	£38,165,249	£44,046,131	£44,332,327	£44,987,131	£49,079,656

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,927,995	£26,688,758	£26,978,562	£27,648,381	£31,834,753
30% SR @LAR : 70% SO	5%	£17,430,228	£28,603,902	£28,892,202	£29,559,989	£33,733,657
30% SR @LAR : 70% SO	10%	£19,962,989	£30,548,576	£30,836,426	£31,502,302	£35,664,026
30% SR @LAR : 70% SO	15%	£22,525,956	£32,523,454	£32,810,910	£33,474,995	£37,625,524
30% SR @LAR : 70% SO	20%	£25,118,804	£34,528,214	£34,815,330	£35,477,741	£39,617,819
30% SR @LAR : 70% SO	25%	£27,741,208	£36,562,531	£36,849,360	£37,510,217	£41,640,577
30% SR @LAR : 70% SO	30%	£30,392,846	£38,626,080	£38,912,677	£39,572,096	£43,693,466
30% SR @LAR : 70% SO	35%	£33,073,394	£40,718,540	£41,004,956	£41,663,053	£45,776,151
30% SR @LAR : 70% SO	40%	£35,782,526	£42,839,583	£43,125,874	£43,782,761	£47,888,300
30% SR @LAR : 70% SO	45%	£38,519,919	£44,988,888	£45,275,106	£45,930,896	£50,029,579
30% SR @LAR : 70% SO	50%	£41,285,249	£47,166,131	£47,452,327	£48,107,131	£52,199,656

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,927,995	£27,288,758	£27,578,562	£28,248,381	£32,434,753
30% SR @LAR : 70% SO	5%	£18,030,228	£29,203,902	£29,492,202	£30,159,989	£34,333,657
30% SR @LAR : 70% SO	10%	£20,562,989	£31,148,576	£31,436,426	£32,102,302	£36,264,026
30% SR @LAR : 70% SO	15%	£23,125,956	£33,123,454	£33,410,910	£34,074,995	£38,225,524
30% SR @LAR : 70% SO	20%	£25,718,804	£35,128,214	£35,415,330	£36,077,741	£40,217,819
30% SR @LAR : 70% SO	25%	£28,341,208	£37,162,531	£37,449,360	£38,110,217	£42,240,577
30% SR @LAR : 70% SO	30%	£30,992,846	£39,226,080	£39,512,677	£40,172,096	£44,293,466
30% SR @LAR : 70% SO	35%	£33,673,394	£41,318,540	£41,604,956	£42,263,053	£46,376,151
30% SR @LAR : 70% SO	40%	£36,382,526	£43,439,583	£43,725,874	£44,382,761	£48,488,300
30% SR @LAR : 70% SO	45%	£39,119,919	£45,588,888	£45,875,106	£46,530,896	£50,629,579
30% SR @LAR : 70% SO	50%	£41,885,249	£47,766,131	£48,052,327	£48,707,131	£52,799,656

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,287,995	£30,048,758	£30,338,562	£31,008,381	£35,194,753
30% SR @LAR : 70% SO	5%	£20,790,228	£31,963,902	£32,252,202	£32,919,989	£37,093,657
30% SR @LAR : 70% SO	10%	£23,322,989	£33,908,576	£34,196,426	£34,862,302	£39,024,026
30% SR @LAR : 70% SO	15%	£25,885,956	£35,883,454	£36,170,910	£36,834,995	£40,985,524
30% SR @LAR : 70% SO	20%	£28,478,804	£37,888,214	£38,175,330	£38,837,741	£42,977,819
30% SR @LAR : 70% SO	25%	£31,101,208	£39,922,531	£40,209,360	£40,870,217	£45,000,577
30% SR @LAR : 70% SO	30%	£33,752,846	£41,986,080	£42,272,677	£42,932,096	£47,053,466
30% SR @LAR : 70% SO	35%	£36,433,394	£44,078,540	£44,364,956	£45,023,053	£49,136,151
30% SR @LAR : 70% SO	40%	£39,142,526	£46,199,583	£46,485,874	£47,142,761	£51,248,300
30% SR @LAR : 70% SO	45%	£41,879,919	£48,348,888	£48,635,106	£49,290,896	£53,389,579
30% SR @LAR : 70% SO	50%	£44,645,249	£50,526,131	£50,812,327	£51,467,131	£55,559,656

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £750 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£819,856	-£12,581,619	-£12,870,423	-£13,540,242	-£17,726,614
30% SR @LAR : 70% SO	5%	-£3,539,828	-£14,713,504	-£15,001,803	-£15,669,590	-£19,843,259
30% SR @LAR : 70% SO	10%	-£6,290,330	-£16,875,917	-£17,163,767	-£17,829,643	-£21,991,367
30% SR @LAR : 70% SO	15%	-£9,071,037	-£19,068,535	-£19,355,990	-£20,020,075	-£24,170,605
30% SR @LAR : 70% SO	20%	-£11,881,624	-£21,291,034	-£21,578,150	-£22,240,562	-£26,380,639
30% SR @LAR : 70% SO	25%	-£14,721,769	-£23,543,091	-£23,829,919	-£24,490,777	-£28,621,138
30% SR @LAR : 70% SO	30%	-£17,591,146	-£25,824,380	-£26,110,976	-£26,770,396	-£30,891,765
30% SR @LAR : 70% SO	35%	-£20,489,433	-£28,134,578	-£28,420,996	-£29,079,092	-£33,192,190
30% SR @LAR : 70% SO	40%	-£23,416,304	-£30,473,363	-£30,759,653	-£31,416,540	-£35,522,079
30% SR @LAR : 70% SO	45%	-£26,371,438	-£32,840,407	-£33,126,625	-£33,782,415	-£37,881,098
30% SR @LAR : 70% SO	50%	-£29,354,508	-£35,235,389	-£35,521,586	-£36,176,390	-£40,268,915

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£819,856	-£17,741,619	-£18,030,423	-£18,700,242	-£22,886,614
30% SR @LAR : 70% SO	5%	-£8,699,828	-£19,873,504	-£20,161,803	-£20,829,590	-£25,003,259
30% SR @LAR : 70% SO	10%	-£11,450,330	-£22,035,917	-£22,323,767	-£22,989,643	-£27,151,367
30% SR @LAR : 70% SO	15%	-£14,231,037	-£24,228,535	-£24,515,990	-£25,180,075	-£29,330,605
30% SR @LAR : 70% SO	20%	-£17,041,624	-£26,451,034	-£26,738,150	-£27,400,562	-£31,540,639
30% SR @LAR : 70% SO	25%	-£19,881,769	-£28,703,091	-£28,989,919	-£29,650,777	-£33,781,138
30% SR @LAR : 70% SO	30%	-£22,751,146	-£30,984,380	-£31,270,976	-£31,930,396	-£36,051,765
30% SR @LAR : 70% SO	35%	-£25,649,433	-£33,294,578	-£33,580,996	-£34,239,092	-£38,352,190
30% SR @LAR : 70% SO	40%	-£28,576,304	-£35,633,363	-£35,919,653	-£36,576,540	-£40,682,079
30% SR @LAR : 70% SO	45%	-£31,531,438	-£38,000,407	-£38,286,625	-£38,942,415	-£43,041,098
30% SR @LAR : 70% SO	50%	-£34,514,508	-£40,395,389	-£40,681,586	-£41,336,390	-£45,428,915

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£9,099,856	-£20,861,619	-£21,150,423	-£21,820,242	-£26,006,614
30% SR @LAR : 70% SO	5%	-£11,819,828	-£22,993,504	-£23,281,803	-£23,949,590	-£28,123,259
30% SR @LAR : 70% SO	10%	-£14,570,330	-£25,155,917	-£25,443,767	-£26,109,643	-£30,271,367
30% SR @LAR : 70% SO	15%	-£17,351,037	-£27,348,535	-£27,635,990	-£28,300,075	-£32,450,605
30% SR @LAR : 70% SO	20%	-£20,161,624	-£29,571,034	-£29,858,150	-£30,520,562	-£34,660,639
30% SR @LAR : 70% SO	25%	-£22,991,769	-£31,823,091	-£32,109,919	-£32,770,777	-£36,901,138
30% SR @LAR : 70% SO	30%	-£25,871,146	-£34,104,380	-£34,390,976	-£35,050,396	-£39,171,765
30% SR @LAR : 70% SO	35%	-£28,769,433	-£36,414,578	-£36,700,996	-£37,359,092	-£41,472,190
30% SR @LAR : 70% SO	40%	-£31,696,304	-£38,753,363	-£39,039,653	-£39,696,540	-£43,802,079
30% SR @LAR : 70% SO	45%	-£34,651,438	-£41,120,407	-£41,406,625	-£42,062,415	-£46,161,098
30% SR @LAR : 70% SO	50%	-£37,634,508	-£43,515,389	-£43,801,586	-£44,456,390	-£48,548,915

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£9,699,856	-£21,461,619	-£21,750,423	-£22,420,242	-£26,606,614
30% SR @LAR : 70% SO	5%	-£12,419,828	-£23,593,504	-£23,881,803	-£24,549,590	-£28,723,259
30% SR @LAR : 70% SO	10%	-£15,170,330	-£25,755,917	-£26,043,767	-£26,709,643	-£30,871,367
30% SR @LAR : 70% SO	15%	-£17,951,037	-£27,948,535	-£28,235,990	-£28,900,075	-£33,050,605
30% SR @LAR : 70% SO	20%	-£20,761,624	-£30,171,034	-£30,458,150	-£31,120,562	-£35,260,639
30% SR @LAR : 70% SO	25%	-£23,601,769	-£32,423,091	-£32,709,919	-£33,370,777	-£37,501,138
30% SR @LAR : 70% SO	30%	-£26,471,146	-£34,704,380	-£34,990,976	-£35,650,396	-£39,771,765
30% SR @LAR : 70% SO	35%	-£29,369,433	-£37,014,578	-£37,300,996	-£37,959,092	-£42,072,190
30% SR @LAR : 70% SO	40%	-£32,296,304	-£39,353,363	-£39,639,653	-£40,296,540	-£44,402,079
30% SR @LAR : 70% SO	45%	-£35,251,438	-£41,720,407	-£42,006,625	-£42,662,415	-£46,761,098
30% SR @LAR : 70% SO	50%	-£38,234,508	-£44,115,389	-£44,401,586	-£45,056,390	-£49,148,915

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£12,498,856	-£24,221,619	-£24,510,423	-£25,180,242	-£29,366,614
30% SR @LAR : 70% SO	5%	-£15,179,828	-£26,353,504	-£26,641,803	-£27,309,590	-£31,483,259
30% SR @LAR : 70% SO	10%	-£17,930,330	-£28,515,917	-£28,803,767	-£29,469,643	-£33,631,367
30% SR @LAR : 70% SO	15%	-£20,711,037	-£30,708,535	-£30,995,990	-£31,660,075	-£35,810,605
30% SR @LAR : 70% SO	20%	-£23,521,624	-£32,931,034	-£33,218,150	-£33,880,562	-£38,020,639
30% SR @LAR : 70% SO	25%	-£26,361,769	-£35,183,091	-£35,469,919	-£36,130,777	-£40,261,138
30% SR @LAR : 70% SO	30%	-£29,231,146	-£37,464,380	-£37,750,976	-£38,410,396	-£42,531,765
30% SR @LAR : 70% SO	35%	-£32,129,433	-£39,774,578	-£40,060,996	-£40,719,092	-£44,832,190
30% SR @LAR : 70% SO	40%	-£35,056,304	-£42,113,363	-£42,399,653	-£43,056,540	-£47,162,079
30% SR @LAR : 70% SO	45%	-£38,011,438	-£44,480,407	-£44,766,625	-£45,422,415	-£49,521,098
30% SR @LAR : 70% SO	50%	-£40,994,508	-£46,875,389	-£47,161,586	-£47,816,390	-£51,908,915

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £775 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,933,014	£6,753,480	£7,042,284	£7,712,103	£11,898,475
30% SR @LAR : 70% SO	5%	£2,039,869	£9,102,681	£9,390,980	£10,058,768	£14,232,436
30% SR @LAR : 70% SO	10%	£896,824	£11,482,411	£11,770,261	£12,436,136	£16,597,860
30% SR @LAR : 70% SO	15%	£3,894,847	£13,892,345	£14,179,800	£14,843,886	£18,994,414
30% SR @LAR : 70% SO	20%	£6,922,751	£16,332,161	£16,619,276	£17,281,688	£21,421,766
30% SR @LAR : 70% SO	25%	£9,980,211	£18,801,533	£19,088,363	£19,749,220	£23,879,580
30% SR @LAR : 70% SO	30%	£13,066,906	£21,300,140	£21,586,736	£22,246,155	£26,367,525
30% SR @LAR : 70% SO	35%	£16,182,509	£23,827,655	£24,114,072	£24,772,168	£28,885,266
30% SR @LAR : 70% SO	40%	£19,326,697	£26,383,755	£26,670,046	£27,326,933	£31,432,472
30% SR @LAR : 70% SO	45%	£22,499,146	£28,968,115	£29,254,334	£29,910,123	£34,008,807
30% SR @LAR : 70% SO	50%	£25,699,533	£31,580,414	£31,866,611	£32,521,415	£36,613,940

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£226,986	£11,913,480	£12,202,284	£12,872,103	£17,058,475
30% SR @LAR : 70% SO	5%	£3,120,131	£14,262,681	£14,550,980	£15,219,768	£19,392,436
30% SR @LAR : 70% SO	10%	£6,056,824	£16,642,411	£16,930,261	£17,596,136	£21,757,860
30% SR @LAR : 70% SO	15%	£9,054,847	£19,052,345	£19,339,800	£20,003,886	£24,154,414
30% SR @LAR : 70% SO	20%	£12,082,751	£21,492,161	£21,779,276	£22,441,688	£26,581,766
30% SR @LAR : 70% SO	25%	£15,140,211	£23,961,533	£24,248,363	£24,909,220	£29,039,580
30% SR @LAR : 70% SO	30%	£18,226,906	£26,460,140	£26,746,736	£27,406,155	£31,527,525
30% SR @LAR : 70% SO	35%	£21,342,509	£28,987,655	£29,274,072	£29,932,168	£34,045,266
30% SR @LAR : 70% SO	40%	£24,486,697	£31,543,755	£31,830,046	£32,486,933	£36,592,472
30% SR @LAR : 70% SO	45%	£27,659,146	£34,128,115	£34,414,334	£35,070,123	£39,168,807
30% SR @LAR : 70% SO	50%	£30,859,533	£36,740,414	£37,026,611	£37,681,415	£41,773,940

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,346,986	£15,033,480	£15,322,284	£15,992,103	£20,178,475
30% SR @LAR : 70% SO	5%	£6,240,131	£17,382,681	£17,670,980	£18,339,768	£22,512,436
30% SR @LAR : 70% SO	10%	£9,176,824	£19,762,411	£20,050,261	£20,716,136	£24,877,860
30% SR @LAR : 70% SO	15%	£12,174,847	£22,172,345	£22,459,800	£23,123,886	£27,274,414
30% SR @LAR : 70% SO	20%	£15,202,751	£24,612,161	£24,899,276	£25,561,688	£29,701,766
30% SR @LAR : 70% SO	25%	£18,260,211	£27,081,533	£27,368,363	£28,029,220	£32,159,580
30% SR @LAR : 70% SO	30%	£21,346,906	£29,580,140	£29,866,736	£30,526,155	£34,647,525
30% SR @LAR : 70% SO	35%	£24,462,509	£32,107,655	£32,394,072	£33,052,168	£37,165,266
30% SR @LAR : 70% SO	40%	£27,606,697	£34,663,755	£34,950,046	£35,606,933	£39,712,472
30% SR @LAR : 70% SO	45%	£30,779,146	£37,248,115	£37,534,334	£38,190,123	£42,288,807
30% SR @LAR : 70% SO	50%	£33,979,533	£39,860,414	£40,146,611	£40,801,415	£44,893,940

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,946,986	£15,633,480	£15,922,284	£16,592,103	£20,778,475
30% SR @LAR : 70% SO	5%	£6,840,131	£17,982,681	£18,270,980	£18,939,768	£22,912,436
30% SR @LAR : 70% SO	10%	£9,776,824	£20,362,411	£20,650,261	£21,316,136	£25,077,860
30% SR @LAR : 70% SO	15%	£12,774,847	£22,772,345	£23,059,800	£23,723,886	£27,274,414
30% SR @LAR : 70% SO	20%	£15,802,751	£25,212,161	£25,499,276	£26,161,688	£29,501,766
30% SR @LAR : 70% SO	25%	£18,860,211	£27,681,533	£27,968,363	£28,629,220	£31,759,580
30% SR @LAR : 70% SO	30%	£21,946,906	£30,180,140	£30,466,736	£31,126,155	£34,047,525
30% SR @LAR : 70% SO	35%	£25,062,509	£32,707,655	£32,994,072	£33,652,168	£36,365,266
30% SR @LAR : 70% SO	40%	£28,206,697	£35,263,755	£35,550,046	£36,206,933	£38,712,472
30% SR @LAR : 70% SO	45%	£31,379,146	£37,848,115	£38,134,334	£38,790,123	£41,088,807
30% SR @LAR : 70% SO	50%	£34,579,533	£40,460,414	£40,746,611	£41,401,415	£43,493,940

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,706,986	£18,393,480	£18,682,284	£19,352,103	£23,538,475
30% SR @LAR : 70% SO	5%	£9,600,131	£20,742,681	£21,030,980	£21,699,768	£25,872,436
30% SR @LAR : 70% SO	10%	£12,536,824	£23,122,411	£23,410,261	£24,076,136	£28,237,860
30% SR @LAR : 70% SO	15%	£15,534,847	£25,532,345	£25,819,800	£26,483,886	£30,634,414
30% SR @LAR : 70% SO	20%	£18,562,751	£27,972,161	£28,259,276	£28,921,688	£33,061,766
30% SR @LAR : 70% SO	25%	£21,620,211	£30,441,533	£30,728,363	£31,389,220	£35,519,580
30% SR @LAR : 70% SO	30%	£24,706,906	£32,940,140	£33,226,736	£33,886,155	£38,007,525
30% SR @LAR : 70% SO	35%	£27,822,509	£35,467,655	£35,754,072	£36,412,168	£40,525,266
30% SR @LAR : 70% SO	40%	£30,966,697	£38,023,755	£38,310,046	£38,966,933	£43,072,472
30% SR @LAR : 70% SO	45%	£34,139,146	£40,608,115	£40,894,334	£41,550,123	£45,648,807
30% SR @LAR : 70% SO	50%	£37,339,533	£43,220,414	£43,506,611	£44,161,415	£48,253,940

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £800 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,673,562	-£925,341	-£1,214,145	-£1,883,964	-£6,070,336
30% SR @LAR : 70% SO	5%	£7,535,960	-£3,522,729	-£3,811,029	-£4,478,816	-£8,652,484
30% SR @LAR : 70% SO	10%	£4,368,288	-£6,150,646	-£6,438,496	-£7,104,372	-£11,266,096
30% SR @LAR : 70% SO	15%	£1,170,865	-£8,808,768	-£9,096,224	-£9,760,308	-£13,910,838
30% SR @LAR : 70% SO	20%	-£2,087,361	-£11,496,772	-£11,783,887	-£12,446,299	-£16,586,376
30% SR @LAR : 70% SO	25%	-£5,393,010	-£14,214,332	-£14,501,161	-£15,162,018	-£19,292,379
30% SR @LAR : 70% SO	30%	-£8,727,891	-£16,961,125	-£17,247,722	-£17,907,141	-£22,028,511
30% SR @LAR : 70% SO	35%	-£12,091,682	-£19,736,828	-£20,023,246	-£20,681,341	-£24,794,440
30% SR @LAR : 70% SO	40%	-£15,484,058	-£22,541,115	-£22,827,406	-£23,484,293	-£27,589,832
30% SR @LAR : 70% SO	45%	-£18,904,695	-£25,373,664	-£25,659,882	-£26,315,671	-£30,414,355
30% SR @LAR : 70% SO	50%	-£22,353,268	-£28,234,150	-£28,520,346	-£29,175,151	-£33,267,675

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,513,562	-£6,095,341	-£6,374,145	-£7,043,964	-£11,230,336
30% SR @LAR : 70% SO	5%	£2,375,960	-£8,682,729	-£9,071,029	-£9,638,816	-£13,812,484
30% SR @LAR : 70% SO	10%	-£791,712	-£11,310,646	-£11,598,496	-£12,264,372	-£16,426,096
30% SR @LAR : 70% SO	15%	-£3,989,135	-£13,968,768	-£14,256,224	-£14,920,308	-£19,070,838
30% SR @LAR : 70% SO	20%	-£7,247,361	-£16,656,772	-£16,943,887	-£17,606,299	-£21,746,376
30% SR @LAR : 70% SO	25%	-£10,553,010	-£19,374,332	-£19,661,161	-£20,322,018	-£24,452,379
30% SR @LAR : 70% SO	30%	-£13,887,891	-£22,121,125	-£22,407,722	-£23,067,141	-£27,188,511
30% SR @LAR : 70% SO	35%	-£17,251,682	-£24,896,828	-£25,183,246	-£25,841,341	-£29,954,440
30% SR @LAR : 70% SO	40%	-£20,644,058	-£27,701,115	-£27,987,406	-£28,644,293	-£32,749,832
30% SR @LAR : 70% SO	45%	-£24,064,695	-£30,533,664	-£30,819,882	-£31,475,671	-£35,574,355
30% SR @LAR : 70% SO	50%	-£27,513,268	-£33,394,150	-£33,680,346	-£34,335,151	-£38,427,675

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,393,562	-£9,205,341	-£9,494,145	-£10,163,964	-£14,350,336
30% SR @LAR : 70% SO	5%	-£744,940	-£11,802,729	-£12,091,029	-£12,758,816	-£16,932,484
30% SR @LAR : 70% SO	10%	-£3,911,712	-£14,430,646	-£14,718,496	-£15,384,372	-£19,546,096
30% SR @LAR : 70% SO	15%	-£7,109,135	-£17,088,768	-£17,376,224	-£18,040,308	-£22,190,838
30% SR @LAR : 70% SO	20%	-£10,367,361	-£19,776,772	-£20,063,887	-£20,726,299	-£24,866,376
30% SR @LAR : 70% SO	25%	-£13,673,010	-£22,494,332	-£22,781,161	-£23,442,018	-£27,572,379
30% SR @LAR : 70% SO	30%	-£17,007,891	-£25,241,125	-£25,527,722	-£26,187,141	-£30,308,511
30% SR @LAR : 70% SO	35%	-£20,371,682	-£28,016,828	-£28,303,246	-£29,061,341	-£33,074,440
30% SR @LAR : 70% SO	40%	-£23,764,058	-£30,821,115	-£31,107,406	-£31,764,293	-£35,869,832
30% SR @LAR : 70% SO	45%	-£27,184,695	-£33,653,664	-£33,939,882	-£34,595,671	-£38,694,355
30% SR @LAR : 70% SO	50%	-£30,633,268	-£36,514,150	-£36,800,346	-£37,455,151	-£41,547,675

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,793,562	-£9,805,341	-£10,094,145	-£10,763,964	-£14,950,336
30% SR @LAR : 70% SO	5%	-£1,344,040	-£12,402,729	-£12,691,029	-£13,358,816	-£17,532,484
30% SR @LAR : 70% SO	10%	-£4,511,712	-£15,030,646	-£15,318,496	-£15,984,372	-£20,146,096
30% SR @LAR : 70% SO	15%	-£7,709,135	-£17,688,768	-£17,976,224	-£18,640,308	-£22,790,838
30% SR @LAR : 70% SO	20%	-£10,967,361	-£20,376,772	-£20,663,887	-£21,326,299	-£25,466,376
30% SR @LAR : 70% SO	25%	-£14,273,010	-£23,094,332	-£23,381,161	-£24,042,018	-£28,172,379
30% SR @LAR : 70% SO	30%	-£17,607,891	-£25,841,125	-£26,127,722	-£26,787,141	-£30,908,511
30% SR @LAR : 70% SO	35%	-£20,971,682	-£28,616,828	-£28,903,246	-£29,561,341	-£33,674,440
30% SR @LAR : 70% SO	40%	-£24,364,058	-£31,421,115	-£31,707,406	-£32,364,293	-£36,469,832
30% SR @LAR : 70% SO	45%	-£27,784,695	-£34,253,664	-£34,539,882	-£35,195,671	-£39,294,355
30% SR @LAR : 70% SO	50%	-£31,233,268	-£37,114,150	-£37,400,346	-£38,055,151	-£42,147,675

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£96,438	-£1,565,341	-£1,854,145	-£2,523,964	-£7,710,336
30% SR @LAR : 70% SO	5%	-£4,104,040	-£15,162,729	-£15,451,029	-£16,118,816	-£20,292,484
30% SR @LAR : 70% SO	10%	-£7,271,712	-£17,790,646	-£18,078,496	-£18,744,372	-£22,906,096
30% SR @LAR : 70% SO	15%	-£10,469,135	-£20,448,768	-£20,736,224	-£21,400,308	-£25,550,838
30% SR @LAR : 70% SO	20%	-£13,727,361	-£23,136,772	-£23,423,887	-£24,086,299	-£28,226,376
30% SR @LAR : 70% SO	25%	-£17,033,010	-£25,854,332	-£26,141,161	-£26,802,018	-£30,932,379
30% SR @LAR : 70% SO	30%	-£20,367,891	-£28,601,125	-£28,887,722	-£29,547,141	-£33,668,511
30% SR @LAR : 70% SO	35%	-£23,731,682	-£31,376,828	-£31,663,246	-£32,321,341	-£36,434,440
30% SR @LAR : 70% SO	40%	-£27,124,058	-£34,181,115	-£34,467,406	-£35,124,293	-£39,229,832
30% SR @LAR : 70% SO	45%	-£30,544,695	-£37,013,664	-£37,299,882	-£37,955,671	-£42,054,355
30% SR @LAR : 70% SO	50%	-£33,993,268	-£39,874,150	-£40,160,346	-£40,815,151	-£44,907,675

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £825 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,414,111	£4,829,114	£4,544,650	£3,884,898	£242,197
30% SR @LAR : 70% SO	5%	£13,020,618	£2,014,871	£1,730,905	£1,073,153	£3,084,140
30% SR @LAR : 70% SO	10%	£9,597,056	£842,097	£1,129,947	£1,795,823	£5,957,547
30% SR @LAR : 70% SO	15%	£6,143,741	£3,760,014	£4,047,470	£4,711,554	£8,862,084
30% SR @LAR : 70% SO	20%	£2,660,996	£6,707,813	£6,994,927	£7,657,340	£11,797,417
30% SR @LAR : 70% SO	25%	£863,846	£9,685,168	£9,971,997	£10,632,854	£14,763,215
30% SR @LAR : 70% SO	30%	£4,458,522	£12,691,756	£12,978,353	£13,637,771	£17,759,142
30% SR @LAR : 70% SO	35%	£8,082,107	£15,727,254	£16,013,671	£16,671,767	£20,784,866
30% SR @LAR : 70% SO	40%	£11,734,278	£18,791,336	£19,077,627	£19,734,514	£23,840,053
30% SR @LAR : 70% SO	45%	£15,414,710	£21,883,680	£22,169,898	£22,825,687	£26,924,371
30% SR @LAR : 70% SO	50%	£19,123,079	£25,003,961	£25,290,157	£25,944,961	£30,037,486

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,254,111	£330,866	£615,350	£1,275,102	£5,402,197
30% SR @LAR : 70% SO	5%	£7,860,618	£3,145,129	£3,429,095	£4,086,847	£9,244,140
30% SR @LAR : 70% SO	10%	£4,437,056	£6,002,097	£6,289,947	£6,955,823	£11,117,547
30% SR @LAR : 70% SO	15%	£983,741	£9,320,014	£9,207,470	£9,871,554	£14,022,084
30% SR @LAR : 70% SO	20%	£2,499,004	£11,867,813	£12,154,927	£12,817,340	£16,957,417
30% SR @LAR : 70% SO	25%	£6,023,846	£14,845,168	£15,131,997	£15,792,854	£19,923,215
30% SR @LAR : 70% SO	30%	£9,618,522	£17,851,756	£18,138,353	£18,797,771	£22,919,142
30% SR @LAR : 70% SO	35%	£13,242,107	£20,887,254	£21,173,671	£21,831,767	£25,944,866
30% SR @LAR : 70% SO	40%	£16,894,278	£23,951,336	£24,237,627	£24,894,514	£28,924,053
30% SR @LAR : 70% SO	45%	£20,574,710	£27,043,680	£27,329,898	£27,985,687	£32,084,371
30% SR @LAR : 70% SO	50%	£24,283,079	£30,163,961	£30,450,157	£31,104,961	£35,197,486

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,134,111	£3,490,896	£3,735,350	£4,995,102	£8,522,197
30% SR @LAR : 70% SO	5%	£4,740,618	£6,285,129	£6,549,095	£7,206,847	£11,364,140
30% SR @LAR : 70% SO	10%	£1,317,056	£9,122,097	£9,409,947	£10,075,823	£14,237,547
30% SR @LAR : 70% SO	15%	£2,136,259	£12,040,014	£12,327,470	£12,991,554	£17,142,084
30% SR @LAR : 70% SO	20%	£5,619,004	£14,987,813	£15,274,927	£15,937,340	£20,077,417
30% SR @LAR : 70% SO	25%	£9,143,846	£17,965,168	£18,251,997	£18,912,854	£23,043,215
30% SR @LAR : 70% SO	30%	£12,738,522	£20,971,756	£21,258,353	£21,917,771	£26,039,142
30% SR @LAR : 70% SO	35%	£16,362,107	£24,007,254	£24,293,671	£24,951,767	£29,064,866
30% SR @LAR : 70% SO	40%	£20,014,278	£27,071,336	£27,357,627	£28,014,514	£32,120,053
30% SR @LAR : 70% SO	45%	£23,694,710	£30,163,680	£30,449,898	£31,105,687	£35,204,371
30% SR @LAR : 70% SO	50%	£27,403,079	£33,283,961	£33,570,157	£34,224,961	£38,317,486

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,634,111	£4,090,896	£4,335,350	£4,995,102	£9,122,197
30% SR @LAR : 70% SO	5%	£4,140,618	£6,885,129	£7,149,095	£7,806,847	£11,964,140
30% SR @LAR : 70% SO	10%	£717,056	£9,722,097	£10,009,947	£10,675,823	£14,837,547
30% SR @LAR : 70% SO	15%	£2,136,259	£12,640,014	£12,927,470	£13,591,554	£17,742,084
30% SR @LAR : 70% SO	20%	£5,619,004	£15,587,813	£15,874,927	£16,537,340	£20,677,417
30% SR @LAR : 70% SO	25%	£9,143,846	£18,565,168	£18,851,997	£19,512,854	£23,643,215
30% SR @LAR : 70% SO	30%	£12,738,522	£21,571,756	£21,858,353	£22,517,771	£26,639,142
30% SR @LAR : 70% SO	35%	£16,362,107	£24,607,254	£24,893,671	£25,551,767	£29,664,866
30% SR @LAR : 70% SO	40%	£20,014,278	£27,671,336	£27,957,627	£28,614,514	£32,720,053
30% SR @LAR : 70% SO	45%	£23,694,710	£30,763,680	£31,049,898	£31,705,687	£35,804,371
30% SR @LAR : 70% SO	50%	£27,403,079	£33,883,961	£34,170,157	£34,824,961	£38,917,486

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,774,111	£6,810,896	£7,095,350	£7,755,102	£11,882,197
30% SR @LAR : 70% SO	5%	£1,380,618	£9,625,129	£9,909,095	£10,666,847	£14,724,140
30% SR @LAR : 70% SO	10%	£2,042,944	£12,482,097	£12,769,947	£13,435,823	£17,597,547
30% SR @LAR : 70% SO	15%	£5,496,259	£15,400,014	£15,687,470	£16,351,554	£20,502,084
30% SR @LAR : 70% SO	20%	£8,979,004	£18,347,813	£18,634,927	£19,297,340	£23,437,417
30% SR @LAR : 70% SO	25%	£12,503,846	£21,325,168	£21,611,997	£22,272,854	£26,403,215
30% SR @LAR : 70% SO	30%	£16,098,522	£24,331,756	£24,618,353	£25,277,771	£29,399,142
30% SR @LAR : 70% SO	35%	£19,722,107	£27,367,254	£27,653,671	£28,311,767	£32,424,866
30% SR @LAR : 70% SO	40%	£23,374,278	£30,431,336	£30,717,627	£31,374,514	£35,480,053
30% SR @LAR : 70% SO	45%	£27,054,710	£33,523,680	£33,809,898	£34,465,687	£38,564,371
30% SR @LAR : 70% SO	50%	£30,763,079	£36,643,961	£36,930,157	£37,584,961	£41,677,486

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area
£850 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,130,174	£10,569,663	£10,285,199	£9,625,446	£5,501,991
30% SR @LAR : 70% SO	5%	£18,504,546	£7,498,799	£7,214,833	£6,557,081	£2,446,139
30% SR @LAR : 70% SO	10%	£14,824,363	£4,397,867	£4,114,342	£3,458,474	£-650,480
30% SR @LAR : 70% SO	15%	£11,114,429	£1,267,182	£984,047	£329,942	£-3,815,553
30% SR @LAR : 70% SO	20%	£7,375,063	£-1,921,818	£-2,208,932	£-2,871,345	£-7,011,422
30% SR @LAR : 70% SO	25%	£3,606,584	£-5,159,709	£-5,446,537	£-6,107,395	£-10,237,754
30% SR @LAR : 70% SO	30%	£-193,599	£-8,426,833	£-8,713,429	£-9,372,848	£-13,494,217
30% SR @LAR : 70% SO	35%	£-4,077,720	£-11,722,866	£-12,009,283	£-12,667,379	£-16,780,477
30% SR @LAR : 70% SO	40%	£-7,990,427	£-15,047,484	£-15,333,776	£-15,990,661	£-20,096,202
30% SR @LAR : 70% SO	45%	£-11,931,394	£-18,400,363	£-18,686,581	£-19,342,371	£-23,441,054
30% SR @LAR : 70% SO	50%	£-15,900,298	£-21,781,180	£-22,067,377	£-22,722,181	£-26,814,706

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,970,174	£5,409,663	£5,125,199	£4,465,446	£341,991
30% SR @LAR : 70% SO	5%	£13,344,546	£2,338,799	£2,054,833	£1,397,081	£-2,713,881
30% SR @LAR : 70% SO	10%	£9,664,363	£-762,133	£-1,045,658	£-1,701,526	£-5,810,480
30% SR @LAR : 70% SO	15%	£5,954,429	£-3,892,818	£-4,175,953	£-4,830,058	£-8,975,553
30% SR @LAR : 70% SO	20%	£2,215,063	£-7,081,818	£-7,368,932	£-8,031,345	£-12,171,422
30% SR @LAR : 70% SO	25%	£-1,553,416	£-10,201,818	£-10,488,932	£-11,267,395	£-15,397,754
30% SR @LAR : 70% SO	30%	£-5,353,599	£-13,326,833	£-13,613,429	£-14,407,395	£-18,624,217
30% SR @LAR : 70% SO	35%	£-9,237,720	£-16,451,866	£-16,737,429	£-17,547,395	£-21,850,477
30% SR @LAR : 70% SO	40%	£-13,121,427	£-19,576,899	£-19,862,476	£-20,697,379	£-25,076,737
30% SR @LAR : 70% SO	45%	£-17,005,134	£-22,701,932	£-22,987,519	£-23,847,371	£-28,303,002
30% SR @LAR : 70% SO	50%	£-20,888,841	£-25,826,965	£-26,112,556	£-26,997,371	£-31,529,262

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,850,174	£2,289,663	£2,005,199	£1,345,446	£2,778,009
30% SR @LAR : 70% SO	5%	£10,224,546	£-781,201	£-1,065,167	£-1,722,819	£-5,833,881
30% SR @LAR : 70% SO	10%	£6,544,363	£-3,892,133	£-4,165,658	£-4,821,526	£-8,930,480
30% SR @LAR : 70% SO	15%	£2,834,429	£-7,012,818	£-7,295,953	£-7,950,058	£-12,035,553
30% SR @LAR : 70% SO	20%	£-904,937	£-10,201,818	£-10,488,932	£-11,267,395	£-15,291,422
30% SR @LAR : 70% SO	25%	£-4,673,416	£-13,326,833	£-13,613,429	£-14,387,395	£-18,517,754
30% SR @LAR : 70% SO	30%	£-8,473,599	£-16,451,866	£-16,737,429	£-17,547,395	£-21,744,217
30% SR @LAR : 70% SO	35%	£-12,273,720	£-19,576,899	£-19,862,476	£-20,947,379	£-24,970,477
30% SR @LAR : 70% SO	40%	£-16,073,427	£-22,701,932	£-22,987,519	£-24,207,371	£-28,196,737
30% SR @LAR : 70% SO	45%	£-19,873,134	£-25,826,965	£-26,112,556	£-27,457,371	£-31,423,002
30% SR @LAR : 70% SO	50%	£-23,673,241	£-28,951,998	£-29,077,002	£-30,707,371	£-34,649,262

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,250,174	£1,689,663	£1,405,199	£745,446	£3,378,009
30% SR @LAR : 70% SO	5%	£9,624,546	£-1,381,201	£-1,665,167	£-2,322,819	£-6,433,881
30% SR @LAR : 70% SO	10%	£5,944,363	£-4,492,133	£-4,765,658	£-5,421,526	£-9,530,480
30% SR @LAR : 70% SO	15%	£2,234,429	£-7,612,818	£-7,895,953	£-8,550,058	£-12,635,553
30% SR @LAR : 70% SO	20%	£-1,504,937	£-10,801,818	£-11,088,932	£-11,751,345	£-15,841,422
30% SR @LAR : 70% SO	25%	£-5,273,416	£-13,926,833	£-14,213,429	£-14,907,395	£-19,047,754
30% SR @LAR : 70% SO	30%	£-9,073,599	£-17,051,866	£-17,337,429	£-18,057,395	£-22,254,217
30% SR @LAR : 70% SO	35%	£-12,873,720	£-20,176,899	£-20,462,476	£-21,207,379	£-25,460,477
30% SR @LAR : 70% SO	40%	£-16,673,427	£-23,301,932	£-23,577,519	£-24,357,371	£-28,666,737
30% SR @LAR : 70% SO	45%	£-20,473,134	£-26,426,965	£-26,702,556	£-27,507,371	£-31,873,002
30% SR @LAR : 70% SO	50%	£-24,273,241	£-29,551,998	£-29,827,002	£-30,657,371	£-35,079,262

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,490,174	£1,070,337	£1,354,801	£2,014,554	£6,138,009
30% SR @LAR : 70% SO	5%	£6,864,546	£-141,201	£-165,167	£-502,819	£-1,993,881
30% SR @LAR : 70% SO	10%	£3,184,363	£-442,133	£-525,658	£-1,181,526	£-4,290,480
30% SR @LAR : 70% SO	15%	£-55,871	£-1,072,818	£-1,055,953	£-1,310,058	£-5,455,553
30% SR @LAR : 70% SO	20%	£-4,264,937	£-1,561,818	£-1,848,932	£-2,511,345	£-8,651,422
30% SR @LAR : 70% SO	25%	£-8,033,416	£-2,050,833	£-2,837,429	£-4,747,395	£-11,847,754
30% SR @LAR : 70% SO	30%	£-11,802,599	£-2,540,866	£-3,526,429	£-6,987,395	£-15,044,217
30% SR @LAR : 70% SO	35%	£-15,571,720	£-3,030,899	£-4,215,476	£-9,227,379	£-18,240,477
30% SR @LAR : 70% SO	40%	£-19,340,427	£-3,520,932	£-4,904,519	£-11,467,371	£-21,436,737
30% SR @LAR : 70% SO	45%	£-23,110,134	£-4,010,965	£-5,593,556	£-13,707,371	£-24,633,002
30% SR @LAR : 70% SO	50%	£-26,880,241	£-4,500,998	£-6,282,002	£-15,947,371	£-27,829,262

Appendix 4 - Appraisal results with Social Rent (at London Affordable Rent), Shared Ownership and London Living Rent (at current costs and values)

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£675 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£13,196,530	£7,723,478	£7,575,847	£7,308,349	£5,636,482
30% SR @LAR : 35% SO & 35% LLR	5%	£11,324,995	£6,125,595	£5,978,223	£5,711,714	£4,046,035
30% SR @LAR : 35% SO & 35% LLR	10%	£9,441,198	£4,515,451	£4,368,308	£4,102,741	£2,442,949
30% SR @LAR : 35% SO & 35% LLR	15%	£7,545,301	£2,893,207	£2,746,265	£2,481,592	£827,388
30% SR @LAR : 35% SO & 35% LLR	20%	£5,637,459	£1,259,018	£1,112,251	£848,425	£-812,699
30% SR @LAR : 35% SO & 35% LLR	25%	£3,717,835	£-392,858	£-541,718	£-808,755	£-2,477,745
30% SR @LAR : 35% SO & 35% LLR	30%	£1,786,584	£-2,075,748	£-2,224,485	£-2,490,758	£-4,154,958
30% SR @LAR : 35% SO & 35% LLR	35%	£-158,514	£-3,770,278	£-3,918,923	£-4,184,475	£-5,844,175
30% SR @LAR : 35% SO & 35% LLR	40%	£-2,142,352	£-5,476,288	£-5,624,868	£-5,889,745	£-7,545,227
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,137,508	£-7,193,616	£-7,342,157	£-7,606,404	£-9,257,948
30% SR @LAR : 35% SO & 35% LLR	50%	£-6,143,820	£-8,922,101	£-9,070,631	£-9,334,293	£-10,982,175

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£8,036,530	£2,563,478	£2,415,847	£2,148,349	£476,482
30% SR @LAR : 35% SO & 35% LLR	5%	£6,164,995	£965,595	£818,223	£551,714	£-1,113,965
30% SR @LAR : 35% SO & 35% LLR	10%	£4,281,198	£-644,549	£-791,692	£-1,057,259	£-2,717,051
30% SR @LAR : 35% SO & 35% LLR	15%	£2,385,301	£-2,266,793	£-2,413,735	£-2,678,408	£-4,332,612
30% SR @LAR : 35% SO & 35% LLR	20%	£477,459	£-3,900,982	£-4,047,749	£-4,311,575	£-5,972,699
30% SR @LAR : 35% SO & 35% LLR	25%	£-1,442,165	£-5,552,858	£-5,701,718	£-5,968,755	£-7,637,745
30% SR @LAR : 35% SO & 35% LLR	30%	£-3,373,416	£-7,235,748	£-7,384,485	£-7,650,758	£-9,314,958
30% SR @LAR : 35% SO & 35% LLR	35%	£-5,318,514	£-8,930,278	£-9,078,923	£-9,344,475	£-11,004,175
30% SR @LAR : 35% SO & 35% LLR	40%	£-7,302,352	£-10,636,288	£-10,784,868	£-11,049,745	£-12,705,227
30% SR @LAR : 35% SO & 35% LLR	45%	£-9,297,508	£-12,353,616	£-12,502,157	£-12,766,404	£-14,417,948
30% SR @LAR : 35% SO & 35% LLR	50%	£-11,303,820	£-14,082,101	£-14,230,631	£-14,494,293	£-16,142,175

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£4,916,530	£-956,522	£-704,153	£-971,651	£-2,643,518
30% SR @LAR : 35% SO & 35% LLR	5%	£3,044,995	£-2,154,405	£-2,301,777	£-2,568,286	£-4,233,965
30% SR @LAR : 35% SO & 35% LLR	10%	£1,161,198	£-3,764,549	£-3,911,692	£-4,177,259	£-5,837,051
30% SR @LAR : 35% SO & 35% LLR	15%	£-734,699	£-5,386,793	£-5,533,735	£-5,798,408	£-7,452,612
30% SR @LAR : 35% SO & 35% LLR	20%	£-2,642,541	£-7,020,982	£-7,167,749	£-7,431,575	£-9,092,699
30% SR @LAR : 35% SO & 35% LLR	25%	£-4,562,165	£-8,672,858	£-8,821,718	£-9,088,755	£-10,757,745
30% SR @LAR : 35% SO & 35% LLR	30%	£-6,493,416	£-10,355,748	£-10,504,485	£-10,770,758	£-12,434,958
30% SR @LAR : 35% SO & 35% LLR	35%	£-8,438,514	£-12,050,278	£-12,198,923	£-12,464,475	£-14,124,175
30% SR @LAR : 35% SO & 35% LLR	40%	£-10,422,352	£-13,756,288	£-13,904,868	£-14,169,745	£-15,825,227
30% SR @LAR : 35% SO & 35% LLR	45%	£-12,417,508	£-15,473,616	£-15,622,157	£-15,886,404	£-17,537,948
30% SR @LAR : 35% SO & 35% LLR	50%	£-14,423,820	£-17,202,101	£-17,350,631	£-17,614,293	£-19,262,175

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£4,316,530	£-1,156,522	£-1,304,153	£-1,571,651	£-3,243,518
30% SR @LAR : 35% SO & 35% LLR	5%	£2,444,995	£-2,754,405	£-2,901,777	£-3,168,286	£-4,833,965
30% SR @LAR : 35% SO & 35% LLR	10%	£561,198	£-4,364,549	£-4,511,692	£-4,777,259	£-6,437,051
30% SR @LAR : 35% SO & 35% LLR	15%	£-1,334,699	£-5,986,793	£-6,133,735	£-6,398,408	£-8,052,612
30% SR @LAR : 35% SO & 35% LLR	20%	£-3,242,541	£-7,620,982	£-7,767,749	£-8,031,575	£-9,692,699
30% SR @LAR : 35% SO & 35% LLR	25%	£-5,162,165	£-9,272,858	£-9,421,718	£-9,688,755	£-11,357,745
30% SR @LAR : 35% SO & 35% LLR	30%	£-7,083,416	£-10,955,748	£-11,104,485	£-11,370,758	£-13,034,958
30% SR @LAR : 35% SO & 35% LLR	35%	£-9,038,514	£-12,650,278	£-12,798,923	£-13,064,475	£-14,724,175
30% SR @LAR : 35% SO & 35% LLR	40%	£-11,022,352	£-14,356,288	£-14,504,868	£-14,769,745	£-16,425,227
30% SR @LAR : 35% SO & 35% LLR	45%	£-13,017,508	£-16,073,616	£-16,222,157	£-16,486,404	£-18,137,948
30% SR @LAR : 35% SO & 35% LLR	50%	£-15,023,820	£-17,802,101	£-17,950,631	£-18,214,293	£-19,862,175

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£1,556,530	£-3,916,522	£-4,064,153	£-4,331,651	£-6,003,518
30% SR @LAR : 35% SO & 35% LLR	5%	£-316,005	£-5,514,405	£-5,661,777	£-5,928,286	£-7,593,965
30% SR @LAR : 35% SO & 35% LLR	10%	£-2,198,802	£-7,124,549	£-7,271,692	£-7,537,259	£-9,197,051
30% SR @LAR : 35% SO & 35% LLR	15%	£-4,084,699	£-8,746,793	£-8,893,735	£-9,158,408	£-10,812,612
30% SR @LAR : 35% SO & 35% LLR	20%	£-6,002,541	£-10,380,982	£-10,527,749	£-10,791,575	£-12,452,699
30% SR @LAR : 35% SO & 35% LLR	25%	£-7,922,165	£-12,032,858	£-12,181,718	£-12,448,755	£-14,117,745
30% SR @LAR : 35% SO & 35% LLR	30%	£-9,853,416	£-13,715,748	£-13,864,485	£-14,130,758	£-15,794,958
30% SR @LAR : 35% SO & 35% LLR	35%	£-11,798,514	£-15,410,278	£-15,558,923	£-15,824,475	£-17,484,175
30% SR @LAR : 35% SO & 35% LLR	40%	£-13,782,352	£-17,116,288	£-17,264,868	£-17,529,745	£-19,185,227
30% SR @LAR : 35% SO & 35% LLR	45%	£-15,777,508	£-18,833,616	£-18,982,157	£-19,246,404	£-20,897,948
30% SR @LAR : 35% SO & 35% LLR	50%	£-17,783,820	£-20,562,101	£-20,710,631	£-20,974,293	£-22,622,175

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £700 per sq ft

No Units 300
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£16,362,761	£10,889,709	£10,742,077	£10,474,579	£8,802,712
30% SR @LAR: 35% SO & 35% LLR	5%	£14,351,850	£9,152,452	£9,005,078	£8,738,569	£7,072,890
30% SR @LAR: 35% SO & 35% LLR	10%	£12,328,680	£7,402,933	£7,255,790	£6,990,223	£5,330,430
30% SR @LAR: 35% SO & 35% LLR	15%	£10,293,407	£5,641,312	£5,494,371	£5,229,698	£3,575,494
30% SR @LAR: 35% SO & 35% LLR	20%	£8,246,191	£3,867,750	£3,720,982	£3,457,156	£1,808,246
30% SR @LAR: 35% SO & 35% LLR	25%	£6,187,191	£2,082,402	£1,935,781	£1,672,756	£28,849
30% SR @LAR: 35% SO & 35% LLR	30%	£4,116,567	£285,431	£138,928	£-125,224	£-1,789,425
30% SR @LAR: 35% SO & 35% LLR	35%	£2,034,476	£-1,546,246	£-1,694,891	£-1,960,442	£-3,620,142
30% SR @LAR: 35% SO & 35% LLR	40%	£-59,821	£-3,393,758	£-3,542,336	£-3,807,213	£-5,462,695
30% SR @LAR: 35% SO & 35% LLR	45%	£-2,196,478	£-5,252,587	£-5,401,128	£-5,665,375	£-7,316,920
30% SR @LAR: 35% SO & 35% LLR	50%	£-4,344,292	£-7,122,573	£-7,271,103	£-7,534,764	£-9,182,647

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£11,202,761	£5,729,709	£5,682,077	£5,314,579	£3,642,712
30% SR @LAR: 35% SO & 35% LLR	5%	£9,191,850	£3,992,452	£3,845,078	£3,578,569	£1,912,890
30% SR @LAR: 35% SO & 35% LLR	10%	£7,168,680	£2,242,933	£2,095,790	£1,830,223	£170,430
30% SR @LAR: 35% SO & 35% LLR	15%	£5,133,407	£481,312	£334,371	£69,698	£-1,584,506
30% SR @LAR: 35% SO & 35% LLR	20%	£3,086,191	£-1,292,250	£-1,439,018	£-1,702,844	£-3,351,754
30% SR @LAR: 35% SO & 35% LLR	25%	£1,027,191	£-3,077,598	£-3,224,219	£-3,487,244	£-5,131,151
30% SR @LAR: 35% SO & 35% LLR	30%	£-1,043,433	£-4,874,569	£-5,021,072	£-5,285,224	£-6,949,425
30% SR @LAR: 35% SO & 35% LLR	35%	£-3,125,524	£-6,706,246	£-6,854,891	£-7,120,442	£-8,780,142
30% SR @LAR: 35% SO & 35% LLR	40%	£-5,219,821	£-8,553,758	£-8,702,336	£-8,967,213	£-10,622,695
30% SR @LAR: 35% SO & 35% LLR	45%	£-7,356,478	£-10,412,587	£-10,561,128	£-10,825,375	£-12,476,920
30% SR @LAR: 35% SO & 35% LLR	50%	£-9,504,292	£-12,262,573	£-12,431,103	£-12,694,764	£-14,342,647

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£8,082,761	£2,609,709	£2,462,077	£2,194,579	£522,712
30% SR @LAR: 35% SO & 35% LLR	5%	£6,071,850	£872,452	£725,078	£458,569	£-1,207,110
30% SR @LAR: 35% SO & 35% LLR	10%	£4,048,680	£-877,067	£-1,024,210	£-1,289,777	£-2,949,570
30% SR @LAR: 35% SO & 35% LLR	15%	£2,013,407	£-2,638,688	£-2,785,629	£-3,050,302	£-4,704,506
30% SR @LAR: 35% SO & 35% LLR	20%	£-33,809	£-4,412,250	£-4,559,018	£-4,822,844	£-6,471,754
30% SR @LAR: 35% SO & 35% LLR	25%	£-2,092,809	£-6,197,598	£-6,344,219	£-6,607,244	£-8,251,151
30% SR @LAR: 35% SO & 35% LLR	30%	£-4,163,433	£-7,994,569	£-8,141,072	£-8,405,224	£-10,069,425
30% SR @LAR: 35% SO & 35% LLR	35%	£-6,245,524	£-9,826,246	£-9,974,891	£-10,240,442	£-11,900,142
30% SR @LAR: 35% SO & 35% LLR	40%	£-8,339,821	£-11,673,758	£-11,822,336	£-12,087,213	£-13,742,695
30% SR @LAR: 35% SO & 35% LLR	45%	£-10,476,478	£-13,532,587	£-13,681,128	£-13,945,375	£-15,596,920
30% SR @LAR: 35% SO & 35% LLR	50%	£-12,624,292	£-15,402,573	£-15,551,103	£-15,814,764	£-17,462,647

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£7,482,761	£2,009,709	£1,862,077	£1,594,579	£-77,288
30% SR @LAR: 35% SO & 35% LLR	5%	£5,471,850	£272,452	£125,078	£-141,431	£-1,807,110
30% SR @LAR: 35% SO & 35% LLR	10%	£3,448,680	£-1,477,067	£-1,624,210	£-1,889,777	£-3,549,570
30% SR @LAR: 35% SO & 35% LLR	15%	£1,413,407	£-3,238,688	£-3,385,629	£-3,650,302	£-5,304,506
30% SR @LAR: 35% SO & 35% LLR	20%	£-633,809	£-5,012,250	£-5,159,018	£-5,422,844	£-7,071,754
30% SR @LAR: 35% SO & 35% LLR	25%	£-2,692,809	£-6,797,598	£-6,944,219	£-7,207,244	£-8,851,151
30% SR @LAR: 35% SO & 35% LLR	30%	£-4,763,433	£-8,594,569	£-8,741,072	£-9,005,224	£-10,669,425
30% SR @LAR: 35% SO & 35% LLR	35%	£-6,845,524	£-10,426,246	£-10,574,891	£-10,840,442	£-12,500,142
30% SR @LAR: 35% SO & 35% LLR	40%	£-8,939,821	£-12,273,758	£-12,422,336	£-12,687,213	£-14,342,695
30% SR @LAR: 35% SO & 35% LLR	45%	£-11,076,478	£-14,132,587	£-14,281,128	£-14,545,375	£-16,196,920
30% SR @LAR: 35% SO & 35% LLR	50%	£-13,224,292	£-16,002,573	£-16,151,103	£-16,414,764	£-18,062,647

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£4,722,761	£-790,291	£-897,923	£-1,185,421	£-2,837,288
30% SR @LAR: 35% SO & 35% LLR	5%	£2,711,850	£-2,487,548	£-2,634,922	£-2,901,431	£-4,567,110
30% SR @LAR: 35% SO & 35% LLR	10%	£889,680	£-4,237,067	£-4,384,210	£-4,649,777	£-6,309,570
30% SR @LAR: 35% SO & 35% LLR	15%	£-1,346,593	£-5,988,688	£-6,145,629	£-6,410,302	£-8,064,506
30% SR @LAR: 35% SO & 35% LLR	20%	£-3,393,809	£-7,772,250	£-7,919,018	£-8,182,844	£-9,831,754
30% SR @LAR: 35% SO & 35% LLR	25%	£-5,452,809	£-9,557,598	£-9,704,219	£-9,974,244	£-11,611,151
30% SR @LAR: 35% SO & 35% LLR	30%	£-7,523,433	£-11,354,569	£-11,501,072	£-11,765,224	£-13,429,425
30% SR @LAR: 35% SO & 35% LLR	35%	£-9,605,524	£-13,186,246	£-13,334,891	£-13,600,442	£-15,260,142
30% SR @LAR: 35% SO & 35% LLR	40%	£-11,699,821	£-15,033,758	£-15,182,336	£-15,447,213	£-17,102,695
30% SR @LAR: 35% SO & 35% LLR	45%	£-13,836,478	£-16,892,587	£-17,041,128	£-17,305,375	£-18,956,920
30% SR @LAR: 35% SO & 35% LLR	50%	£-15,984,292	£-18,762,573	£-18,911,103	£-19,174,764	£-20,822,647

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£725 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£19,505,177	£14,055,939	£13,908,308	£13,640,809	£11,968,943
30% SR @LAR: 35% SO & 35% LLR	5%	£17,373,743	£12,179,307	£12,031,934	£11,765,425	£10,099,746
30% SR @LAR: 35% SO & 35% LLR	10%	£15,216,160	£10,290,413	£10,143,270	£9,877,703	£8,217,911
30% SR @LAR: 35% SO & 35% LLR	15%	£13,041,512	£8,389,418	£8,242,478	£7,977,804	£6,323,600
30% SR @LAR: 35% SO & 35% LLR	20%	£10,854,922	£6,476,481	£6,329,713	£6,065,888	£4,416,977
30% SR @LAR: 35% SO & 35% LLR	25%	£8,656,548	£4,551,759	£4,405,138	£4,142,113	£2,498,206
30% SR @LAR: 35% SO & 35% LLR	30%	£6,446,549	£2,615,412	£2,468,910	£2,206,640	£567,450
30% SR @LAR: 35% SO & 35% LLR	35%	£4,225,083	£667,600	£521,188	£259,628	£-1,396,110
30% SR @LAR: 35% SO & 35% LLR	40%	£1,992,311	£-1,311,226	£-1,459,806	£-1,724,683	£-3,380,165
30% SR @LAR: 35% SO & 35% LLR	45%	£-255,449	£-3,311,557	£-3,460,098	£-3,724,346	£-5,375,890
30% SR @LAR: 35% SO & 35% LLR	50%	£-2,544,764	£-5,323,044	£-5,471,575	£-5,735,236	£-7,383,119

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£14,345,177	£8,895,939	£8,748,308	£8,480,809	£6,808,943
30% SR @LAR: 35% SO & 35% LLR	5%	£12,213,743	£7,019,307	£6,871,934	£6,605,425	£4,939,746
30% SR @LAR: 35% SO & 35% LLR	10%	£10,056,160	£5,130,413	£4,983,270	£4,717,703	£3,057,911
30% SR @LAR: 35% SO & 35% LLR	15%	£7,881,512	£3,229,418	£3,082,478	£2,817,804	£1,163,600
30% SR @LAR: 35% SO & 35% LLR	20%	£5,694,922	£1,316,481	£1,169,713	£905,888	£-743,023
30% SR @LAR: 35% SO & 35% LLR	25%	£3,496,548	£-608,241	£-754,862	£-1,017,887	£-2,661,794
30% SR @LAR: 35% SO & 35% LLR	30%	£1,286,549	£-2,544,588	£-2,691,090	£-2,953,360	£-4,592,550
30% SR @LAR: 35% SO & 35% LLR	35%	£-934,917	£-4,492,400	£-4,638,812	£-4,900,372	£-6,556,110
30% SR @LAR: 35% SO & 35% LLR	40%	£-3,167,689	£-6,471,226	£-6,619,806	£-6,884,683	£-8,540,165
30% SR @LAR: 35% SO & 35% LLR	45%	£-5,415,449	£-8,471,557	£-8,620,098	£-8,884,346	£-10,535,890
30% SR @LAR: 35% SO & 35% LLR	50%	£-7,704,764	£-10,483,044	£-10,631,575	£-10,895,236	£-12,543,119

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£11,225,177	£5,775,939	£5,628,308	£5,360,809	£3,688,943
30% SR @LAR: 35% SO & 35% LLR	5%	£9,093,743	£3,899,307	£3,751,934	£3,485,425	£1,819,746
30% SR @LAR: 35% SO & 35% LLR	10%	£6,936,160	£2,010,413	£1,863,270	£1,597,703	£-82,089
30% SR @LAR: 35% SO & 35% LLR	15%	£4,761,512	£109,418	£-57,522	£-302,196	£-1,956,400
30% SR @LAR: 35% SO & 35% LLR	20%	£2,574,922	£-1,803,519	£-1,950,287	£-2,214,112	£-3,863,023
30% SR @LAR: 35% SO & 35% LLR	25%	£376,548	£-3,728,241	£-3,874,862	£-4,137,887	£-5,781,794
30% SR @LAR: 35% SO & 35% LLR	30%	£-1,833,451	£-5,664,588	£-5,811,090	£-6,073,360	£-7,712,550
30% SR @LAR: 35% SO & 35% LLR	35%	£-4,054,917	£-7,612,400	£-7,758,812	£-8,020,372	£-9,676,110
30% SR @LAR: 35% SO & 35% LLR	40%	£-6,287,689	£-9,591,226	£-9,739,806	£-10,004,683	£-11,660,165
30% SR @LAR: 35% SO & 35% LLR	45%	£-8,535,449	£-11,591,557	£-11,740,098	£-12,004,346	£-13,655,890
30% SR @LAR: 35% SO & 35% LLR	50%	£-10,824,764	£-13,603,044	£-13,751,575	£-14,015,236	£-15,663,119

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£10,625,177	£5,175,939	£5,028,308	£4,760,809	£3,088,943
30% SR @LAR: 35% SO & 35% LLR	5%	£8,493,743	£3,299,307	£3,151,934	£2,885,425	£1,219,746
30% SR @LAR: 35% SO & 35% LLR	10%	£6,336,160	£1,410,413	£1,263,270	£997,703	£-682,089
30% SR @LAR: 35% SO & 35% LLR	15%	£4,161,512	£-490,582	£-637,522	£-302,196	£-2,556,400
30% SR @LAR: 35% SO & 35% LLR	20%	£1,974,922	£-2,403,519	£-2,550,287	£-2,814,112	£-4,463,023
30% SR @LAR: 35% SO & 35% LLR	25%	£-223,452	£-4,328,241	£-4,474,862	£-4,737,887	£-6,381,794
30% SR @LAR: 35% SO & 35% LLR	30%	£-2,433,451	£-6,264,588	£-6,411,090	£-6,673,360	£-8,312,550
30% SR @LAR: 35% SO & 35% LLR	35%	£-4,654,917	£-8,212,400	£-8,358,812	£-8,620,372	£-10,276,110
30% SR @LAR: 35% SO & 35% LLR	40%	£-6,887,689	£-10,191,226	£-10,339,806	£-10,604,683	£-12,260,165
30% SR @LAR: 35% SO & 35% LLR	45%	£-9,135,449	£-12,191,557	£-12,340,098	£-12,604,346	£-14,255,890
30% SR @LAR: 35% SO & 35% LLR	50%	£-11,424,764	£-14,203,044	£-14,351,575	£-14,615,236	£-16,263,119

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£7,865,177	£2,415,939	£2,268,308	£2,000,809	£328,943
30% SR @LAR: 35% SO & 35% LLR	5%	£5,733,743	£539,307	£391,934	£125,425	£-1,940,284
30% SR @LAR: 35% SO & 35% LLR	10%	£3,576,160	£-1,949,597	£-1,496,730	£-1,162,287	£-3,422,089
30% SR @LAR: 35% SO & 35% LLR	15%	£1,401,512	£-3,250,582	£-3,397,522	£-3,662,196	£-5,316,400
30% SR @LAR: 35% SO & 35% LLR	20%	£-785,079	£-5,163,519	£-5,310,287	£-5,574,112	£-7,223,023
30% SR @LAR: 35% SO & 35% LLR	25%	£-2,983,452	£-7,088,241	£-7,234,862	£-7,497,887	£-9,141,794
30% SR @LAR: 35% SO & 35% LLR	30%	£-5,193,451	£-9,024,588	£-9,171,090	£-9,433,360	£-11,072,550
30% SR @LAR: 35% SO & 35% LLR	35%	£-7,414,917	£-10,972,400	£-11,118,812	£-11,380,372	£-13,036,110
30% SR @LAR: 35% SO & 35% LLR	40%	£-9,647,689	£-12,951,226	£-13,099,806	£-13,364,683	£-15,020,165
30% SR @LAR: 35% SO & 35% LLR	45%	£-11,885,449	£-14,951,557	£-15,100,098	£-15,364,346	£-17,015,890
30% SR @LAR: 35% SO & 35% LLR	50%	£-14,184,764	£-16,963,044	£-17,111,575	£-17,375,236	£-19,023,119

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£750 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£22,633,052	£17,222,169	£17,074,538	£16,807,039	£15,135,173
30% SR @LAR : 35% SO & 35% LLR	5%	£20,363,770	£15,206,054	£15,058,681	£14,792,173	£13,126,494
30% SR @LAR : 35% SO & 35% LLR	10%	£18,082,414	£13,177,678	£13,030,535	£12,764,968	£11,105,175
30% SR @LAR : 35% SO & 35% LLR	15%	£15,789,140	£11,137,201	£10,990,259	£10,725,587	£9,071,382
30% SR @LAR : 35% SO & 35% LLR	20%	£13,463,221	£9,084,780	£8,938,012	£8,674,186	£7,025,276
30% SR @LAR : 35% SO & 35% LLR	25%	£11,125,364	£7,020,575	£6,873,954	£6,610,929	£4,967,022
30% SR @LAR : 35% SO & 35% LLR	30%	£8,775,882	£4,944,746	£4,798,243	£4,535,972	£2,896,783
30% SR @LAR : 35% SO & 35% LLR	35%	£6,414,933	£2,857,450	£2,711,039	£2,449,478	£814,722
30% SR @LAR : 35% SO & 35% LLR	40%	£4,042,678	£758,846	£612,500	£351,604	£-1,298,513
30% SR @LAR : 35% SO & 35% LLR	45%	£1,659,274	£-1,371,516	£-1,520,057	£-1,784,305	£-3,435,849
30% SR @LAR : 35% SO & 35% LLR	50%	£-746,334	£-3,524,615	£-3,673,145	£-3,936,807	£-5,584,689

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£17,473,052	£12,062,169	£11,914,538	£11,647,039	£9,975,173
30% SR @LAR : 35% SO & 35% LLR	5%	£15,203,770	£10,046,054	£9,898,681	£9,632,173	£7,966,494
30% SR @LAR : 35% SO & 35% LLR	10%	£12,922,414	£8,017,678	£7,870,535	£7,604,968	£5,945,175
30% SR @LAR : 35% SO & 35% LLR	15%	£10,629,140	£5,977,201	£5,830,259	£5,565,587	£3,911,382
30% SR @LAR : 35% SO & 35% LLR	20%	£8,303,221	£3,924,780	£3,778,012	£3,514,186	£1,865,276
30% SR @LAR : 35% SO & 35% LLR	25%	£5,965,364	£1,860,575	£1,713,954	£1,450,929	£-192,878
30% SR @LAR : 35% SO & 35% LLR	30%	£3,615,882	£-215,254	£-361,757	£-624,028	£-2,263,217
30% SR @LAR : 35% SO & 35% LLR	35%	£1,254,933	£-2,902,550	£-2,448,961	£-2,710,522	£-4,345,278
30% SR @LAR : 35% SO & 35% LLR	40%	£-1,117,322	£-4,401,154	£-4,547,500	£-4,808,396	£-6,458,513
30% SR @LAR : 35% SO & 35% LLR	45%	£-3,500,726	£-6,531,516	£-6,680,057	£-6,944,305	£-8,595,849
30% SR @LAR : 35% SO & 35% LLR	50%	£-5,906,334	£-8,684,615	£-8,833,145	£-9,086,807	£-10,744,689

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£14,353,052	£8,942,169	£8,794,538	£8,527,039	£6,855,173
30% SR @LAR : 35% SO & 35% LLR	5%	£12,083,770	£6,926,054	£6,778,681	£6,512,173	£4,846,494
30% SR @LAR : 35% SO & 35% LLR	10%	£9,802,414	£4,897,678	£4,750,535	£4,484,968	£2,825,175
30% SR @LAR : 35% SO & 35% LLR	15%	£7,509,140	£2,857,201	£2,710,259	£2,445,587	£791,382
30% SR @LAR : 35% SO & 35% LLR	20%	£5,183,221	£804,780	£658,012	£394,186	£-1,254,724
30% SR @LAR : 35% SO & 35% LLR	25%	£2,845,364	£-1,258,425	£-1,406,046	£-1,669,071	£-3,312,978
30% SR @LAR : 35% SO & 35% LLR	30%	£495,882	£-3,335,254	£-3,481,757	£-3,744,028	£-5,383,217
30% SR @LAR : 35% SO & 35% LLR	35%	£-1,865,067	£-5,422,550	£-5,568,961	£-5,830,522	£-7,465,278
30% SR @LAR : 35% SO & 35% LLR	40%	£-4,237,322	£-7,521,154	£-7,667,500	£-7,928,396	£-9,578,513
30% SR @LAR : 35% SO & 35% LLR	45%	£-6,620,726	£-9,651,516	£-9,800,057	£-10,064,305	£-11,715,849
30% SR @LAR : 35% SO & 35% LLR	50%	£-9,026,334	£-11,804,615	£-11,953,145	£-12,216,807	£-13,864,689

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£13,753,052	£8,342,169	£8,194,538	£7,927,039	£6,255,173
30% SR @LAR : 35% SO & 35% LLR	5%	£11,483,770	£6,326,054	£6,178,681	£5,912,173	£4,246,494
30% SR @LAR : 35% SO & 35% LLR	10%	£9,202,414	£4,297,678	£4,150,535	£3,884,968	£2,225,175
30% SR @LAR : 35% SO & 35% LLR	15%	£6,909,140	£2,257,201	£2,110,259	£1,845,587	£191,382
30% SR @LAR : 35% SO & 35% LLR	20%	£4,583,221	£204,780	£58,012	£-205,814	£-1,854,724
30% SR @LAR : 35% SO & 35% LLR	25%	£2,245,364	£-1,858,425	£-2,006,046	£-2,269,071	£-3,912,978
30% SR @LAR : 35% SO & 35% LLR	30%	£-104,118	£-3,935,254	£-4,081,757	£-4,344,028	£-5,983,217
30% SR @LAR : 35% SO & 35% LLR	35%	£-2,465,067	£-6,022,550	£-6,168,961	£-6,430,522	£-8,065,278
30% SR @LAR : 35% SO & 35% LLR	40%	£-4,837,322	£-8,121,154	£-8,267,500	£-8,528,396	£-10,178,513
30% SR @LAR : 35% SO & 35% LLR	45%	£-7,220,726	£-10,251,516	£-10,400,057	£-10,664,305	£-12,315,849
30% SR @LAR : 35% SO & 35% LLR	50%	£-9,626,334	£-12,404,615	£-12,553,145	£-12,816,807	£-14,464,689

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£10,993,052	£5,582,169	£5,434,538	£5,167,039	£3,495,173
30% SR @LAR : 35% SO & 35% LLR	5%	£8,723,770	£3,566,054	£3,418,681	£3,152,173	£1,486,494
30% SR @LAR : 35% SO & 35% LLR	10%	£6,442,414	£1,537,678	£1,390,535	£1,124,968	£-334,625
30% SR @LAR : 35% SO & 35% LLR	15%	£4,149,140	£-502,739	£-348,741	£-914,413	£-2,568,618
30% SR @LAR : 35% SO & 35% LLR	20%	£1,823,221	£-2,555,220	£-2,701,988	£-2,965,814	£-4,614,724
30% SR @LAR : 35% SO & 35% LLR	25%	£-514,636	£-4,619,425	£-4,766,046	£-5,029,071	£-6,672,978
30% SR @LAR : 35% SO & 35% LLR	30%	£-2,864,118	£-6,695,254	£-6,841,757	£-7,104,028	£-8,743,217
30% SR @LAR : 35% SO & 35% LLR	35%	£-5,225,067	£-8,782,550	£-8,928,961	£-9,190,522	£-10,825,278
30% SR @LAR : 35% SO & 35% LLR	40%	£-7,597,322	£-10,881,154	£-11,027,500	£-11,288,396	£-12,938,513
30% SR @LAR : 35% SO & 35% LLR	45%	£-9,980,726	£-13,011,516	£-13,160,057	£-13,424,305	£-15,075,849
30% SR @LAR : 35% SO & 35% LLR	50%	£-12,386,334	£-15,164,615	£-15,313,145	£-15,576,807	£-17,224,689

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£775 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£25,760,929	£20,370,131	£20,224,719	£19,961,240	£18,301,403
30% SR @LAR : 35% SO & 35% LLR	5%	£23,395,800	£18,274,542	£18,128,071	£17,861,562	£16,195,883
30% SR @LAR : 35% SO & 35% LLR	10%	£21,018,596	£16,150,227	£16,003,083	£15,737,517	£14,077,724
30% SR @LAR : 35% SO & 35% LLR	15%	£18,629,475	£14,012,908	£13,865,967	£13,601,294	£11,947,090
30% SR @LAR : 35% SO & 35% LLR	20%	£16,228,592	£11,863,647	£11,716,879	£11,453,053	£9,804,143
30% SR @LAR : 35% SO & 35% LLR	25%	£13,807,390	£9,702,601	£9,555,980	£9,292,954	£7,649,048
30% SR @LAR : 35% SO & 35% LLR	30%	£11,361,067	£7,529,931	£7,383,428	£7,121,158	£5,481,968
30% SR @LAR : 35% SO & 35% LLR	35%	£8,903,278	£5,345,794	£5,199,383	£4,937,822	£3,303,066
30% SR @LAR : 35% SO & 35% LLR	40%	£6,434,181	£3,150,350	£3,004,004	£2,743,108	£1,112,506
30% SR @LAR : 35% SO & 35% LLR	45%	£3,953,937	£943,759	£797,450	£537,174	£-1,106,174
30% SR @LAR : 35% SO & 35% LLR	50%	£1,462,704	£-1,293,258	£-1,441,789	£-1,705,450	£-3,353,332

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£20,600,929	£15,210,131	£15,064,719	£14,801,240	£13,141,403
30% SR @LAR : 35% SO & 35% LLR	5%	£18,235,800	£13,114,542	£12,968,071	£12,701,562	£11,035,883
30% SR @LAR : 35% SO & 35% LLR	10%	£16,858,596	£10,990,227	£10,843,083	£10,577,517	£8,917,724
30% SR @LAR : 35% SO & 35% LLR	15%	£13,469,475	£8,852,908	£8,705,967	£8,441,294	£6,787,090
30% SR @LAR : 35% SO & 35% LLR	20%	£11,068,592	£6,703,647	£6,556,879	£6,293,053	£4,644,143
30% SR @LAR : 35% SO & 35% LLR	25%	£8,647,390	£4,542,601	£4,395,980	£4,132,954	£2,489,048
30% SR @LAR : 35% SO & 35% LLR	30%	£6,201,067	£2,369,931	£2,223,428	£1,961,158	£321,968
30% SR @LAR : 35% SO & 35% LLR	35%	£3,743,278	£185,794	£39,383	£-222,178	£-1,856,934
30% SR @LAR : 35% SO & 35% LLR	40%	£1,274,181	£-2,009,650	£-2,156,966	£-2,416,892	£-4,047,494
30% SR @LAR : 35% SO & 35% LLR	45%	£-1,206,063	£-4,216,241	£-4,362,550	£-4,622,826	£-6,266,174
30% SR @LAR : 35% SO & 35% LLR	50%	£-3,697,296	£-6,453,258	£-6,601,789	£-6,865,450	£-8,513,332

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£17,480,929	£12,090,131	£11,944,719	£11,681,240	£10,021,403
30% SR @LAR : 35% SO & 35% LLR	5%	£15,115,800	£9,994,542	£9,848,071	£9,581,562	£7,915,883
30% SR @LAR : 35% SO & 35% LLR	10%	£12,738,596	£7,870,227	£7,723,083	£7,457,517	£5,797,724
30% SR @LAR : 35% SO & 35% LLR	15%	£10,349,475	£5,732,908	£5,585,967	£5,321,294	£3,667,090
30% SR @LAR : 35% SO & 35% LLR	20%	£7,948,592	£3,583,647	£3,436,879	£3,173,053	£1,524,143
30% SR @LAR : 35% SO & 35% LLR	25%	£5,527,390	£1,422,601	£1,275,980	£1,012,954	£-630,952
30% SR @LAR : 35% SO & 35% LLR	30%	£3,081,067	£-750,069	£-896,572	£-1,158,842	£-2,798,032
30% SR @LAR : 35% SO & 35% LLR	35%	£623,278	£-2,934,206	£-3,080,617	£-3,342,178	£-4,976,934
30% SR @LAR : 35% SO & 35% LLR	40%	£-1,845,819	£-5,129,650	£-5,275,966	£-5,536,892	£-7,167,494
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,326,063	£-7,336,241	£-7,482,550	£-7,742,826	£-9,386,174
30% SR @LAR : 35% SO & 35% LLR	50%	£-6,817,296	£-9,573,258	£-9,721,789	£-9,985,450	£-11,633,332

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£16,880,929	£11,490,131	£11,344,719	£11,081,240	£9,421,403
30% SR @LAR : 35% SO & 35% LLR	5%	£14,515,800	£9,394,542	£9,248,071	£8,981,562	£7,315,883
30% SR @LAR : 35% SO & 35% LLR	10%	£12,138,596	£7,270,227	£7,123,083	£6,857,517	£5,197,724
30% SR @LAR : 35% SO & 35% LLR	15%	£9,749,475	£5,132,908	£4,985,967	£4,721,294	£3,067,090
30% SR @LAR : 35% SO & 35% LLR	20%	£7,348,592	£2,983,647	£2,836,879	£2,573,053	£924,143
30% SR @LAR : 35% SO & 35% LLR	25%	£4,927,390	£822,601	£675,980	£412,954	£-1,230,952
30% SR @LAR : 35% SO & 35% LLR	30%	£2,481,067	£-1,350,069	£-1,496,572	£-1,758,842	£-3,398,032
30% SR @LAR : 35% SO & 35% LLR	35%	£23,278	£-3,534,206	£-3,680,617	£-3,942,178	£-5,576,934
30% SR @LAR : 35% SO & 35% LLR	40%	£-2,445,819	£-5,729,650	£-5,875,966	£-6,136,892	£-7,767,494
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,926,063	£-7,936,241	£-8,082,550	£-8,342,826	£-9,986,174
30% SR @LAR : 35% SO & 35% LLR	50%	£-7,417,296	£-10,173,258	£-10,321,789	£-10,585,450	£-12,233,332

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£14,120,929	£8,730,131	£8,584,719	£8,321,240	£6,661,403
30% SR @LAR : 35% SO & 35% LLR	5%	£11,755,800	£6,634,542	£6,488,071	£6,221,562	£4,555,883
30% SR @LAR : 35% SO & 35% LLR	10%	£9,378,596	£4,510,227	£4,363,083	£4,097,517	£2,437,724
30% SR @LAR : 35% SO & 35% LLR	15%	£6,989,475	£2,372,908	£2,225,967	£1,961,294	£307,090
30% SR @LAR : 35% SO & 35% LLR	20%	£4,588,592	£223,647	£76,879	£-186,947	£-1,835,857
30% SR @LAR : 35% SO & 35% LLR	25%	£2,167,390	£-1,937,399	£-2,084,020	£-2,347,046	£-3,990,952
30% SR @LAR : 35% SO & 35% LLR	30%	£-278,933	£-4,110,069	£-4,256,572	£-4,518,842	£-6,158,032
30% SR @LAR : 35% SO & 35% LLR	35%	£-2,736,722	£-6,294,206	£-6,440,617	£-6,702,178	£-8,336,934
30% SR @LAR : 35% SO & 35% LLR	40%	£-5,205,819	£-8,489,650	£-8,635,966	£-8,896,892	£-10,527,494
30% SR @LAR : 35% SO & 35% LLR	45%	£-7,686,063	£-10,696,241	£-10,842,550	£-11,102,826	£-12,746,174
30% SR @LAR : 35% SO & 35% LLR	50%	£-10,177,296	£-12,933,258	£-13,081,789	£-13,345,450	£-14,993,332

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£800 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£28,888,805	£23,498,008	£23,352,596	£23,089,117	£21,442,377
30% SR @LAR : 35% SO & 35% LLR	5%	£26,378,163	£21,256,905	£21,111,747	£20,849,244	£19,208,598
30% SR @LAR : 35% SO & 35% LLR	10%	£23,855,446	£19,003,728	£18,858,796	£18,597,220	£16,949,425
30% SR @LAR : 35% SO & 35% LLR	15%	£21,320,811	£16,737,343	£16,590,401	£16,325,729	£14,671,524
30% SR @LAR : 35% SO & 35% LLR	20%	£18,774,415	£14,440,817	£14,294,050	£14,030,224	£12,381,313
30% SR @LAR : 35% SO & 35% LLR	25%	£16,216,414	£12,132,507	£11,985,885	£11,722,860	£10,078,954
30% SR @LAR : 35% SO & 35% LLR	30%	£13,643,706	£9,812,570	£9,666,068	£9,403,798	£7,764,609
30% SR @LAR : 35% SO & 35% LLR	35%	£11,038,653	£7,481,169	£7,334,758	£7,073,197	£5,438,441
30% SR @LAR : 35% SO & 35% LLR	40%	£8,422,291	£5,138,461	£4,992,115	£4,731,218	£3,100,616
30% SR @LAR : 35% SO & 35% LLR	45%	£5,794,782	£2,784,603	£2,638,294	£2,378,019	£751,295
30% SR @LAR : 35% SO & 35% LLR	50%	£3,156,283	£419,758	£273,460	£13,761	-£1,633,912

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£23,728,805	£18,338,008	£18,192,596	£17,929,117	£16,282,377
30% SR @LAR : 35% SO & 35% LLR	5%	£21,218,163	£16,096,905	£15,951,747	£15,689,244	£14,048,598
30% SR @LAR : 35% SO & 35% LLR	10%	£18,695,446	£13,843,728	£13,698,796	£13,437,220	£11,789,425
30% SR @LAR : 35% SO & 35% LLR	15%	£16,160,811	£11,577,343	£11,430,401	£11,165,729	£9,511,524
30% SR @LAR : 35% SO & 35% LLR	20%	£13,614,415	£9,280,817	£9,134,050	£8,870,224	£7,221,313
30% SR @LAR : 35% SO & 35% LLR	25%	£11,056,414	£6,972,507	£6,825,885	£6,562,860	£4,918,954
30% SR @LAR : 35% SO & 35% LLR	30%	£8,483,706	£4,652,570	£4,506,068	£4,243,798	£2,604,609
30% SR @LAR : 35% SO & 35% LLR	35%	£5,878,653	£2,321,169	£2,174,758	£1,913,197	£278,441
30% SR @LAR : 35% SO & 35% LLR	40%	£3,262,291	£-21,539	£-167,885	£-428,782	£-2,059,384
30% SR @LAR : 35% SO & 35% LLR	45%	£634,782	£-2,375,397	£-2,521,706	£-2,781,981	£-4,408,705
30% SR @LAR : 35% SO & 35% LLR	50%	£-2,003,717	£-4,740,242	£-4,886,540	£-5,146,239	£-6,793,912

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£20,608,805	£15,218,008	£15,072,596	£14,809,117	£13,162,377
30% SR @LAR : 35% SO & 35% LLR	5%	£18,098,163	£12,976,905	£12,831,747	£12,569,244	£10,928,598
30% SR @LAR : 35% SO & 35% LLR	10%	£15,575,446	£10,723,728	£10,578,796	£10,317,220	£8,669,425
30% SR @LAR : 35% SO & 35% LLR	15%	£13,040,811	£8,457,343	£8,310,401	£8,045,729	£6,391,524
30% SR @LAR : 35% SO & 35% LLR	20%	£10,494,415	£6,160,817	£6,014,050	£5,750,224	£4,101,313
30% SR @LAR : 35% SO & 35% LLR	25%	£7,936,414	£3,852,507	£3,705,885	£3,442,860	£1,798,954
30% SR @LAR : 35% SO & 35% LLR	30%	£5,363,706	£1,532,570	£1,386,068	£1,123,798	£-515,391
30% SR @LAR : 35% SO & 35% LLR	35%	£2,758,653	£-798,831	£-945,242	£-1,206,803	£-2,841,559
30% SR @LAR : 35% SO & 35% LLR	40%	£142,291	£-3,141,539	£-3,287,885	£-3,548,782	£-5,179,384
30% SR @LAR : 35% SO & 35% LLR	45%	£-2,485,218	£-5,495,397	£-5,641,706	£-5,901,981	£-7,528,705
30% SR @LAR : 35% SO & 35% LLR	50%	£-5,123,717	£-7,860,242	£-8,006,540	£-8,266,239	£-9,913,912

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£20,008,805	£14,618,008	£14,472,596	£14,209,117	£12,562,377
30% SR @LAR : 35% SO & 35% LLR	5%	£17,498,163	£12,376,905	£12,231,747	£11,969,244	£10,328,598
30% SR @LAR : 35% SO & 35% LLR	10%	£14,975,446	£10,123,728	£9,978,796	£9,717,220	£8,069,425
30% SR @LAR : 35% SO & 35% LLR	15%	£12,440,811	£7,857,343	£7,710,401	£7,445,729	£5,791,524
30% SR @LAR : 35% SO & 35% LLR	20%	£9,894,415	£5,560,817	£5,414,050	£5,150,224	£3,501,313
30% SR @LAR : 35% SO & 35% LLR	25%	£7,336,414	£3,252,507	£3,105,885	£2,842,860	£1,198,954
30% SR @LAR : 35% SO & 35% LLR	30%	£4,763,706	£932,570	£786,068	£523,798	£-115,391
30% SR @LAR : 35% SO & 35% LLR	35%	£2,158,653	£-1,398,831	£-1,545,242	£-1,806,803	£-3,441,559
30% SR @LAR : 35% SO & 35% LLR	40%	£-457,709	£-3,741,539	£-3,887,885	£-4,148,782	£-5,779,384
30% SR @LAR : 35% SO & 35% LLR	45%	£-3,085,218	£-6,095,397	£-6,241,706	£-6,501,981	£-8,128,705
30% SR @LAR : 35% SO & 35% LLR	50%	£-5,723,717	£-8,460,242	£-8,606,540	£-8,866,239	£-10,513,912

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£17,248,805	£11,858,008	£11,712,596	£11,449,117	£9,802,377
30% SR @LAR : 35% SO & 35% LLR	5%	£14,738,163	£9,616,905	£9,471,747	£9,209,244	£7,568,598
30% SR @LAR : 35% SO & 35% LLR	10%	£12,215,446	£7,363,728	£7,218,796	£6,957,220	£5,309,425
30% SR @LAR : 35% SO & 35% LLR	15%	£9,680,811	£5,097,343	£4,950,401	£4,685,729	£3,031,524
30% SR @LAR : 35% SO & 35% LLR	20%	£7,134,415	£2,800,817	£2,654,050	£2,390,224	£741,313
30% SR @LAR : 35% SO & 35% LLR	25%	£4,576,414	£492,507	£345,885	£82,860	£-1,561,046
30% SR @LAR : 35% SO & 35% LLR	30%	£2,003,706	£-1,827,430	£-1,973,932	£-2,236,202	£-3,875,391
30% SR @LAR : 35% SO & 35% LLR	35%	£-601,347	£-4,158,831	£-4,305,242	£-4,566,803	£-6,201,559
30% SR @LAR : 35% SO & 35% LLR	40%	£-3,217,709	£-6,501,539	£-6,647,885	£-6,908,782	£-8,539,384
30% SR @LAR : 35% SO & 35% LLR	45%	£-5,845,218	£-8,855,397	£-9,001,706	£-9,261,981	£-10,888,705
30% SR @LAR : 35% SO & 35% LLR	50%	£-8,483,717	£-11,220,242	£-11,366,540	£-11,626,239	£-13,273,912

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£825 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£32,016,682	£26,625,884	£26,480,471	£26,216,993	£24,570,253
30% SR @LAR : 35% SO & 35% LLR	5%	£29,357,604	£24,236,346	£24,091,188	£23,828,684	£22,188,039
30% SR @LAR : 35% SO & 35% LLR	10%	£26,686,451	£21,834,733	£21,689,801	£21,428,225	£19,793,378
30% SR @LAR : 35% SO & 35% LLR	15%	£24,003,381	£19,421,202	£19,276,469	£19,015,775	£17,386,431
30% SR @LAR : 35% SO & 35% LLR	20%	£21,308,549	£16,995,911	£16,851,349	£16,591,488	£14,946,616
30% SR @LAR : 35% SO & 35% LLR	25%	£18,602,112	£14,547,578	£14,400,956	£14,137,931	£12,494,025
30% SR @LAR : 35% SO & 35% LLR	30%	£15,884,228	£12,077,411	£11,930,908	£11,668,637	£10,029,448
30% SR @LAR : 35% SO & 35% LLR	35%	£13,153,260	£9,595,777	£9,449,366	£9,187,805	£7,553,049
30% SR @LAR : 35% SO & 35% LLR	40%	£10,386,667	£7,102,836	£6,956,490	£6,695,593	£5,064,992
30% SR @LAR : 35% SO & 35% LLR	45%	£7,608,926	£4,598,748	£4,452,439	£4,192,163	£2,565,440
30% SR @LAR : 35% SO & 35% LLR	50%	£4,820,196	£2,083,670	£1,937,372	£1,677,673	£54,556

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£26,856,682	£21,468,884	£21,320,471	£21,056,993	£19,410,253
30% SR @LAR : 35% SO & 35% LLR	5%	£24,197,604	£19,076,346	£18,931,188	£18,668,684	£17,028,039
30% SR @LAR : 35% SO & 35% LLR	10%	£21,526,451	£16,674,733	£16,529,801	£16,268,225	£14,633,378
30% SR @LAR : 35% SO & 35% LLR	15%	£18,843,381	£14,261,202	£14,116,469	£13,855,775	£12,228,431
30% SR @LAR : 35% SO & 35% LLR	20%	£16,148,549	£11,835,911	£11,691,349	£11,431,488	£9,786,616
30% SR @LAR : 35% SO & 35% LLR	25%	£13,442,112	£9,387,578	£9,240,956	£8,977,931	£7,334,025
30% SR @LAR : 35% SO & 35% LLR	30%	£10,724,228	£6,917,411	£6,770,908	£6,508,637	£4,869,448
30% SR @LAR : 35% SO & 35% LLR	35%	£7,993,260	£4,435,777	£4,289,366	£4,027,805	£2,393,049
30% SR @LAR : 35% SO & 35% LLR	40%	£5,226,667	£1,942,836	£1,796,490	£1,535,593	£-695,008
30% SR @LAR : 35% SO & 35% LLR	45%	£2,448,926	£-561,252	£-707,561	£-867,837	£-2,594,560
30% SR @LAR : 35% SO & 35% LLR	50%	£-339,804	£-3,076,330	£-3,222,628	£-3,482,327	£-5,105,444

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£23,736,682	£18,348,884	£18,200,471	£17,936,993	£16,290,253
30% SR @LAR : 35% SO & 35% LLR	5%	£21,077,604	£15,956,346	£15,811,188	£15,548,684	£13,908,039
30% SR @LAR : 35% SO & 35% LLR	10%	£18,406,451	£13,554,733	£13,409,801	£13,148,225	£11,513,378
30% SR @LAR : 35% SO & 35% LLR	15%	£15,723,381	£11,141,202	£10,996,469	£10,735,775	£9,106,431
30% SR @LAR : 35% SO & 35% LLR	20%	£13,028,549	£8,715,911	£8,571,349	£8,311,488	£6,666,616
30% SR @LAR : 35% SO & 35% LLR	25%	£10,322,112	£6,267,578	£6,120,956	£5,857,931	£4,214,025
30% SR @LAR : 35% SO & 35% LLR	30%	£7,604,228	£3,797,411	£3,650,908	£3,388,637	£1,749,448
30% SR @LAR : 35% SO & 35% LLR	35%	£4,874,260	£1,315,777	£1,169,366	£907,805	£-726,951
30% SR @LAR : 35% SO & 35% LLR	40%	£2,106,667	£-1,177,164	£-1,323,510	£-1,584,407	£-3,215,008
30% SR @LAR : 35% SO & 35% LLR	45%	£-671,074	£-3,681,252	£-3,827,561	£-4,087,837	£-5,714,560
30% SR @LAR : 35% SO & 35% LLR	50%	£-3,459,804	£-6,196,330	£-6,342,628	£-6,602,327	£-8,225,444

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£23,136,682	£17,748,884	£17,600,471	£17,336,993	£15,690,253
30% SR @LAR : 35% SO & 35% LLR	5%	£20,477,604	£15,356,346	£15,211,188	£14,948,684	£13,308,039
30% SR @LAR : 35% SO & 35% LLR	10%	£17,806,451	£12,954,733	£12,809,801	£12,548,225	£10,913,378
30% SR @LAR : 35% SO & 35% LLR	15%	£15,123,381	£10,541,202	£10,396,469	£10,135,775	£8,506,431
30% SR @LAR : 35% SO & 35% LLR	20%	£12,428,549	£8,115,911	£7,971,349	£7,711,488	£6,066,616
30% SR @LAR : 35% SO & 35% LLR	25%	£9,722,112	£5,667,578	£5,520,956	£5,257,931	£3,614,025
30% SR @LAR : 35% SO & 35% LLR	30%	£7,004,228	£3,197,411	£3,050,908	£2,788,637	£1,149,448
30% SR @LAR : 35% SO & 35% LLR	35%	£4,273,260	£715,777	£569,366	£307,805	£-1,326,951
30% SR @LAR : 35% SO & 35% LLR	40%	£1,506,667	£-1,177,164	£-1,323,510	£-1,584,407	£-3,815,008
30% SR @LAR : 35% SO & 35% LLR	45%	£-1,271,074	£-4,281,252	£-4,427,561	£-4,687,837	£-6,314,560
30% SR @LAR : 35% SO & 35% LLR	50%	£-4,059,804	£-6,796,330	£-6,942,628	£-7,202,327	£-8,825,444

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£20,376,682	£14,988,884	£14,840,471	£14,576,993	£12,930,253
30% SR @LAR : 35% SO & 35% LLR	5%	£17,717,604	£12,596,346	£12,451,188	£12,188,684	£10,548,039
30% SR @LAR : 35% SO & 35% LLR	10%	£15,046,451	£10,194,733	£10,049,801	£9,788,225	£8,153,378
30% SR @LAR : 35% SO & 35% LLR	15%	£12,363,381	£7,781,202	£7,636,469	£7,375,775	£5,746,431
30% SR @LAR : 35% SO & 35% LLR	20%	£9,668,549	£5,355,911	£5,211,349	£4,951,488	£3,306,616
30% SR @LAR : 35% SO & 35% LLR	25%	£6,962,112	£2,907,578	£2,760,956	£2,497,931	£854,025
30% SR @LAR : 35% SO & 35% LLR	30%	£4,244,228	£37,411	£290,908	£28,637	£-1,810,552
30% SR @LAR : 35% SO & 35% LLR	35%	£1,513,260	£-2,044,223	£-2,190,634	£-2,452,195	£-4,086,951
30% SR @LAR : 35% SO & 35% LLR	40%	£-1,253,333	£-4,537,164	£-4,683,510	£-4,944,407	£-6,575,008
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,031,074	£-7,041,252	£-7,187,561	£-7,447,837	£-9,074,560
30% SR @LAR : 35% SO & 35% LLR	50%	£-6,819,804	£-9,556,330	£-9,702,628	£-9,962,327	£-11,585,444

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£850 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£35,144,558	£29,753,761	£29,608,348	£29,344,870	£27,698,129
30% SR @LAR : 35% SO & 35% LLR	5%	£32,336,858	£27,215,600	£27,070,442	£26,807,939	£25,167,293
30% SR @LAR : 35% SO & 35% LLR	10%	£29,517,084	£24,665,366	£24,520,433	£24,258,858	£22,624,010
30% SR @LAR : 35% SO & 35% LLR	15%	£26,685,391	£22,103,213	£21,958,480	£21,697,785	£20,068,441
30% SR @LAR : 35% SO & 35% LLR	20%	£23,841,938	£19,529,300	£19,384,737	£19,124,877	£17,500,747
30% SR @LAR : 35% SO & 35% LLR	25%	£20,986,879	£16,943,781	£16,799,362	£16,540,291	£14,908,149
30% SR @LAR : 35% SO & 35% LLR	30%	£18,120,372	£14,341,114	£14,194,611	£13,932,340	£12,293,151
30% SR @LAR : 35% SO & 35% LLR	35%	£15,242,573	£11,709,059	£11,562,648	£11,301,087	£9,666,331
30% SR @LAR : 35% SO & 35% LLR	40%	£12,349,528	£9,065,697	£8,919,351	£8,658,454	£7,027,852
30% SR @LAR : 35% SO & 35% LLR	45%	£9,421,366	£6,411,187	£6,264,879	£6,004,603	£4,377,880
30% SR @LAR : 35% SO & 35% LLR	50%	£6,482,215	£3,745,688	£3,599,391	£3,339,692	£1,716,575

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£29,984,558	£24,593,761	£24,448,348	£24,184,870	£22,538,129
30% SR @LAR : 35% SO & 35% LLR	5%	£27,176,858	£22,055,600	£21,910,442	£21,647,939	£20,007,293
30% SR @LAR : 35% SO & 35% LLR	10%	£24,357,084	£19,505,366	£19,360,433	£19,098,858	£17,464,010
30% SR @LAR : 35% SO & 35% LLR	15%	£21,525,391	£16,943,213	£16,798,480	£16,537,785	£14,908,441
30% SR @LAR : 35% SO & 35% LLR	20%	£18,681,938	£14,369,300	£14,224,737	£13,964,877	£12,340,747
30% SR @LAR : 35% SO & 35% LLR	25%	£15,826,879	£11,783,781	£11,639,362	£11,380,291	£9,748,149
30% SR @LAR : 35% SO & 35% LLR	30%	£12,960,372	£9,181,114	£9,034,611	£8,772,340	£7,133,151
30% SR @LAR : 35% SO & 35% LLR	35%	£10,082,573	£6,549,059	£6,402,648	£6,141,087	£4,506,331
30% SR @LAR : 35% SO & 35% LLR	40%	£7,189,528	£3,905,697	£3,759,351	£3,498,454	£1,867,852
30% SR @LAR : 35% SO & 35% LLR	45%	£4,261,366	£1,251,187	£1,104,879	£844,603	£-782,120
30% SR @LAR : 35% SO & 35% LLR	50%	£1,322,215	£-1,414,312	£-1,560,609	£-1,820,308	£-3,443,425

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£26,864,558	£21,473,761	£21,328,348	£21,064,870	£19,418,129
30% SR @LAR : 35% SO & 35% LLR	5%	£24,056,858	£18,935,600	£18,790,442	£18,527,939	£16,887,293
30% SR @LAR : 35% SO & 35% LLR	10%	£21,237,084	£16,385,366	£16,240,433	£15,978,858	£14,344,010
30% SR @LAR : 35% SO & 35% LLR	15%	£18,405,391	£13,823,213	£13,678,480	£13,417,785	£11,788,441
30% SR @LAR : 35% SO & 35% LLR	20%	£15,561,938	£11,249,300	£11,104,737	£10,844,877	£9,220,747
30% SR @LAR : 35% SO & 35% LLR	25%	£12,706,879	£8,663,781	£8,519,362	£8,260,291	£6,628,149
30% SR @LAR : 35% SO & 35% LLR	30%	£9,840,372	£6,061,114	£5,914,611	£5,652,340	£4,013,151
30% SR @LAR : 35% SO & 35% LLR	35%	£6,962,573	£3,429,059	£3,282,648	£3,021,087	£1,386,331
30% SR @LAR : 35% SO & 35% LLR	40%	£4,069,528	£785,697	£639,351	£378,454	£-1,252,148
30% SR @LAR : 35% SO & 35% LLR	45%	£1,141,366	£-1,868,813	£-2,015,121	£-2,275,397	£-3,902,120
30% SR @LAR : 35% SO & 35% LLR	50%	£-1,787,785	£-4,534,312	£-4,680,609	£-4,940,308	£-6,563,425

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£26,264,558	£20,873,761	£20,728,348	£20,464,870	£18,818,129
30% SR @LAR : 35% SO & 35% LLR	5%	£23,456,858	£18,335,600	£18,190,442	£17,927,939	£16,287,293
30% SR @LAR : 35% SO & 35% LLR	10%	£20,637,084	£15,785,366	£15,640,433	£15,378,858	£13,744,010
30% SR @LAR : 35% SO & 35% LLR	15%	£17,805,391	£13,223,213	£13,078,480	£12,817,785	£11,188,441
30% SR @LAR : 35% SO & 35% LLR	20%	£14,961,938	£10,649,300	£10,504,737	£10,244,877	£8,620,747
30% SR @LAR : 35% SO & 35% LLR	25%	£12,106,879	£8,063,781	£7,919,362	£7,660,291	£6,028,149
30% SR @LAR : 35% SO & 35% LLR	30%	£9,240,372	£5,461,114	£5,314,611	£5,052,340	£3,413,151
30% SR @LAR : 35% SO & 35% LLR	35%	£6,362,573	£2,829,059	£2,682,648	£2,421,087	£786,331
30% SR @LAR : 35% SO & 35% LLR	40%	£3,469,528	£185,697	£39,351	£-221,546	£-1,852,148
30% SR @LAR : 35% SO & 35% LLR	45%	£541,366	£-2,468,813	£-2,615,121	£-2,875,397	£-4,502,120
30% SR @LAR : 35% SO & 35% LLR	50%	£-2,387,785	£-5,134,312	£-5,280,609	£-5,540,308	£-7,163,425

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£23,504,558	£18,113,761	£17,968,348	£17,704,870	£16,058,129
30% SR @LAR : 35% SO & 35% LLR	5%	£20,696,858	£15,575,600	£15,430,442	£15,167,939	£13,527,293
30% SR @LAR : 35% SO & 35% LLR	10%	£17,877,084	£13,025,366	£12,880,433	£12,618,858	£10,984,010
30% SR @LAR : 35% SO & 35% LLR	15%	£15,045,391	£10,463,213	£10,318,480	£10,057,785	£8,428,441
30% SR @LAR : 35% SO & 35% LLR	20%	£12,201,938	£7,889,300	£7,744,737	£7,484,877	£5,860,747
30% SR @LAR : 35% SO & 35% LLR	25%	£9,346,879	£5,303,781	£5,159,362	£4,900,291	£3,268,149
30% SR @LAR : 35% SO & 35% LLR	30%	£6,480,372	£2,701,114	£2,554,611	£2,292,340	£653,151
30% SR @LAR : 35% SO & 35% LLR	35%	£3,602,573	£69,059	£-77,352	£-338,913	£-1,973,669
30% SR @LAR : 35% SO & 35% LLR	40%	£709,528	£-2,574,303	£-2,720,649	£-2,981,546	£-4,612,148
30% SR @LAR : 35% SO & 35% LLR	45%	£-2,218,634	£-5,228,813	£-5,375,121	£-5,635,397	£-7,262,120
30% SR @LAR : 35% SO & 35% LLR	50%	£-5,157,785	£-7,894,312	£-8,040,609	£-8,300,308	£-9,923,425

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£675 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£4,398,325	-£3,006,680	-£3,203,826	-£3,603,910	-£6,104,429
30% SR @LAR : 35% SO & 35% LLR	5%	£2,099,935	-£4,966,535	-£5,163,337	-£5,562,111	-£8,054,447
30% SR @LAR : 35% SO & 35% LLR	10%	-£219,738	-£6,944,642	-£7,141,138	-£7,538,675	-£10,023,281
30% SR @LAR : 35% SO & 35% LLR	15%	-£2,589,495	-£8,944,794	-£9,137,019	-£9,533,392	-£12,010,714
30% SR @LAR : 35% SO & 35% LLR	20%	-£4,977,087	-£10,954,780	-£11,150,773	-£11,546,050	-£14,016,533
30% SR @LAR : 35% SO & 35% LLR	25%	-£7,382,304	-£12,986,392	-£13,182,189	-£13,576,442	-£16,040,520
30% SR @LAR : 35% SO & 35% LLR	30%	-£9,804,938	-£15,035,419	-£15,231,058	-£15,624,356	-£18,082,462
30% SR @LAR : 35% SO & 35% LLR	35%	-£12,244,778	-£17,101,654	-£17,297,171	-£17,689,581	-£20,142,143
30% SR @LAR : 35% SO & 35% LLR	40%	-£14,701,616	-£19,184,885	-£19,380,317	-£19,771,907	-£22,219,347
30% SR @LAR : 35% SO & 35% LLR	45%	-£17,175,241	-£21,284,905	-£21,480,286	-£21,871,124	-£24,313,859
30% SR @LAR : 35% SO & 35% LLR	50%	-£19,665,445	-£23,401,504	-£23,596,870	-£23,987,021	-£26,425,466

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£181,675	-£8,166,880	-£8,363,826	-£8,763,910	-£11,264,429
30% SR @LAR : 35% SO & 35% LLR	5%	-£3,080,065	-£10,126,535	-£10,323,337	-£10,722,111	-£13,214,447
30% SR @LAR : 35% SO & 35% LLR	10%	-£5,379,738	-£12,104,642	-£12,301,138	-£12,698,675	-£15,183,281
30% SR @LAR : 35% SO & 35% LLR	15%	-£7,749,495	-£14,100,794	-£14,297,019	-£14,693,392	-£17,170,714
30% SR @LAR : 35% SO & 35% LLR	20%	-£10,137,087	-£16,114,780	-£16,310,773	-£16,706,050	-£19,176,533
30% SR @LAR : 35% SO & 35% LLR	25%	-£12,542,304	-£18,146,392	-£18,342,189	-£18,736,442	-£21,200,520
30% SR @LAR : 35% SO & 35% LLR	30%	-£14,964,938	-£20,195,419	-£20,391,058	-£20,784,356	-£23,242,462
30% SR @LAR : 35% SO & 35% LLR	35%	-£17,404,778	-£22,261,654	-£22,457,171	-£22,849,581	-£25,302,143
30% SR @LAR : 35% SO & 35% LLR	40%	-£19,861,616	-£24,344,885	-£24,540,317	-£24,931,907	-£27,379,347
30% SR @LAR : 35% SO & 35% LLR	45%	-£22,335,241	-£26,444,905	-£26,640,286	-£27,031,124	-£29,473,859
30% SR @LAR : 35% SO & 35% LLR	50%	-£24,825,445	-£28,561,504	-£28,756,870	-£29,147,021	-£31,585,466

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£3,881,675	-£11,286,880	-£11,483,826	-£11,883,910	-£14,384,429
30% SR @LAR : 35% SO & 35% LLR	5%	-£6,180,065	-£13,246,535	-£13,443,337	-£13,842,111	-£16,334,447
30% SR @LAR : 35% SO & 35% LLR	10%	-£8,499,738	-£15,224,642	-£15,421,138	-£15,818,675	-£18,303,281
30% SR @LAR : 35% SO & 35% LLR	15%	-£10,869,495	-£17,220,794	-£17,417,019	-£17,813,392	-£20,290,714
30% SR @LAR : 35% SO & 35% LLR	20%	-£13,257,087	-£19,234,780	-£19,430,773	-£19,826,050	-£22,296,533
30% SR @LAR : 35% SO & 35% LLR	25%	-£15,662,304	-£21,266,392	-£21,462,189	-£21,856,442	-£24,320,520
30% SR @LAR : 35% SO & 35% LLR	30%	-£18,084,938	-£23,315,419	-£23,511,058	-£23,904,356	-£26,362,462
30% SR @LAR : 35% SO & 35% LLR	35%	-£20,524,778	-£25,381,654	-£25,577,171	-£25,969,581	-£28,422,143
30% SR @LAR : 35% SO & 35% LLR	40%	-£22,981,616	-£27,464,885	-£27,660,317	-£28,051,907	-£30,499,347
30% SR @LAR : 35% SO & 35% LLR	45%	-£25,455,241	-£29,564,905	-£29,760,286	-£30,151,124	-£32,593,859
30% SR @LAR : 35% SO & 35% LLR	50%	-£27,945,445	-£31,681,504	-£31,876,870	-£32,267,021	-£34,705,466

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£4,481,675	-£11,886,880	-£12,083,826	-£12,483,910	-£14,984,429
30% SR @LAR : 35% SO & 35% LLR	5%	-£6,780,065	-£13,846,535	-£14,043,337	-£14,442,111	-£16,934,447
30% SR @LAR : 35% SO & 35% LLR	10%	-£9,099,738	-£15,824,642	-£16,021,138	-£16,418,675	-£18,903,281
30% SR @LAR : 35% SO & 35% LLR	15%	-£11,469,495	-£17,820,794	-£18,017,019	-£18,413,392	-£20,890,714
30% SR @LAR : 35% SO & 35% LLR	20%	-£13,857,087	-£19,834,780	-£20,030,773	-£20,426,050	-£22,896,533
30% SR @LAR : 35% SO & 35% LLR	25%	-£16,262,304	-£21,866,392	-£22,062,189	-£22,456,442	-£24,920,520
30% SR @LAR : 35% SO & 35% LLR	30%	-£18,684,938	-£23,915,419	-£24,111,058	-£24,504,356	-£26,962,462
30% SR @LAR : 35% SO & 35% LLR	35%	-£21,124,778	-£25,981,654	-£26,177,171	-£26,569,581	-£29,022,143
30% SR @LAR : 35% SO & 35% LLR	40%	-£23,581,616	-£28,064,885	-£28,260,317	-£28,651,907	-£31,099,347
30% SR @LAR : 35% SO & 35% LLR	45%	-£26,055,241	-£30,164,905	-£30,360,286	-£30,751,124	-£33,193,859
30% SR @LAR : 35% SO & 35% LLR	50%	-£28,545,445	-£32,281,504	-£32,476,870	-£32,867,021	-£35,305,466

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£1,241,675	-£14,846,880	-£14,843,826	-£15,243,910	-£17,744,429
30% SR @LAR : 35% SO & 35% LLR	5%	-£3,540,065	-£16,806,535	-£16,803,337	-£17,202,111	-£19,694,447
30% SR @LAR : 35% SO & 35% LLR	10%	-£5,859,738	-£18,844,642	-£18,841,138	-£19,178,675	-£21,663,281
30% SR @LAR : 35% SO & 35% LLR	15%	-£8,179,495	-£20,882,794	-£20,879,019	-£21,173,392	-£23,650,714
30% SR @LAR : 35% SO & 35% LLR	20%	-£10,517,087	-£22,934,780	-£22,930,773	-£23,186,050	-£25,656,533
30% SR @LAR : 35% SO & 35% LLR	25%	-£12,872,304	-£25,002,392	-£25,002,189	-£25,216,442	-£27,680,520
30% SR @LAR : 35% SO & 35% LLR	30%	-£15,244,938	-£27,084,419	-£27,084,058	-£27,264,356	-£29,722,462
30% SR @LAR : 35% SO & 35% LLR	35%	-£17,624,778	-£29,181,654	-£29,181,171	-£29,329,581	-£31,782,143
30% SR @LAR : 35% SO & 35% LLR	40%	-£20,024,616	-£31,294,885	-£31,294,317	-£31,411,907	-£33,859,347
30% SR @LAR : 35% SO & 35% LLR	45%	-£22,444,241	-£33,424,905	-£33,424,286	-£33,511,124	-£35,953,859
30% SR @LAR : 35% SO & 35% LLR	50%	-£24,884,445	-£35,571,504	-£35,571,870	-£35,627,021	-£38,065,466

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£700 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£8,436,713	£1,076,893	£882,710	£488,640	-£2,004,424
30% SR @LAR : 35% SO & 35% LLR	5%	£5,961,311	-£1,046,242	-£1,243,043	-£1,641,817	-£4,134,154
30% SR @LAR : 35% SO & 35% LLR	10%	£3,467,929	-£3,204,061	-£3,400,556	-£3,798,093	-£6,282,700
30% SR @LAR : 35% SO & 35% LLR	15%	£956,775	-£5,379,925	-£5,576,150	-£5,972,522	-£8,449,845
30% SR @LAR : 35% SO & 35% LLR	20%	-£1,595,930	-£7,573,623	-£7,769,616	-£8,164,893	-£10,635,375
30% SR @LAR : 35% SO & 35% LLR	25%	-£4,180,860	-£9,784,947	-£9,980,744	-£10,374,997	-£12,839,074
30% SR @LAR : 35% SO & 35% LLR	30%	-£6,783,205	-£12,013,687	-£12,209,326	-£12,602,622	-£15,009,729
30% SR @LAR : 35% SO & 35% LLR	35%	-£9,402,757	-£14,259,633	-£14,455,149	-£14,847,560	-£17,300,121
30% SR @LAR : 35% SO & 35% LLR	40%	-£12,039,307	-£16,522,577	-£16,718,007	-£17,109,598	-£19,557,038
30% SR @LAR : 35% SO & 35% LLR	45%	-£14,692,644	-£18,802,309	-£18,997,690	-£19,388,527	-£21,831,263
30% SR @LAR : 35% SO & 35% LLR	50%	-£17,362,561	-£21,098,619	-£21,293,986	-£21,684,137	-£24,122,581

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£3,276,713	-£4,083,107	-£4,277,290	-£4,671,360	-£7,184,424
30% SR @LAR : 35% SO & 35% LLR	5%	£801,311	-£6,206,242	-£6,403,043	-£6,801,817	-£9,294,154
30% SR @LAR : 35% SO & 35% LLR	10%	-£1,692,071	-£8,364,061	-£8,560,556	-£8,958,093	-£11,442,700
30% SR @LAR : 35% SO & 35% LLR	15%	-£4,203,225	-£10,539,925	-£10,736,150	-£11,132,522	-£13,609,845
30% SR @LAR : 35% SO & 35% LLR	20%	-£6,755,930	-£12,733,623	-£12,929,616	-£13,324,893	-£15,779,375
30% SR @LAR : 35% SO & 35% LLR	25%	-£9,340,860	-£14,944,947	-£15,140,744	-£15,534,997	-£17,999,074
30% SR @LAR : 35% SO & 35% LLR	30%	-£11,943,205	-£17,173,687	-£17,369,326	-£17,762,622	-£20,220,729
30% SR @LAR : 35% SO & 35% LLR	35%	-£14,562,757	-£19,419,633	-£19,615,149	-£20,007,560	-£22,460,121
30% SR @LAR : 35% SO & 35% LLR	40%	-£17,199,307	-£21,682,577	-£21,878,007	-£22,269,598	-£24,717,038
30% SR @LAR : 35% SO & 35% LLR	45%	-£19,852,644	-£23,962,309	-£24,157,690	-£24,548,527	-£26,991,263
30% SR @LAR : 35% SO & 35% LLR	50%	-£22,522,561	-£26,258,619	-£26,453,986	-£26,844,137	-£29,282,581

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£156,713	-£1,203,107	-£1,397,290	-£1,791,360	-£10,284,424
30% SR @LAR : 35% SO & 35% LLR	5%	-£2,318,689	-£3,226,242	-£3,423,043	-£3,817,817	-£12,414,154
30% SR @LAR : 35% SO & 35% LLR	10%	-£4,812,071	-£5,149,061	-£5,345,556	-£5,740,093	-£14,562,700
30% SR @LAR : 35% SO & 35% LLR	15%	-£7,323,225	-£7,069,925	-£7,266,150	-£7,661,522	-£16,729,845
30% SR @LAR : 35% SO & 35% LLR	20%	-£9,875,930	-£9,000,623	-£9,196,616	-£9,592,093	-£18,915,375
30% SR @LAR : 35% SO & 35% LLR	25%	-£12,460,860	-£10,944,947	-£11,140,744	-£11,537,997	-£21,119,074
30% SR @LAR : 35% SO & 35% LLR	30%	-£15,063,205	-£12,893,687	-£13,089,326	-£13,485,622	-£23,340,729
30% SR @LAR : 35% SO & 35% LLR	35%	-£17,682,757	-£14,853,633	-£15,049,149	-£15,447,560	-£25,581,121
30% SR @LAR : 35% SO & 35% LLR	40%	-£20,319,307	-£16,822,577	-£17,018,007	-£17,380,598	-£27,837,038
30% SR @LAR : 35% SO & 35% LLR	45%	-£22,972,644	-£18,802,309	-£18,997,690	-£19,369,527	-£30,111,263
30% SR @LAR : 35% SO & 35% LLR	50%	-£25,642,561	-£20,786,619	-£20,981,986	-£21,352,137	-£32,402,581

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£443,287	-£1,003,107	-£1,197,290	-£1,591,360	-£10,884,424
30% SR @LAR : 35% SO & 35% LLR	5%	-£2,918,689	-£3,226,242	-£3,423,043	-£3,817,817	-£13,014,154
30% SR @LAR : 35% SO & 35% LLR	10%	-£5,412,071	-£5,149,061	-£5,345,556	-£5,740,093	-£15,162,700
30% SR @LAR : 35% SO & 35% LLR	15%	-£7,923,225	-£7,069,925	-£7,266,150	-£7,661,522	-£17,329,845
30% SR @LAR : 35% SO & 35% LLR	20%	-£10,475,930	-£9,000,623	-£9,196,616	-£9,592,093	-£19,515,375
30% SR @LAR : 35% SO & 35% LLR	25%	-£13,060,860	-£10,944,947	-£11,140,744	-£11,537,997	-£21,719,074
30% SR @LAR : 35% SO & 35% LLR	30%	-£15,663,205	-£12,893,687	-£13,089,326	-£13,485,622	-£23,940,729
30% SR @LAR : 35% SO & 35% LLR	35%	-£18,282,757	-£14,853,633	-£15,049,149	-£15,447,560	-£26,180,121
30% SR @LAR : 35% SO & 35% LLR	40%	-£20,919,307	-£16,822,577	-£17,018,007	-£17,380,598	-£28,437,038
30% SR @LAR : 35% SO & 35% LLR	45%	-£23,572,644	-£18,802,309	-£18,997,690	-£19,369,527	-£30,711,263
30% SR @LAR : 35% SO & 35% LLR	50%	-£26,242,561	-£20,786,619	-£20,981,986	-£21,352,137	-£33,002,581

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£3,203,287	-£1,083,107	-£1,277,290	-£1,671,360	-£13,644,424
30% SR @LAR : 35% SO & 35% LLR	5%	£5,678,689	-£2,686,242	-£2,883,043	-£3,277,817	-£15,774,154
30% SR @LAR : 35% SO & 35% LLR	10%	£8,172,071	-£4,349,061	-£4,545,556	-£4,941,093	-£17,922,700
30% SR @LAR : 35% SO & 35% LLR	15%	-£10,683,225	-£6,019,925	-£6,216,150	-£6,612,522	-£20,089,845
30% SR @LAR : 35% SO & 35% LLR	20%	-£13,235,930	-£7,700,623	-£7,906,616	-£8,308,093	-£22,275,375
30% SR @LAR : 35% SO & 35% LLR	25%	-£15,820,860	-£9,384,947	-£9,590,744	-£10,004,997	-£24,479,074
30% SR @LAR : 35% SO & 35% LLR	30%	-£18,423,205	-£11,073,687	-£11,279,326	-£11,610,622	-£26,700,729
30% SR @LAR : 35% SO & 35% LLR	35%	-£21,042,757	-£12,769,633	-£12,975,149	-£13,587,560	-£28,940,121
30% SR @LAR : 35% SO & 35% LLR	40%	-£23,679,307	-£14,472,577	-£14,678,007	-£15,299,598	-£31,197,038
30% SR @LAR : 35% SO & 35% LLR	45%	-£26,332,644	-£16,182,309	-£16,387,690	-£17,028,527	-£33,471,263
30% SR @LAR : 35% SO & 35% LLR	50%	-£29,002,561	-£17,898,619	-£18,103,986	-£18,764,137	-£35,762,581

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£725 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£12,475,100	£5,115,280	£4,921,097	£4,527,027	£2,064,087
30% SR @LAR: 35% SO & 35% LLR	5%	£9,822,686	£2,830,859	£2,637,014	£2,244,234	-£213,860
30% SR @LAR: 35% SO & 35% LLR	10%	£7,152,294	£28,457	£334,915	-£57,512	-£2,542,119
30% SR @LAR: 35% SO & 35% LLR	15%	£4,464,129	-£1,819,055	-£2,015,281	-£2,411,653	-£4,888,976
30% SR @LAR: 35% SO & 35% LLR	20%	£1,758,397	-£4,192,466	-£4,388,459	-£4,783,736	-£7,254,218
30% SR @LAR: 35% SO & 35% LLR	25%	-£979,415	-£6,583,502	-£6,779,300	-£7,173,552	-£9,637,629
30% SR @LAR: 35% SO & 35% LLR	30%	-£3,761,472	-£8,991,954	-£9,187,593	-£9,580,889	-£12,038,995
30% SR @LAR: 35% SO & 35% LLR	35%	-£6,560,737	-£11,417,612	-£11,613,129	-£12,005,538	-£14,458,100
30% SR @LAR: 35% SO & 35% LLR	40%	-£9,376,998	-£13,860,268	-£14,055,699	-£14,447,289	-£16,894,729
30% SR @LAR: 35% SO & 35% LLR	45%	-£12,210,048	-£16,319,712	-£16,515,092	-£16,905,930	-£19,348,667
30% SR @LAR: 35% SO & 35% LLR	50%	-£15,059,676	-£18,795,734	-£18,991,101	-£19,381,252	-£21,819,697

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£7,315,100	-£44,720	-£238,903	-£632,973	-£3,995,913
30% SR @LAR: 35% SO & 35% LLR	5%	£4,662,686	-£2,329,141	-£2,522,986	-£2,915,766	-£5,373,880
30% SR @LAR: 35% SO & 35% LLR	10%	£1,992,294	-£4,631,543	-£4,825,085	-£5,217,512	-£7,702,119
30% SR @LAR: 35% SO & 35% LLR	15%	-£695,871	-£6,979,055	-£7,175,281	-£7,571,653	-£10,048,976
30% SR @LAR: 35% SO & 35% LLR	20%	-£3,401,603	-£9,352,466	-£9,548,459	-£9,943,736	-£12,414,218
30% SR @LAR: 35% SO & 35% LLR	25%	-£6,139,415	-£11,743,502	-£11,939,300	-£12,333,552	-£14,797,629
30% SR @LAR: 35% SO & 35% LLR	30%	-£8,921,472	-£14,151,954	-£14,347,593	-£14,740,889	-£17,198,995
30% SR @LAR: 35% SO & 35% LLR	35%	-£11,720,737	-£16,577,612	-£16,773,129	-£17,165,538	-£19,618,100
30% SR @LAR: 35% SO & 35% LLR	40%	-£14,536,998	-£19,020,268	-£19,215,699	-£19,607,289	-£22,054,729
30% SR @LAR: 35% SO & 35% LLR	45%	-£17,370,048	-£21,479,712	-£21,675,092	-£22,065,930	-£24,508,667
30% SR @LAR: 35% SO & 35% LLR	50%	-£20,219,676	-£23,955,734	-£24,151,101	-£24,541,252	-£26,978,697

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£4,195,100	-£3,164,720	-£3,358,903	-£3,752,973	-£6,215,913
30% SR @LAR: 35% SO & 35% LLR	5%	£1,542,686	-£5,449,141	-£5,642,986	-£6,035,766	-£8,493,880
30% SR @LAR: 35% SO & 35% LLR	10%	-£1,127,706	-£7,751,543	-£7,945,085	-£8,337,512	-£10,822,119
30% SR @LAR: 35% SO & 35% LLR	15%	-£3,815,871	-£10,099,055	-£10,295,281	-£10,691,653	-£13,168,976
30% SR @LAR: 35% SO & 35% LLR	20%	-£6,521,603	-£12,472,466	-£12,668,459	-£13,063,736	-£15,534,218
30% SR @LAR: 35% SO & 35% LLR	25%	-£9,259,415	-£14,863,502	-£15,059,300	-£15,453,552	-£17,917,629
30% SR @LAR: 35% SO & 35% LLR	30%	-£12,041,472	-£17,271,954	-£17,467,593	-£17,860,889	-£20,318,995
30% SR @LAR: 35% SO & 35% LLR	35%	-£14,840,737	-£19,697,612	-£19,893,129	-£20,285,538	-£22,738,100
30% SR @LAR: 35% SO & 35% LLR	40%	-£17,656,998	-£22,140,268	-£22,335,699	-£22,727,289	-£25,174,729
30% SR @LAR: 35% SO & 35% LLR	45%	-£20,490,048	-£24,599,712	-£24,795,092	-£25,185,930	-£27,628,667
30% SR @LAR: 35% SO & 35% LLR	50%	-£23,339,676	-£27,075,734	-£27,271,101	-£27,661,252	-£30,098,697

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£3,595,100	-£3,764,720	-£3,958,903	-£4,352,973	-£6,815,913
30% SR @LAR: 35% SO & 35% LLR	5%	£942,686	-£6,049,141	-£6,242,986	-£6,635,766	-£9,093,880
30% SR @LAR: 35% SO & 35% LLR	10%	-£1,727,706	-£8,351,543	-£8,545,085	-£8,937,512	-£11,422,119
30% SR @LAR: 35% SO & 35% LLR	15%	-£4,415,871	-£10,699,055	-£10,895,281	-£11,291,653	-£13,768,976
30% SR @LAR: 35% SO & 35% LLR	20%	-£7,121,603	-£13,072,466	-£13,268,459	-£13,663,736	-£16,134,218
30% SR @LAR: 35% SO & 35% LLR	25%	-£9,859,415	-£15,463,502	-£15,659,300	-£16,053,552	-£18,517,629
30% SR @LAR: 35% SO & 35% LLR	30%	-£12,641,472	-£17,871,954	-£18,067,593	-£18,460,889	-£20,918,995
30% SR @LAR: 35% SO & 35% LLR	35%	-£15,440,737	-£20,297,612	-£20,493,129	-£20,885,538	-£23,338,100
30% SR @LAR: 35% SO & 35% LLR	40%	-£18,256,998	-£22,740,268	-£22,935,699	-£23,327,289	-£25,774,729
30% SR @LAR: 35% SO & 35% LLR	45%	-£21,090,048	-£25,199,712	-£25,395,092	-£25,785,930	-£28,228,667
30% SR @LAR: 35% SO & 35% LLR	50%	-£23,939,676	-£27,675,734	-£27,871,101	-£28,261,252	-£30,698,697

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£835,100	-£6,324,720	-£6,518,903	-£7,112,973	-£9,573,913
30% SR @LAR: 35% SO & 35% LLR	5%	-£1,817,314	-£8,609,141	-£8,802,986	-£9,395,766	-£11,853,860
30% SR @LAR: 35% SO & 35% LLR	10%	-£4,487,706	-£11,111,543	-£11,305,085	-£11,897,512	-£14,382,119
30% SR @LAR: 35% SO & 35% LLR	15%	-£7,175,871	-£13,459,055	-£13,652,281	-£14,251,653	-£16,828,976
30% SR @LAR: 35% SO & 35% LLR	20%	-£9,881,603	-£15,832,466	-£16,028,459	-£16,423,736	-£18,894,218
30% SR @LAR: 35% SO & 35% LLR	25%	-£12,619,415	-£18,223,502	-£18,419,300	-£18,813,552	-£21,277,629
30% SR @LAR: 35% SO & 35% LLR	30%	-£15,401,472	-£20,631,954	-£20,827,593	-£21,220,889	-£23,678,995
30% SR @LAR: 35% SO & 35% LLR	35%	-£18,200,737	-£23,057,612	-£23,253,129	-£23,645,538	-£26,098,100
30% SR @LAR: 35% SO & 35% LLR	40%	-£21,016,998	-£25,500,268	-£25,695,699	-£26,087,289	-£28,534,729
30% SR @LAR: 35% SO & 35% LLR	45%	-£23,850,048	-£27,959,712	-£28,155,092	-£28,545,930	-£30,988,667
30% SR @LAR: 35% SO & 35% LLR	50%	-£26,699,676	-£30,435,734	-£30,631,101	-£31,021,252	-£33,458,697

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£750 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£16,513,486	£9,153,668	£8,959,485	£8,565,414	£6,102,474
30% SR @LAR : 35% SO & 35% LLR	5%	£13,683,919	£6,692,092	£6,498,248	£6,105,467	£3,650,587
30% SR @LAR : 35% SO & 35% LLR	10%	£10,836,374	£4,212,537	£4,018,995	£3,627,433	£1,180,167
30% SR @LAR : 35% SO & 35% LLR	15%	£7,971,056	£1,715,209	£1,521,933	£1,131,518	£-1,328,540
30% SR @LAR : 35% SO & 35% LLR	20%	£5,088,170	£-811,887	£-1,007,880	£-1,403,157	£-3,873,639
30% SR @LAR : 35% SO & 35% LLR	25%	£2,187,924	£-3,382,780	£-3,578,577	£-3,972,830	£-6,436,907
30% SR @LAR : 35% SO & 35% LLR	30%	£-740,606	£-5,971,087	£-6,166,727	£-6,560,024	£-9,018,130
30% SR @LAR : 35% SO & 35% LLR	35%	£-3,719,727	£-8,576,603	£-8,772,119	£-9,164,529	£-11,617,091
30% SR @LAR : 35% SO & 35% LLR	40%	£-6,715,846	£-11,199,115	£-11,394,546	£-11,786,136	£-14,233,577
30% SR @LAR : 35% SO & 35% LLR	45%	£-9,728,752	£-13,838,416	£-14,033,797	£-14,424,634	£-16,867,370
30% SR @LAR : 35% SO & 35% LLR	50%	£-12,758,237	£-16,494,296	£-16,689,661	£-17,079,812	£-19,518,257

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£11,353,486	£3,993,668	£3,799,485	£3,405,414	£942,474
30% SR @LAR : 35% SO & 35% LLR	5%	£8,523,919	£1,532,092	£1,338,248	£945,467	£-1,609,413
30% SR @LAR : 35% SO & 35% LLR	10%	£5,676,374	£-947,463	£-1,141,005	£-1,532,567	£-3,979,833
30% SR @LAR : 35% SO & 35% LLR	15%	£2,811,056	£-3,444,791	£-3,638,067	£-4,028,482	£-6,488,540
30% SR @LAR : 35% SO & 35% LLR	20%	£-71,830	£-5,971,887	£-6,167,880	£-6,563,157	£-9,033,639
30% SR @LAR : 35% SO & 35% LLR	25%	£-2,972,076	£-8,542,780	£-8,738,577	£-9,132,830	£-11,596,907
30% SR @LAR : 35% SO & 35% LLR	30%	£-5,900,606	£-11,131,087	£-11,326,727	£-11,720,024	£-14,178,130
30% SR @LAR : 35% SO & 35% LLR	35%	£-8,879,727	£-13,736,603	£-13,932,119	£-14,324,529	£-16,777,091
30% SR @LAR : 35% SO & 35% LLR	40%	£-11,875,846	£-16,359,115	£-16,554,546	£-16,946,136	£-19,393,577
30% SR @LAR : 35% SO & 35% LLR	45%	£-14,888,752	£-18,998,416	£-19,193,797	£-19,584,634	£-22,027,370
30% SR @LAR : 35% SO & 35% LLR	50%	£-17,918,237	£-21,654,296	£-21,849,661	£-22,239,812	£-24,678,257

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£8,233,486	£873,668	£679,485	£285,414	£2,177,626
30% SR @LAR : 35% SO & 35% LLR	5%	£5,403,919	£-1,897,998	£-1,781,752	£-2,174,533	£-4,629,413
30% SR @LAR : 35% SO & 35% LLR	10%	£2,556,374	£-4,067,463	£-4,261,005	£-4,652,567	£-7,099,833
30% SR @LAR : 35% SO & 35% LLR	15%	£-308,944	£-6,564,791	£-6,758,067	£-7,148,482	£-9,608,540
30% SR @LAR : 35% SO & 35% LLR	20%	£-3,191,830	£-9,091,887	£-9,287,880	£-9,683,157	£-12,153,639
30% SR @LAR : 35% SO & 35% LLR	25%	£-6,092,076	£-11,662,780	£-11,858,577	£-12,252,830	£-14,716,907
30% SR @LAR : 35% SO & 35% LLR	30%	£-9,020,606	£-14,251,087	£-14,446,727	£-14,840,024	£-17,298,130
30% SR @LAR : 35% SO & 35% LLR	35%	£-11,999,727	£-16,856,603	£-17,052,119	£-17,444,529	£-19,897,091
30% SR @LAR : 35% SO & 35% LLR	40%	£-14,995,846	£-19,479,115	£-19,674,546	£-20,066,136	£-22,513,577
30% SR @LAR : 35% SO & 35% LLR	45%	£-18,008,752	£-22,118,416	£-22,313,797	£-22,704,634	£-25,147,370
30% SR @LAR : 35% SO & 35% LLR	50%	£-21,038,237	£-24,774,296	£-24,969,661	£-25,359,812	£-27,798,257

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£7,633,486	£273,668	£79,485	£-314,586	£2,177,626
30% SR @LAR : 35% SO & 35% LLR	5%	£4,803,919	£-2,187,998	£-2,381,752	£-2,774,533	£-5,229,413
30% SR @LAR : 35% SO & 35% LLR	10%	£1,956,374	£-4,667,463	£-4,861,005	£-5,252,567	£-7,699,833
30% SR @LAR : 35% SO & 35% LLR	15%	£-308,944	£-7,164,791	£-7,358,067	£-7,748,482	£-10,208,540
30% SR @LAR : 35% SO & 35% LLR	20%	£-3,791,830	£-9,691,887	£-9,887,880	£-10,283,157	£-12,753,639
30% SR @LAR : 35% SO & 35% LLR	25%	£-6,692,076	£-12,262,780	£-12,458,577	£-12,852,830	£-15,316,907
30% SR @LAR : 35% SO & 35% LLR	30%	£-9,620,606	£-14,851,087	£-15,046,727	£-15,440,024	£-17,898,130
30% SR @LAR : 35% SO & 35% LLR	35%	£-12,599,727	£-17,456,603	£-17,652,119	£-18,044,529	£-20,497,091
30% SR @LAR : 35% SO & 35% LLR	40%	£-15,595,846	£-20,079,115	£-20,274,546	£-20,666,136	£-23,113,577
30% SR @LAR : 35% SO & 35% LLR	45%	£-18,608,752	£-22,718,416	£-22,913,797	£-23,304,634	£-25,747,370
30% SR @LAR : 35% SO & 35% LLR	50%	£-21,638,237	£-25,374,296	£-25,569,661	£-25,959,812	£-28,398,257

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£4,873,486	£2,488,332	£2,680,515	£3,074,586	£5,537,626
30% SR @LAR : 35% SO & 35% LLR	5%	£2,043,919	£-4,947,998	£-5,141,752	£-5,534,533	£-7,999,413
30% SR @LAR : 35% SO & 35% LLR	10%	£-303,826	£-7,427,463	£-7,621,005	£-8,012,567	£-10,459,833
30% SR @LAR : 35% SO & 35% LLR	15%	£-3,668,944	£-9,924,791	£-10,118,067	£-10,508,482	£-12,968,540
30% SR @LAR : 35% SO & 35% LLR	20%	£-6,551,830	£-12,451,887	£-12,647,880	£-13,043,157	£-15,513,639
30% SR @LAR : 35% SO & 35% LLR	25%	£-9,452,076	£-15,022,780	£-15,218,577	£-15,612,830	£-18,076,907
30% SR @LAR : 35% SO & 35% LLR	30%	£-12,380,606	£-17,611,087	£-17,806,727	£-18,200,024	£-20,658,130
30% SR @LAR : 35% SO & 35% LLR	35%	£-15,359,727	£-20,216,603	£-20,412,119	£-20,804,529	£-23,257,091
30% SR @LAR : 35% SO & 35% LLR	40%	£-18,355,846	£-22,839,115	£-23,034,546	£-23,426,136	£-25,873,577
30% SR @LAR : 35% SO & 35% LLR	45%	£-21,368,752	£-25,478,416	£-25,673,797	£-26,064,634	£-28,507,370
30% SR @LAR : 35% SO & 35% LLR	50%	£-24,398,237	£-28,134,296	£-28,329,661	£-28,719,812	£-31,158,257

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £775 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£20,546,925	£13,192,055	£12,997,871	£12,603,801	£10,140,861
30% SR @LAR: 35% SO & 35% LLR	5%	£17,601,241	£10,609,414	£10,415,570	£10,022,789	£7,567,909
30% SR @LAR: 35% SO & 35% LLR	10%	£14,632,630	£8,008,793	£7,815,252	£7,423,689	£4,976,423
30% SR @LAR: 35% SO & 35% LLR	15%	£11,646,247	£5,390,401	£5,197,124	£4,806,710	£2,366,618
30% SR @LAR: 35% SO & 35% LLR	20%	£8,642,296	£2,754,441	£2,561,393	£2,172,057	£265,283
30% SR @LAR: 35% SO & 35% LLR	25%	£5,620,985	£101,121	£-93,134	£-487,387	£-2,951,464
30% SR @LAR: 35% SO & 35% LLR	30%	£2,582,520	£-2,608,557	£-2,804,196	£-3,197,493	£-5,655,599
30% SR @LAR: 35% SO & 35% LLR	35%	£-480,109	£-5,336,984	£-5,532,501	£-5,924,911	£-8,377,473
30% SR @LAR: 35% SO & 35% LLR	40%	£-3,599,140	£-8,082,409	£-8,277,840	£-8,669,430	£-11,116,871
30% SR @LAR: 35% SO & 35% LLR	45%	£-6,734,958	£-10,844,622	£-11,040,003	£-11,430,841	£-13,873,577
30% SR @LAR: 35% SO & 35% LLR	50%	£-9,887,356	£-13,623,414	£-13,818,781	£-14,208,932	£-16,647,377

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£15,386,925	£8,032,055	£7,837,871	£7,443,801	£4,980,861
30% SR @LAR: 35% SO & 35% LLR	5%	£12,441,241	£5,449,414	£5,255,570	£4,862,789	£2,407,909
30% SR @LAR: 35% SO & 35% LLR	10%	£9,472,630	£2,848,793	£2,655,252	£2,263,689	£-183,577
30% SR @LAR: 35% SO & 35% LLR	15%	£6,486,247	£230,401	£37,124	£-353,290	£-2,793,382
30% SR @LAR: 35% SO & 35% LLR	20%	£3,482,296	£-2,405,559	£-2,598,607	£-2,987,943	£-5,425,283
30% SR @LAR: 35% SO & 35% LLR	25%	£460,985	£-5,058,879	£-5,253,134	£-5,647,387	£-8,111,464
30% SR @LAR: 35% SO & 35% LLR	30%	£-2,577,480	£-7,768,557	£-7,964,196	£-8,357,493	£-10,815,599
30% SR @LAR: 35% SO & 35% LLR	35%	£-5,640,109	£-10,496,984	£-10,692,501	£-11,084,911	£-13,537,473
30% SR @LAR: 35% SO & 35% LLR	40%	£-8,759,140	£-13,242,409	£-13,437,840	£-13,829,430	£-16,276,871
30% SR @LAR: 35% SO & 35% LLR	45%	£-11,894,958	£-16,004,622	£-16,200,003	£-16,590,841	£-19,033,577
30% SR @LAR: 35% SO & 35% LLR	50%	£-15,047,356	£-18,783,414	£-18,978,781	£-19,368,932	£-21,807,377

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£12,266,925	£4,912,055	£4,717,871	£4,323,801	£1,860,861
30% SR @LAR: 35% SO & 35% LLR	5%	£9,321,241	£2,329,414	£2,135,570	£1,742,789	£-712,091
30% SR @LAR: 35% SO & 35% LLR	10%	£6,352,630	£-271,207	£-464,748	£-856,311	£-3,303,577
30% SR @LAR: 35% SO & 35% LLR	15%	£3,366,247	£-2,889,599	£-3,082,876	£-3,473,290	£-5,913,382
30% SR @LAR: 35% SO & 35% LLR	20%	£362,296	£-5,525,559	£-5,718,607	£-6,107,943	£-8,545,283
30% SR @LAR: 35% SO & 35% LLR	25%	£-2,659,015	£-8,178,879	£-8,373,134	£-8,767,387	£-11,231,464
30% SR @LAR: 35% SO & 35% LLR	30%	£-5,697,480	£-10,888,557	£-11,084,196	£-11,477,493	£-13,935,599
30% SR @LAR: 35% SO & 35% LLR	35%	£-8,760,109	£-13,616,984	£-13,812,501	£-14,204,911	£-16,657,473
30% SR @LAR: 35% SO & 35% LLR	40%	£-11,879,140	£-16,362,409	£-16,557,840	£-16,949,430	£-19,396,871
30% SR @LAR: 35% SO & 35% LLR	45%	£-15,014,958	£-19,124,622	£-19,320,003	£-19,710,841	£-22,153,577
30% SR @LAR: 35% SO & 35% LLR	50%	£-18,167,356	£-21,903,414	£-22,098,781	£-22,488,932	£-24,927,377

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£11,666,925	£4,312,055	£4,117,871	£3,723,801	£1,260,861
30% SR @LAR: 35% SO & 35% LLR	5%	£8,721,241	£1,729,414	£1,535,570	£1,142,789	£-312,091
30% SR @LAR: 35% SO & 35% LLR	10%	£5,752,630	£-871,207	£-1,064,748	£-1,456,311	£-3,903,577
30% SR @LAR: 35% SO & 35% LLR	15%	£2,766,247	£-3,489,599	£-3,682,876	£-4,073,290	£-6,513,382
30% SR @LAR: 35% SO & 35% LLR	20%	£-237,704	£-6,125,559	£-6,318,607	£-6,707,943	£-9,145,283
30% SR @LAR: 35% SO & 35% LLR	25%	£-3,259,015	£-8,778,879	£-8,973,134	£-9,367,387	£-11,831,464
30% SR @LAR: 35% SO & 35% LLR	30%	£-6,297,480	£-11,488,557	£-11,684,196	£-12,077,493	£-14,535,599
30% SR @LAR: 35% SO & 35% LLR	35%	£-9,360,109	£-14,216,984	£-14,412,501	£-14,804,911	£-17,257,473
30% SR @LAR: 35% SO & 35% LLR	40%	£-12,479,140	£-16,962,409	£-17,157,840	£-17,549,430	£-19,996,871
30% SR @LAR: 35% SO & 35% LLR	45%	£-15,614,958	£-19,724,622	£-19,920,003	£-20,310,841	£-22,753,577
30% SR @LAR: 35% SO & 35% LLR	50%	£-18,767,356	£-22,503,414	£-22,698,781	£-23,088,932	£-25,527,377

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	£8,906,925	£1,552,055	£1,357,871	£963,801	£1,498,139
30% SR @LAR: 35% SO & 35% LLR	5%	£5,961,241	£-1,900,986	£-1,224,430	£-1,617,211	£-4,072,091
30% SR @LAR: 35% SO & 35% LLR	10%	£2,992,630	£-3,831,207	£-3,824,748	£-4,216,311	£-6,663,577
30% SR @LAR: 35% SO & 35% LLR	15%	£6,247	£-6,249,599	£-6,442,876	£-6,833,290	£-9,273,382
30% SR @LAR: 35% SO & 35% LLR	20%	£-2,987,704	£-8,885,559	£-9,078,607	£-9,467,943	£-11,905,283
30% SR @LAR: 35% SO & 35% LLR	25%	£-6,019,015	£-11,538,879	£-11,733,134	£-12,127,387	£-14,591,464
30% SR @LAR: 35% SO & 35% LLR	30%	£-9,057,480	£-14,248,557	£-14,444,196	£-14,837,493	£-17,295,599
30% SR @LAR: 35% SO & 35% LLR	35%	£-12,120,109	£-16,976,984	£-17,172,501	£-17,564,911	£-20,017,473
30% SR @LAR: 35% SO & 35% LLR	40%	£-15,239,140	£-19,722,409	£-19,917,840	£-20,309,430	£-22,756,871
30% SR @LAR: 35% SO & 35% LLR	45%	£-18,374,958	£-22,484,622	£-22,680,003	£-23,070,841	£-25,513,577
30% SR @LAR: 35% SO & 35% LLR	50%	£-21,527,356	£-25,263,414	£-25,458,781	£-25,848,932	£-28,287,377

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£800 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£24,534,356	£17,230,441	£17,036,258	£16,642,188	£14,179,249
30% SR @LAR : 35% SO & 35% LLR	5%	£21,427,832	£14,460,411	£14,266,567	£13,873,786	£11,418,906
30% SR @LAR : 35% SO & 35% LLR	10%	£18,296,238	£11,672,402	£11,478,860	£11,087,297	£8,640,031
30% SR @LAR : 35% SO & 35% LLR	15%	£15,122,465	£8,866,618	£8,673,342	£8,282,927	£5,842,837
30% SR @LAR : 35% SO & 35% LLR	20%	£11,931,125	£6,043,270	£5,850,222	£5,460,885	£3,027,532
30% SR @LAR : 35% SO & 35% LLR	25%	£8,722,424	£3,202,560	£3,009,705	£2,621,378	£194,332
30% SR @LAR : 35% SO & 35% LLR	30%	£5,496,570	£344,696	£151,997	£-238,981	£-2,697,087
30% SR @LAR : 35% SO & 35% LLR	35%	£2,253,766	£-2,568,721	£-2,764,237	£-3,156,648	£-5,609,209
30% SR @LAR : 35% SO & 35% LLR	40%	£-1,021,124	£-5,504,395	£-5,699,825	£-6,091,416	£-8,538,856
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,347,193	£-8,456,857	£-8,652,237	£-9,043,075	£-11,485,811
30% SR @LAR : 35% SO & 35% LLR	50%	£-7,689,839	£-11,425,897	£-11,621,264	£-12,011,415	£-14,449,859

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£19,374,356	£12,070,441	£11,876,258	£11,482,188	£9,019,249
30% SR @LAR : 35% SO & 35% LLR	5%	£16,267,832	£9,300,411	£9,106,567	£8,713,786	£6,258,906
30% SR @LAR : 35% SO & 35% LLR	10%	£13,136,238	£6,512,402	£6,318,860	£5,927,297	£3,480,031
30% SR @LAR : 35% SO & 35% LLR	15%	£9,962,465	£3,706,618	£3,513,342	£3,122,927	£682,837
30% SR @LAR : 35% SO & 35% LLR	20%	£6,771,125	£893,270	£690,222	£300,885	£-2,132,488
30% SR @LAR : 35% SO & 35% LLR	25%	£3,562,424	£-1,857,440	£-2,150,295	£-2,538,622	£-4,965,668
30% SR @LAR : 35% SO & 35% LLR	30%	£36,570	£-4,815,304	£-5,008,003	£-5,398,981	£-7,857,087
30% SR @LAR : 35% SO & 35% LLR	35%	£-2,906,234	£-7,728,721	£-7,924,237	£-8,316,648	£-10,769,209
30% SR @LAR : 35% SO & 35% LLR	40%	£-6,181,124	£-10,664,395	£-10,859,825	£-11,251,416	£-13,698,856
30% SR @LAR : 35% SO & 35% LLR	45%	£-9,507,193	£-13,616,857	£-13,812,237	£-14,203,075	£-16,645,811
30% SR @LAR : 35% SO & 35% LLR	50%	£-12,849,839	£-16,585,897	£-16,781,264	£-17,171,415	£-19,609,859

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£16,254,356	£8,950,441	£8,756,258	£8,362,188	£5,899,249
30% SR @LAR : 35% SO & 35% LLR	5%	£13,147,832	£6,180,411	£5,986,567	£5,593,786	£3,138,906
30% SR @LAR : 35% SO & 35% LLR	10%	£10,016,238	£3,392,402	£3,198,860	£2,807,297	£360,031
30% SR @LAR : 35% SO & 35% LLR	15%	£6,842,465	£596,618	£393,342	£2,927	£-2,437,163
30% SR @LAR : 35% SO & 35% LLR	20%	£3,651,125	£-2,236,730	£-2,429,778	£-2,819,115	£-5,252,488
30% SR @LAR : 35% SO & 35% LLR	25%	£442,424	£-5,077,440	£-5,270,295	£-5,658,622	£-8,085,668
30% SR @LAR : 35% SO & 35% LLR	30%	£-2,783,430	£-7,935,304	£-8,128,003	£-8,518,981	£-10,977,087
30% SR @LAR : 35% SO & 35% LLR	35%	£-6,026,234	£-10,848,721	£-11,044,237	£-11,436,648	£-13,889,209
30% SR @LAR : 35% SO & 35% LLR	40%	£-9,301,124	£-13,784,395	£-13,979,825	£-14,371,416	£-16,818,856
30% SR @LAR : 35% SO & 35% LLR	45%	£-12,627,193	£-16,736,857	£-16,932,237	£-17,323,075	£-19,765,811
30% SR @LAR : 35% SO & 35% LLR	50%	£-15,969,839	£-19,705,897	£-19,901,264	£-20,291,415	£-22,729,859

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£15,654,356	£8,350,441	£8,156,258	£7,762,188	£5,299,249
30% SR @LAR : 35% SO & 35% LLR	5%	£12,547,832	£5,580,411	£5,386,567	£4,993,786	£2,538,906
30% SR @LAR : 35% SO & 35% LLR	10%	£9,416,238	£2,792,402	£2,598,860	£2,207,297	£-239,869
30% SR @LAR : 35% SO & 35% LLR	15%	£6,242,465	£-13,382	£-208,658	£-597,073	£-3,037,163
30% SR @LAR : 35% SO & 35% LLR	20%	£3,051,125	£-2,836,730	£-3,029,778	£-3,419,115	£-5,852,488
30% SR @LAR : 35% SO & 35% LLR	25%	£-157,576	£-5,677,440	£-5,870,295	£-6,258,622	£-8,685,668
30% SR @LAR : 35% SO & 35% LLR	30%	£-3,383,430	£-8,535,304	£-8,728,003	£-9,118,981	£-11,577,087
30% SR @LAR : 35% SO & 35% LLR	35%	£-6,626,234	£-11,448,721	£-11,644,237	£-12,036,648	£-14,489,209
30% SR @LAR : 35% SO & 35% LLR	40%	£-9,901,124	£-14,384,395	£-14,579,825	£-14,971,416	£-17,418,856
30% SR @LAR : 35% SO & 35% LLR	45%	£-13,227,193	£-17,336,857	£-17,532,237	£-17,923,075	£-20,365,811
30% SR @LAR : 35% SO & 35% LLR	50%	£-16,569,839	£-20,305,897	£-20,501,264	£-20,891,415	£-23,329,859

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£12,894,356	£5,890,441	£5,396,258	£5,002,188	£2,539,249
30% SR @LAR : 35% SO & 35% LLR	5%	£9,787,832	£2,820,411	£2,626,567	£2,233,786	£-221,084
30% SR @LAR : 35% SO & 35% LLR	10%	£6,656,238	£32,402	£-181,140	£-552,703	£-2,999,969
30% SR @LAR : 35% SO & 35% LLR	15%	£3,482,465	£-2,773,382	£-2,966,658	£-3,357,073	£-5,797,163
30% SR @LAR : 35% SO & 35% LLR	20%	£291,125	£-5,596,730	£-5,789,778	£-6,179,115	£-8,612,488
30% SR @LAR : 35% SO & 35% LLR	25%	£-2,917,576	£-8,437,440	£-8,630,295	£-9,018,622	£-11,445,668
30% SR @LAR : 35% SO & 35% LLR	30%	£-6,143,430	£-11,295,304	£-11,488,003	£-11,878,981	£-14,337,087
30% SR @LAR : 35% SO & 35% LLR	35%	£-9,386,234	£-14,208,721	£-14,404,237	£-14,796,648	£-17,249,209
30% SR @LAR : 35% SO & 35% LLR	40%	£-12,661,124	£-17,144,395	£-17,339,825	£-17,731,416	£-20,178,856
30% SR @LAR : 35% SO & 35% LLR	45%	£-15,987,193	£-20,096,857	£-20,292,237	£-20,683,075	£-23,125,811
30% SR @LAR : 35% SO & 35% LLR	50%	£-19,329,839	£-23,065,897	£-23,261,264	£-23,651,415	£-26,089,859

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£825 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£28,521,786	£21,268,829	£21,074,645	£20,680,575	£18,217,635
30% SR @LAR : 35% SO & 35% LLR	5%	£25,226,359	£18,307,506	£18,113,662	£17,720,881	£15,266,002
30% SR @LAR : 35% SO & 35% LLR	10%	£21,913,225	£15,328,204	£15,134,662	£14,743,100	£12,295,835
30% SR @LAR : 35% SO & 35% LLR	15%	£18,582,587	£12,331,130	£12,137,854	£11,747,439	£9,307,347
30% SR @LAR : 35% SO & 35% LLR	20%	£16,204,344	£9,316,489	£9,123,441	£8,734,105	£6,300,752
30% SR @LAR : 35% SO & 35% LLR	25%	£11,804,352	£6,284,487	£6,091,632	£5,703,305	£3,276,260
30% SR @LAR : 35% SO & 35% LLR	30%	£8,387,205	£3,235,332	£3,042,633	£2,655,247	£234,084
30% SR @LAR : 35% SO & 35% LLR	35%	£4,953,110	£169,228	£-23,706	£-416,117	£-2,868,678
30% SR @LAR : 35% SO & 35% LLR	40%	£1,502,274	£-2,958,075	£-3,153,505	£-3,545,096	£-5,992,535
30% SR @LAR : 35% SO & 35% LLR	45%	£-1,995,083	£-6,104,747	£-6,300,128	£-6,690,965	£-9,133,702
30% SR @LAR : 35% SO & 35% LLR	50%	£-5,531,940	£-9,267,998	£-9,463,365	£-9,853,516	£-12,291,961

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£23,361,786	£16,108,829	£15,914,645	£15,520,575	£13,057,635
30% SR @LAR : 35% SO & 35% LLR	5%	£20,066,359	£13,147,506	£12,953,662	£12,560,881	£10,106,002
30% SR @LAR : 35% SO & 35% LLR	10%	£16,753,225	£10,168,204	£9,974,662	£9,583,100	£7,135,835
30% SR @LAR : 35% SO & 35% LLR	15%	£13,422,587	£7,171,130	£6,977,854	£6,587,439	£4,147,347
30% SR @LAR : 35% SO & 35% LLR	20%	£10,044,344	£4,156,489	£3,963,441	£3,574,105	£1,140,752
30% SR @LAR : 35% SO & 35% LLR	25%	£6,644,352	£1,124,487	£931,632	£543,305	£-1,883,740
30% SR @LAR : 35% SO & 35% LLR	30%	£3,227,205	£-1,924,668	£-2,117,367	£-2,504,753	£-4,925,916
30% SR @LAR : 35% SO & 35% LLR	35%	£-206,890	£-4,990,772	£-5,183,706	£-5,576,117	£-8,028,678
30% SR @LAR : 35% SO & 35% LLR	40%	£-3,657,726	£-8,118,075	£-8,313,505	£-8,705,096	£-11,152,535
30% SR @LAR : 35% SO & 35% LLR	45%	£-7,155,083	£-11,264,747	£-11,460,128	£-11,850,965	£-14,293,702
30% SR @LAR : 35% SO & 35% LLR	50%	£-10,691,940	£-14,427,998	£-14,623,365	£-15,013,516	£-17,451,961

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£20,241,786	£12,988,829	£12,794,645	£12,400,575	£9,937,635
30% SR @LAR : 35% SO & 35% LLR	5%	£16,946,359	£10,027,506	£9,833,662	£9,440,881	£6,986,002
30% SR @LAR : 35% SO & 35% LLR	10%	£13,633,225	£7,048,204	£6,854,662	£6,463,100	£4,015,835
30% SR @LAR : 35% SO & 35% LLR	15%	£10,302,587	£4,051,130	£3,857,854	£3,467,439	£1,027,347
30% SR @LAR : 35% SO & 35% LLR	20%	£6,924,344	£1,036,489	£843,441	£454,105	£-1,979,248
30% SR @LAR : 35% SO & 35% LLR	25%	£3,524,352	£-1,995,513	£-2,188,368	£-2,576,695	£-5,003,740
30% SR @LAR : 35% SO & 35% LLR	30%	£107,205	£-5,044,668	£-5,237,367	£-5,624,753	£-8,045,916
30% SR @LAR : 35% SO & 35% LLR	35%	£-3,326,890	£-8,110,772	£-8,303,706	£-8,696,117	£-11,148,678
30% SR @LAR : 35% SO & 35% LLR	40%	£-6,777,726	£-11,238,075	£-11,433,505	£-11,825,096	£-14,272,535
30% SR @LAR : 35% SO & 35% LLR	45%	£-10,275,083	£-14,384,747	£-14,580,128	£-14,970,965	£-17,413,702
30% SR @LAR : 35% SO & 35% LLR	50%	£-13,811,940	£-17,547,998	£-17,743,365	£-18,133,516	£-20,571,961

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£19,641,786	£12,388,829	£12,194,645	£11,800,575	£9,337,635
30% SR @LAR : 35% SO & 35% LLR	5%	£16,346,359	£9,427,506	£9,233,662	£8,840,881	£6,386,002
30% SR @LAR : 35% SO & 35% LLR	10%	£13,033,225	£6,448,204	£6,254,662	£5,863,100	£3,415,835
30% SR @LAR : 35% SO & 35% LLR	15%	£9,702,587	£3,451,130	£3,257,854	£2,867,439	£427,347
30% SR @LAR : 35% SO & 35% LLR	20%	£6,324,344	£436,489	£243,441	£-145,895	£-2,579,248
30% SR @LAR : 35% SO & 35% LLR	25%	£2,924,352	£-2,995,513	£-2,788,368	£-3,176,695	£-5,603,740
30% SR @LAR : 35% SO & 35% LLR	30%	£-492,795	£-5,644,668	£-5,837,367	£-6,224,753	£-8,645,916
30% SR @LAR : 35% SO & 35% LLR	35%	£-3,926,890	£-8,710,772	£-8,903,706	£-9,296,117	£-11,748,678
30% SR @LAR : 35% SO & 35% LLR	40%	£-7,377,726	£-11,838,075	£-12,033,505	£-12,425,096	£-14,872,535
30% SR @LAR : 35% SO & 35% LLR	45%	£-10,875,083	£-14,984,747	£-15,180,128	£-15,570,965	£-18,013,702
30% SR @LAR : 35% SO & 35% LLR	50%	£-14,411,940	£-18,147,998	£-18,343,365	£-18,733,516	£-21,171,961

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£16,881,786	£9,628,829	£9,434,645	£9,040,575	£6,577,635
30% SR @LAR : 35% SO & 35% LLR	5%	£13,586,359	£6,667,506	£6,473,662	£6,080,881	£3,626,002
30% SR @LAR : 35% SO & 35% LLR	10%	£10,273,225	£3,688,204	£3,494,662	£3,103,100	£665,835
30% SR @LAR : 35% SO & 35% LLR	15%	£6,942,587	£691,130	£497,854	£107,439	£-2,332,693
30% SR @LAR : 35% SO & 35% LLR	20%	£3,564,344	£-2,923,511	£-2,516,559	£-2,305,895	£-5,339,248
30% SR @LAR : 35% SO & 35% LLR	25%	£164,352	£-5,355,513	£-5,548,368	£-5,936,695	£-8,363,740
30% SR @LAR : 35% SO & 35% LLR	30%	£-3,252,795	£-8,404,668	£-8,597,367	£-8,984,753	£-11,405,916
30% SR @LAR : 35% SO & 35% LLR	35%	£-6,686,890	£-11,470,772	£-11,663,706	£-12,056,117	£-14,508,678
30% SR @LAR : 35% SO & 35% LLR	40%	£-10,137,726	£-14,598,075	£-14,793,505	£-15,185,096	£-17,632,535
30% SR @LAR : 35% SO & 35% LLR	45%	£-13,635,083	£-17,744,747	£-17,940,128	£-18,330,965	£-20,773,702
30% SR @LAR : 35% SO & 35% LLR	50%	£-17,171,940	£-20,907,998	£-21,103,365	£-21,493,516	£-23,931,961

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£850 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£32,509,218	£25,260,008	£25,068,744	£24,680,596	£22,254,672
30% SR @LAR : 35% SO & 35% LLR	5%	£29,024,640	£22,137,892	£21,946,962	£21,560,084	£19,112,847
30% SR @LAR : 35% SO & 35% LLR	10%	£25,522,358	£18,983,509	£18,789,968	£18,398,405	£15,951,140
30% SR @LAR : 35% SO & 35% LLR	15%	£22,002,570	£15,794,894	£15,601,618	£15,211,203	£12,771,112
30% SR @LAR : 35% SO & 35% LLR	20%	£18,465,483	£12,588,712	£12,395,664	£12,006,328	£9,572,976
30% SR @LAR : 35% SO & 35% LLR	25%	£14,885,034	£9,365,169	£9,172,314	£8,783,987	£6,356,942
30% SR @LAR : 35% SO & 35% LLR	30%	£11,276,346	£6,124,473	£5,931,775	£5,544,388	£3,123,225
30% SR @LAR : 35% SO & 35% LLR	35%	£7,650,711	£2,866,828	£2,674,250	£2,287,738	£-129,918
30% SR @LAR : 35% SO & 35% LLR	40%	£4,008,333	£-413,777	£-609,207	£-1,000,798	£-3,448,239
30% SR @LAR : 35% SO & 35% LLR	45%	£349,420	£-3,754,913	£-3,950,294	£-4,341,132	£-6,783,868
30% SR @LAR : 35% SO & 35% LLR	50%	£-3,376,570	£-7,112,628	£-7,307,995	£-7,698,146	£-10,136,590

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£27,349,218	£20,100,008	£19,908,744	£19,520,596	£17,094,672
30% SR @LAR : 35% SO & 35% LLR	5%	£23,864,640	£16,977,892	£16,786,962	£16,400,084	£13,952,847
30% SR @LAR : 35% SO & 35% LLR	10%	£20,362,358	£13,823,509	£13,629,968	£13,238,405	£10,791,140
30% SR @LAR : 35% SO & 35% LLR	15%	£16,842,570	£10,634,894	£10,441,618	£10,051,203	£7,611,112
30% SR @LAR : 35% SO & 35% LLR	20%	£13,305,483	£7,428,712	£7,235,664	£6,846,328	£4,412,976
30% SR @LAR : 35% SO & 35% LLR	25%	£9,725,034	£4,205,169	£4,012,314	£3,623,987	£1,196,942
30% SR @LAR : 35% SO & 35% LLR	30%	£6,116,346	£964,473	£771,775	£384,388	£-2,036,775
30% SR @LAR : 35% SO & 35% LLR	35%	£2,490,711	£-2,293,172	£-2,485,750	£-2,872,262	£-5,289,918
30% SR @LAR : 35% SO & 35% LLR	40%	£-1,151,667	£-5,573,777	£-5,769,207	£-6,160,798	£-8,608,239
30% SR @LAR : 35% SO & 35% LLR	45%	£-4,810,580	£-8,914,913	£-9,110,294	£-9,501,132	£-11,943,868
30% SR @LAR : 35% SO & 35% LLR	50%	£-8,536,570	£-12,272,628	£-12,467,995	£-12,858,146	£-15,296,590

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£24,229,218	£16,980,008	£16,788,744	£16,400,596	£13,974,672
30% SR @LAR : 35% SO & 35% LLR	5%	£20,744,640	£13,857,892	£13,666,962	£13,280,084	£10,832,847
30% SR @LAR : 35% SO & 35% LLR	10%	£17,242,358	£10,703,509	£10,509,968	£10,118,405	£7,671,140
30% SR @LAR : 35% SO & 35% LLR	15%	£13,722,570	£7,514,894	£7,321,618	£6,931,203	£4,491,112
30% SR @LAR : 35% SO & 35% LLR	20%	£10,185,483	£4,308,712	£4,115,664	£3,726,328	£1,292,976
30% SR @LAR : 35% SO & 35% LLR	25%	£6,605,034	£1,085,169	£892,314	£503,987	£-1,923,058
30% SR @LAR : 35% SO & 35% LLR	30%	£2,996,346	£-2,155,527	£-2,346,225	£-2,735,612	£-5,156,775
30% SR @LAR : 35% SO & 35% LLR	35%	£-629,289	£-5,413,172	£-5,605,750	£-5,992,262	£-8,409,918
30% SR @LAR : 35% SO & 35% LLR	40%	£-4,271,667	£-8,693,777	£-8,889,207	£-9,280,798	£-11,728,239
30% SR @LAR : 35% SO & 35% LLR	45%	£-7,930,580	£-12,034,913	£-12,230,294	£-12,621,132	£-15,063,868
30% SR @LAR : 35% SO & 35% LLR	50%	£-11,656,570	£-15,392,628	£-15,587,995	£-15,978,146	£-18,416,590

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£23,629,218	£16,380,008	£16,188,744	£15,800,596	£13,374,672
30% SR @LAR : 35% SO & 35% LLR	5%	£20,144,640	£13,257,892	£13,066,962	£12,680,084	£10,232,847
30% SR @LAR : 35% SO & 35% LLR	10%	£16,642,358	£10,103,509	£9,909,968	£9,518,405	£7,071,140
30% SR @LAR : 35% SO & 35% LLR	15%	£13,122,570	£6,914,894	£6,721,618	£6,331,203	£3,891,112
30% SR @LAR : 35% SO & 35% LLR	20%	£9,585,483	£3,708,712	£3,515,664	£3,126,328	£692,976
30% SR @LAR : 35% SO & 35% LLR	25%	£6,005,034	£485,169	£292,314	£-96,013	£-2,623,058
30% SR @LAR : 35% SO & 35% LLR	30%	£2,396,346	£-2,755,527	£-2,946,225	£-3,335,612	£-5,756,775
30% SR @LAR : 35% SO & 35% LLR	35%	£-1,229,289	£-6,013,172	£-6,205,750	£-6,592,262	£-9,009,918
30% SR @LAR : 35% SO & 35% LLR	40%	£-4,871,667	£-9,293,777	£-9,489,207	£-9,880,798	£-12,328,239
30% SR @LAR : 35% SO & 35% LLR	45%	£-8,530,580	£-12,634,913	£-12,830,294	£-13,221,132	£-15,663,868
30% SR @LAR : 35% SO & 35% LLR	50%	£-12,256,570	£-16,092,628	£-16,187,995	£-16,578,146	£-19,016,590

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£20,869,218	£13,620,008	£13,428,744	£13,040,596	£10,614,672
30% SR @LAR : 35% SO & 35% LLR	5%	£17,384,640	£10,497,892	£10,306,962	£9,920,084	£7,472,847
30% SR @LAR : 35% SO & 35% LLR	10%	£13,882,358	£7,343,509	£7,149,968	£6,768,405	£4,311,140
30% SR @LAR : 35% SO & 35% LLR	15%	£10,362,570	£4,154,894	£3,961,618	£3,571,203	£1,131,112
30% SR @LAR : 35% SO & 35% LLR	20%	£6,825,483	£948,712	£755,664	£366,328	£-2,067,024
30% SR @LAR : 35% SO & 35% LLR	25%	£3,245,034	£-2,274,831	£-2,467,686	£-2,856,013	£-5,283,058
30% SR @LAR : 35% SO & 35% LLR	30%	£-363,654	£-5,515,527	£-5,708,225	£-6,095,612	£-8,516,775
30% SR @LAR : 35% SO & 35% LLR	35%	£-3,989,289	£-8,773,172	£-8,965,750	£-9,352,262	£-11,769,918
30% SR @LAR : 35% SO & 35% LLR	40%	£-7,631,667	£-12,053,777	£-12,249,207	£-12,640,798	£-15,088,239
30% SR @LAR : 35% SO & 35% LLR	45%	£-11,290,580	£-15,394,913	£-15,590,294	£-15,981,132	£-18,423,868
30% SR @LAR : 35% SO & 35% LLR	50%	£-15,016,570	£-18,752,628	£-18,947,995	£-19,338,146	£-21,776,590

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£675 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£18,304,273	-£30,066,036	-£30,354,840	-£31,024,659	-£35,211,031
30% SR @LAR : 35% SO & 35% LLR	5%	-£21,455,426	-£32,629,101	-£32,917,400	-£33,585,188	-£37,758,856
30% SR @LAR : 35% SO & 35% LLR	10%	-£24,637,108	-£35,222,695	-£35,510,545	-£36,176,421	-£40,338,145
30% SR @LAR : 35% SO & 35% LLR	15%	-£27,848,995	-£37,846,494	-£38,133,950	-£38,798,034	-£42,948,563
30% SR @LAR : 35% SO & 35% LLR	20%	-£31,090,763	-£40,500,174	-£40,787,289	-£41,449,702	-£45,589,778
30% SR @LAR : 35% SO & 35% LLR	25%	-£34,362,089	-£43,183,411	-£43,470,240	-£44,131,098	-£48,261,457
30% SR @LAR : 35% SO & 35% LLR	30%	-£37,662,647	-£45,895,880	-£46,182,477	-£46,841,897	-£50,963,266
30% SR @LAR : 35% SO & 35% LLR	35%	-£40,992,114	-£48,637,260	-£48,923,677	-£49,581,774	-£53,694,872
30% SR @LAR : 35% SO & 35% LLR	40%	-£44,350,167	-£51,407,224	-£51,693,516	-£52,350,402	-£56,455,941
30% SR @LAR : 35% SO & 35% LLR	45%	-£47,736,480	-£54,205,450	-£54,491,668	-£55,147,457	-£59,246,141
30% SR @LAR : 35% SO & 35% LLR	50%	-£51,150,730	-£57,031,612	-£57,317,809	-£57,972,614	-£62,065,138

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£23,464,273	-£35,228,036	-£35,514,840	-£36,184,659	-£40,371,031
30% SR @LAR : 35% SO & 35% LLR	5%	-£26,615,426	-£37,789,101	-£38,077,400	-£38,745,188	-£42,918,856
30% SR @LAR : 35% SO & 35% LLR	10%	-£29,797,108	-£40,382,695	-£40,670,545	-£41,336,421	-£45,498,145
30% SR @LAR : 35% SO & 35% LLR	15%	-£33,008,995	-£43,006,494	-£43,293,950	-£43,958,034	-£48,108,563
30% SR @LAR : 35% SO & 35% LLR	20%	-£36,250,763	-£45,660,174	-£45,947,289	-£46,609,702	-£50,749,778
30% SR @LAR : 35% SO & 35% LLR	25%	-£39,522,089	-£48,343,411	-£48,630,240	-£49,291,098	-£53,421,457
30% SR @LAR : 35% SO & 35% LLR	30%	-£42,822,647	-£51,055,880	-£51,342,477	-£52,001,897	-£56,123,266
30% SR @LAR : 35% SO & 35% LLR	35%	-£46,152,114	-£53,797,260	-£54,083,677	-£54,741,774	-£58,854,872
30% SR @LAR : 35% SO & 35% LLR	40%	-£49,510,167	-£56,567,224	-£56,853,516	-£57,510,402	-£61,615,941
30% SR @LAR : 35% SO & 35% LLR	45%	-£52,896,480	-£59,365,450	-£59,651,668	-£60,307,457	-£64,406,141
30% SR @LAR : 35% SO & 35% LLR	50%	-£56,310,730	-£62,191,612	-£62,477,809	-£63,132,614	-£67,225,138

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£26,584,273	-£38,348,036	-£38,634,840	-£39,304,659	-£43,491,031
30% SR @LAR : 35% SO & 35% LLR	5%	-£29,735,426	-£40,909,101	-£41,197,400	-£41,865,188	-£46,038,856
30% SR @LAR : 35% SO & 35% LLR	10%	-£32,917,108	-£43,502,695	-£43,790,545	-£44,456,421	-£48,618,145
30% SR @LAR : 35% SO & 35% LLR	15%	-£36,128,995	-£46,126,494	-£46,413,950	-£47,078,034	-£51,228,563
30% SR @LAR : 35% SO & 35% LLR	20%	-£39,370,763	-£48,780,174	-£49,067,289	-£49,729,702	-£53,869,778
30% SR @LAR : 35% SO & 35% LLR	25%	-£42,642,089	-£51,463,411	-£51,750,240	-£52,411,098	-£56,541,457
30% SR @LAR : 35% SO & 35% LLR	30%	-£45,942,647	-£54,175,880	-£54,462,477	-£55,121,897	-£59,243,266
30% SR @LAR : 35% SO & 35% LLR	35%	-£49,272,114	-£56,917,260	-£57,203,677	-£57,861,774	-£61,974,872
30% SR @LAR : 35% SO & 35% LLR	40%	-£52,630,167	-£59,687,224	-£59,973,516	-£60,630,402	-£64,735,941
30% SR @LAR : 35% SO & 35% LLR	45%	-£56,016,480	-£62,485,450	-£62,771,668	-£63,427,457	-£67,526,141
30% SR @LAR : 35% SO & 35% LLR	50%	-£59,430,730	-£65,311,612	-£65,597,809	-£66,252,614	-£70,345,138

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£27,184,273	-£39,348,036	-£39,234,840	-£39,904,659	-£44,091,031
30% SR @LAR : 35% SO & 35% LLR	5%	-£30,335,426	-£41,909,101	-£41,797,400	-£42,465,188	-£46,638,856
30% SR @LAR : 35% SO & 35% LLR	10%	-£33,517,108	-£44,502,695	-£44,390,545	-£45,056,421	-£49,218,145
30% SR @LAR : 35% SO & 35% LLR	15%	-£36,728,995	-£47,126,494	-£47,013,950	-£47,678,034	-£51,828,563
30% SR @LAR : 35% SO & 35% LLR	20%	-£39,970,763	-£49,780,174	-£49,667,289	-£50,329,702	-£54,469,778
30% SR @LAR : 35% SO & 35% LLR	25%	-£43,242,089	-£52,463,411	-£52,350,240	-£53,011,098	-£57,141,457
30% SR @LAR : 35% SO & 35% LLR	30%	-£46,542,647	-£55,175,880	-£55,062,477	-£55,721,897	-£59,843,266
30% SR @LAR : 35% SO & 35% LLR	35%	-£49,872,114	-£57,917,260	-£57,803,677	-£58,461,774	-£62,574,872
30% SR @LAR : 35% SO & 35% LLR	40%	-£53,230,167	-£60,687,224	-£60,573,516	-£61,230,402	-£65,335,941
30% SR @LAR : 35% SO & 35% LLR	45%	-£56,616,480	-£63,485,450	-£63,371,668	-£64,027,457	-£68,126,141
30% SR @LAR : 35% SO & 35% LLR	50%	-£60,030,730	-£66,311,612	-£66,197,809	-£66,852,614	-£70,945,138

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£29,844,273	-£41,708,036	-£41,994,840	-£42,664,659	-£46,851,031
30% SR @LAR : 35% SO & 35% LLR	5%	-£33,095,426	-£44,269,101	-£44,557,400	-£45,225,188	-£49,398,856
30% SR @LAR : 35% SO & 35% LLR	10%	-£36,277,108	-£46,862,695	-£47,150,545	-£47,816,421	-£51,978,145
30% SR @LAR : 35% SO & 35% LLR	15%	-£39,488,995	-£49,486,494	-£49,773,950	-£50,438,034	-£54,588,563
30% SR @LAR : 35% SO & 35% LLR	20%	-£42,730,763	-£52,140,174	-£52,427,289	-£53,089,702	-£57,229,778
30% SR @LAR : 35% SO & 35% LLR	25%	-£46,002,089	-£54,823,411	-£55,110,240	-£55,771,098	-£59,901,457
30% SR @LAR : 35% SO & 35% LLR	30%	-£49,302,647	-£57,535,880	-£57,822,477	-£58,481,897	-£62,603,266
30% SR @LAR : 35% SO & 35% LLR	35%	-£52,632,114	-£60,277,260	-£60,563,677	-£61,221,774	-£65,334,872
30% SR @LAR : 35% SO & 35% LLR	40%	-£56,002,167	-£63,047,224	-£63,333,516	-£63,990,402	-£68,095,941
30% SR @LAR : 35% SO & 35% LLR	45%	-£59,376,480	-£65,845,450	-£66,131,668	-£66,787,457	-£70,886,141
30% SR @LAR : 35% SO & 35% LLR	50%	-£62,790,730	-£68,671,612	-£68,957,809	-£69,612,614	-£73,705,138

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £700 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	-£12,476,134	-£24,237,897	-£24,526,701	-£25,196,520	-£29,382,892
30% SR @LAR: 35% SO & 35% LLR	5%	-£15,881,649	-£27,055,323	-£27,343,624	-£28,011,410	-£32,185,078
30% SR @LAR: 35% SO & 35% LLR	10%	-£19,317,693	-£29,903,279	-£30,191,130	-£30,857,006	-£35,018,729
30% SR @LAR: 35% SO & 35% LLR	15%	-£22,783,941	-£32,781,440	-£33,068,895	-£33,732,980	-£37,883,509
30% SR @LAR: 35% SO & 35% LLR	20%	-£26,280,071	-£35,689,481	-£35,976,597	-£36,639,010	-£40,779,086
30% SR @LAR: 35% SO & 35% LLR	25%	-£29,805,758	-£38,627,080	-£38,913,910	-£39,574,767	-£43,705,127
30% SR @LAR: 35% SO & 35% LLR	30%	-£33,360,678	-£41,593,912	-£41,880,509	-£42,539,927	-£46,661,298
30% SR @LAR: 35% SO & 35% LLR	35%	-£36,944,507	-£44,589,653	-£44,876,070	-£45,534,166	-£49,647,264
30% SR @LAR: 35% SO & 35% LLR	40%	-£40,556,921	-£47,613,979	-£47,900,271	-£48,557,156	-£52,662,695
30% SR @LAR: 35% SO & 35% LLR	45%	-£44,197,597	-£50,666,566	-£50,952,784	-£51,608,574	-£55,707,257
30% SR @LAR: 35% SO & 35% LLR	50%	-£47,866,209	-£53,747,090	-£54,033,287	-£54,688,091	-£58,780,616

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	-£17,636,134	-£29,397,897	-£29,686,701	-£30,356,520	-£34,542,892
30% SR @LAR: 35% SO & 35% LLR	5%	-£21,041,649	-£32,215,323	-£32,503,624	-£33,171,410	-£37,345,078
30% SR @LAR: 35% SO & 35% LLR	10%	-£24,477,693	-£35,063,279	-£35,351,130	-£36,017,006	-£40,178,729
30% SR @LAR: 35% SO & 35% LLR	15%	-£27,943,941	-£37,941,440	-£38,228,895	-£38,892,980	-£43,043,509
30% SR @LAR: 35% SO & 35% LLR	20%	-£31,440,071	-£40,849,481	-£41,136,597	-£41,799,010	-£45,939,086
30% SR @LAR: 35% SO & 35% LLR	25%	-£34,965,758	-£43,787,080	-£44,073,910	-£44,734,767	-£48,865,127
30% SR @LAR: 35% SO & 35% LLR	30%	-£38,520,678	-£46,753,912	-£47,040,509	-£47,699,927	-£51,821,298
30% SR @LAR: 35% SO & 35% LLR	35%	-£42,104,507	-£49,749,653	-£50,036,070	-£50,694,166	-£54,807,264
30% SR @LAR: 35% SO & 35% LLR	40%	-£45,716,921	-£52,773,979	-£53,060,271	-£53,717,156	-£57,822,695
30% SR @LAR: 35% SO & 35% LLR	45%	-£49,357,597	-£55,826,566	-£56,112,784	-£56,768,574	-£60,867,257
30% SR @LAR: 35% SO & 35% LLR	50%	-£53,026,209	-£58,907,090	-£59,193,287	-£59,848,091	-£63,940,616

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	-£20,756,134	-£32,517,897	-£32,806,701	-£33,476,520	-£37,662,892
30% SR @LAR: 35% SO & 35% LLR	5%	-£24,161,649	-£35,335,323	-£35,623,624	-£36,291,410	-£40,465,078
30% SR @LAR: 35% SO & 35% LLR	10%	-£27,597,693	-£38,183,279	-£38,471,130	-£39,137,006	-£43,298,729
30% SR @LAR: 35% SO & 35% LLR	15%	-£31,063,941	-£41,061,440	-£41,348,895	-£42,012,980	-£46,163,509
30% SR @LAR: 35% SO & 35% LLR	20%	-£34,560,071	-£43,969,481	-£44,256,597	-£44,919,010	-£49,059,086
30% SR @LAR: 35% SO & 35% LLR	25%	-£38,085,758	-£46,907,080	-£47,193,910	-£47,854,767	-£51,985,127
30% SR @LAR: 35% SO & 35% LLR	30%	-£41,640,678	-£49,873,912	-£50,160,509	-£50,819,927	-£54,941,298
30% SR @LAR: 35% SO & 35% LLR	35%	-£45,224,507	-£52,869,653	-£53,156,070	-£53,814,166	-£57,927,264
30% SR @LAR: 35% SO & 35% LLR	40%	-£48,836,921	-£55,893,979	-£56,180,271	-£56,837,156	-£60,942,695
30% SR @LAR: 35% SO & 35% LLR	45%	-£52,477,597	-£58,946,566	-£59,232,784	-£59,888,574	-£63,987,257
30% SR @LAR: 35% SO & 35% LLR	50%	-£56,146,209	-£62,027,090	-£62,313,287	-£62,968,091	-£67,060,616

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	-£21,356,134	-£33,117,897	-£33,406,701	-£34,076,520	-£38,262,892
30% SR @LAR: 35% SO & 35% LLR	5%	-£24,761,649	-£35,935,323	-£36,223,624	-£36,891,410	-£41,065,078
30% SR @LAR: 35% SO & 35% LLR	10%	-£28,197,693	-£38,783,279	-£39,071,130	-£39,737,006	-£43,898,729
30% SR @LAR: 35% SO & 35% LLR	15%	-£31,663,941	-£41,661,440	-£41,948,895	-£42,612,980	-£46,763,509
30% SR @LAR: 35% SO & 35% LLR	20%	-£35,160,071	-£44,569,481	-£45,456,597	-£46,519,010	-£49,659,086
30% SR @LAR: 35% SO & 35% LLR	25%	-£38,685,758	-£47,507,080	-£47,793,910	-£48,454,767	-£52,585,127
30% SR @LAR: 35% SO & 35% LLR	30%	-£42,240,678	-£50,473,912	-£50,760,509	-£51,419,927	-£55,541,298
30% SR @LAR: 35% SO & 35% LLR	35%	-£45,824,507	-£53,469,653	-£53,756,070	-£54,414,166	-£58,527,264
30% SR @LAR: 35% SO & 35% LLR	40%	-£49,436,921	-£56,493,979	-£56,780,271	-£57,437,156	-£61,542,695
30% SR @LAR: 35% SO & 35% LLR	45%	-£53,077,597	-£59,546,566	-£59,832,784	-£60,488,574	-£64,587,257
30% SR @LAR: 35% SO & 35% LLR	50%	-£56,746,209	-£62,627,090	-£62,913,287	-£63,568,091	-£67,660,616

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR: 35% SO & 35% LLR	0%	-£24,116,134	-£35,877,897	-£36,166,701	-£36,836,520	-£41,022,892
30% SR @LAR: 35% SO & 35% LLR	5%	-£27,521,649	-£38,695,323	-£38,983,624	-£39,651,410	-£43,825,078
30% SR @LAR: 35% SO & 35% LLR	10%	-£30,957,693	-£41,543,279	-£41,831,130	-£42,497,006	-£46,658,729
30% SR @LAR: 35% SO & 35% LLR	15%	-£34,423,941	-£44,421,440	-£44,708,895	-£45,572,980	-£49,523,509
30% SR @LAR: 35% SO & 35% LLR	20%	-£37,920,071	-£47,329,481	-£47,616,597	-£48,279,010	-£52,419,086
30% SR @LAR: 35% SO & 35% LLR	25%	-£41,445,758	-£50,267,080	-£50,553,910	-£51,214,767	-£55,345,127
30% SR @LAR: 35% SO & 35% LLR	30%	-£45,000,678	-£53,233,912	-£53,520,509	-£54,179,927	-£58,301,298
30% SR @LAR: 35% SO & 35% LLR	35%	-£48,584,507	-£56,229,653	-£56,516,070	-£57,174,166	-£61,287,264
30% SR @LAR: 35% SO & 35% LLR	40%	-£52,196,921	-£59,253,979	-£59,540,271	-£60,197,156	-£64,302,695
30% SR @LAR: 35% SO & 35% LLR	45%	-£55,837,597	-£62,306,566	-£62,592,784	-£63,248,574	-£67,347,257
30% SR @LAR: 35% SO & 35% LLR	50%	-£59,506,209	-£65,387,090	-£65,673,287	-£66,328,091	-£70,420,616

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£725 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£6,647,995	-£18,409,758	-£18,698,562	-£19,368,381	-£23,554,753
30% SR @LAR : 35% SO & 35% LLR	5%	-£10,307,872	-£21,481,546	-£21,769,846	-£22,437,633	-£26,611,301
30% SR @LAR : 35% SO & 35% LLR	10%	-£13,998,276	-£24,583,864	-£24,871,714	-£25,537,589	-£29,699,313
30% SR @LAR : 35% SO & 35% LLR	15%	-£17,718,888	-£27,716,385	-£28,003,841	-£28,667,926	-£32,818,455
30% SR @LAR : 35% SO & 35% LLR	20%	-£21,469,379	-£30,878,789	-£31,165,905	-£31,828,317	-£35,968,394
30% SR @LAR : 35% SO & 35% LLR	25%	-£25,249,427	-£34,070,749	-£34,357,579	-£35,018,436	-£39,148,796
30% SR @LAR : 35% SO & 35% LLR	30%	-£29,058,709	-£37,291,943	-£37,578,539	-£38,237,959	-£42,359,328
30% SR @LAR : 35% SO & 35% LLR	35%	-£32,896,900	-£40,542,046	-£40,828,463	-£41,486,559	-£45,599,657
30% SR @LAR : 35% SO & 35% LLR	40%	-£36,763,676	-£43,820,733	-£44,107,025	-£44,763,911	-£48,869,450
30% SR @LAR : 35% SO & 35% LLR	45%	-£40,658,713	-£47,127,682	-£47,413,900	-£48,069,689	-£52,168,373
30% SR @LAR : 35% SO & 35% LLR	50%	-£44,581,686	-£50,462,568	-£50,748,764	-£51,403,569	-£55,496,094

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£11,807,995	-£23,568,758	-£23,858,562	-£24,528,381	-£28,714,753
30% SR @LAR : 35% SO & 35% LLR	5%	-£15,467,872	-£26,641,546	-£26,929,846	-£27,597,633	-£31,771,301
30% SR @LAR : 35% SO & 35% LLR	10%	-£19,158,276	-£29,743,864	-£30,031,714	-£30,697,589	-£34,859,313
30% SR @LAR : 35% SO & 35% LLR	15%	-£22,878,888	-£32,876,385	-£33,163,841	-£33,827,926	-£37,978,455
30% SR @LAR : 35% SO & 35% LLR	20%	-£26,629,379	-£36,038,789	-£36,326,905	-£36,988,317	-£41,128,394
30% SR @LAR : 35% SO & 35% LLR	25%	-£30,409,427	-£39,230,749	-£39,517,579	-£40,178,436	-£44,308,796
30% SR @LAR : 35% SO & 35% LLR	30%	-£34,218,709	-£42,451,943	-£42,738,539	-£43,397,959	-£47,519,328
30% SR @LAR : 35% SO & 35% LLR	35%	-£38,058,900	-£45,702,046	-£45,988,463	-£46,646,559	-£50,759,657
30% SR @LAR : 35% SO & 35% LLR	40%	-£41,923,676	-£48,980,733	-£49,267,025	-£49,923,911	-£54,029,450
30% SR @LAR : 35% SO & 35% LLR	45%	-£45,818,713	-£52,287,682	-£52,573,900	-£53,229,689	-£57,328,373
30% SR @LAR : 35% SO & 35% LLR	50%	-£49,741,686	-£55,622,568	-£55,908,764	-£56,563,569	-£60,656,094

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£14,927,995	-£26,688,758	-£26,978,562	-£27,648,381	-£31,834,753
30% SR @LAR : 35% SO & 35% LLR	5%	-£18,587,872	-£29,761,546	-£30,049,846	-£30,717,633	-£34,891,301
30% SR @LAR : 35% SO & 35% LLR	10%	-£22,278,276	-£32,863,864	-£33,151,714	-£33,817,589	-£37,979,313
30% SR @LAR : 35% SO & 35% LLR	15%	-£25,998,888	-£35,996,385	-£36,283,841	-£36,947,926	-£41,098,455
30% SR @LAR : 35% SO & 35% LLR	20%	-£29,749,379	-£39,158,789	-£39,446,905	-£40,108,317	-£44,248,394
30% SR @LAR : 35% SO & 35% LLR	25%	-£33,529,427	-£42,350,749	-£42,637,579	-£43,298,436	-£47,428,796
30% SR @LAR : 35% SO & 35% LLR	30%	-£37,338,709	-£45,571,943	-£45,858,539	-£46,517,959	-£50,639,328
30% SR @LAR : 35% SO & 35% LLR	35%	-£41,176,900	-£48,822,046	-£49,108,463	-£49,766,559	-£53,879,657
30% SR @LAR : 35% SO & 35% LLR	40%	-£45,043,676	-£52,100,733	-£52,387,025	-£53,043,911	-£57,149,450
30% SR @LAR : 35% SO & 35% LLR	45%	-£48,938,713	-£55,407,682	-£55,693,900	-£56,349,689	-£60,448,373
30% SR @LAR : 35% SO & 35% LLR	50%	-£52,861,686	-£58,742,568	-£59,028,764	-£59,683,569	-£63,776,094

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£15,827,995	-£27,288,758	-£27,578,562	-£28,248,381	-£32,434,753
30% SR @LAR : 35% SO & 35% LLR	5%	-£19,187,872	-£30,381,546	-£30,649,846	-£31,317,633	-£35,491,301
30% SR @LAR : 35% SO & 35% LLR	10%	-£22,878,276	-£33,483,864	-£33,751,714	-£34,417,589	-£38,579,313
30% SR @LAR : 35% SO & 35% LLR	15%	-£26,598,888	-£36,596,385	-£36,883,841	-£37,547,926	-£41,698,455
30% SR @LAR : 35% SO & 35% LLR	20%	-£30,349,379	-£39,758,789	-£40,046,905	-£40,708,317	-£44,848,394
30% SR @LAR : 35% SO & 35% LLR	25%	-£34,129,427	-£42,950,749	-£43,237,579	-£43,898,436	-£48,028,796
30% SR @LAR : 35% SO & 35% LLR	30%	-£37,938,709	-£46,171,943	-£46,458,539	-£47,117,959	-£51,239,328
30% SR @LAR : 35% SO & 35% LLR	35%	-£41,776,900	-£49,422,046	-£49,708,463	-£50,366,559	-£54,479,657
30% SR @LAR : 35% SO & 35% LLR	40%	-£45,643,676	-£52,700,733	-£52,987,025	-£53,643,911	-£57,749,450
30% SR @LAR : 35% SO & 35% LLR	45%	-£49,538,713	-£56,007,682	-£56,293,900	-£56,949,689	-£61,048,373
30% SR @LAR : 35% SO & 35% LLR	50%	-£53,461,686	-£59,342,568	-£59,628,764	-£60,283,569	-£64,376,094

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£18,287,995	-£30,048,758	-£30,338,562	-£31,008,381	-£35,194,753
30% SR @LAR : 35% SO & 35% LLR	5%	-£21,947,872	-£33,121,546	-£33,409,846	-£34,077,633	-£38,251,301
30% SR @LAR : 35% SO & 35% LLR	10%	-£25,638,276	-£36,223,864	-£36,511,714	-£37,177,589	-£41,339,313
30% SR @LAR : 35% SO & 35% LLR	15%	-£29,358,888	-£39,356,385	-£39,643,841	-£40,307,926	-£44,458,455
30% SR @LAR : 35% SO & 35% LLR	20%	-£33,109,379	-£42,518,789	-£42,805,905	-£43,468,317	-£47,608,394
30% SR @LAR : 35% SO & 35% LLR	25%	-£36,889,427	-£45,710,749	-£45,997,579	-£46,658,436	-£50,788,796
30% SR @LAR : 35% SO & 35% LLR	30%	-£40,698,709	-£48,931,943	-£49,218,539	-£49,877,959	-£53,999,328
30% SR @LAR : 35% SO & 35% LLR	35%	-£44,536,900	-£52,182,046	-£52,468,463	-£53,126,559	-£57,239,657
30% SR @LAR : 35% SO & 35% LLR	40%	-£48,403,676	-£55,460,733	-£55,747,025	-£56,403,911	-£60,509,450
30% SR @LAR : 35% SO & 35% LLR	45%	-£52,298,713	-£58,767,682	-£59,053,900	-£59,709,689	-£63,808,373
30% SR @LAR : 35% SO & 35% LLR	50%	-£56,221,686	-£62,102,568	-£62,388,764	-£63,043,569	-£67,136,094

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£750 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£819,856	-£12,581,619	-£12,870,423	-£13,540,242	-£17,726,614
30% SR @LAR : 35% SO & 35% LLR	5%	-£4,734,306	-£15,907,981	-£16,196,280	-£16,864,067	-£21,037,736
30% SR @LAR : 35% SO & 35% LLR	10%	-£8,679,284	-£19,264,872	-£19,552,722	-£20,218,597	-£24,380,321
30% SR @LAR : 35% SO & 35% LLR	15%	-£12,654,469	-£22,651,966	-£22,939,422	-£23,603,508	-£27,754,036
30% SR @LAR : 35% SO & 35% LLR	20%	-£16,659,534	-£26,068,944	-£26,356,059	-£27,018,471	-£31,158,549
30% SR @LAR : 35% SO & 35% LLR	25%	-£20,694,155	-£29,515,477	-£29,802,307	-£30,463,164	-£34,593,524
30% SR @LAR : 35% SO & 35% LLR	30%	-£24,758,011	-£32,991,245	-£33,277,841	-£33,937,260	-£38,058,629
30% SR @LAR : 35% SO & 35% LLR	35%	-£28,850,774	-£36,495,921	-£36,882,337	-£37,440,434	-£41,553,532
30% SR @LAR : 35% SO & 35% LLR	40%	-£32,972,124	-£39,972,181	-£40,315,473	-£40,972,358	-£45,077,898
30% SR @LAR : 35% SO & 35% LLR	45%	-£37,121,733	-£43,590,703	-£43,876,922	-£44,532,710	-£48,631,395
30% SR @LAR : 35% SO & 35% LLR	50%	-£41,299,281	-£47,180,163	-£47,466,359	-£48,121,164	-£52,213,689

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£8,979,856	-£17,741,619	-£18,030,423	-£18,700,242	-£22,886,614
30% SR @LAR : 35% SO & 35% LLR	5%	-£9,894,306	-£21,067,981	-£21,356,280	-£22,024,067	-£26,197,736
30% SR @LAR : 35% SO & 35% LLR	10%	-£13,839,284	-£24,424,872	-£24,712,722	-£25,378,597	-£29,540,321
30% SR @LAR : 35% SO & 35% LLR	15%	-£17,814,469	-£27,811,966	-£28,099,422	-£28,763,508	-£32,914,036
30% SR @LAR : 35% SO & 35% LLR	20%	-£21,819,534	-£31,228,944	-£31,516,059	-£32,178,471	-£36,318,549
30% SR @LAR : 35% SO & 35% LLR	25%	-£25,854,155	-£34,675,477	-£34,962,307	-£35,623,164	-£39,753,524
30% SR @LAR : 35% SO & 35% LLR	30%	-£29,918,011	-£38,151,245	-£38,437,841	-£39,097,260	-£43,218,629
30% SR @LAR : 35% SO & 35% LLR	35%	-£34,010,774	-£41,655,921	-£41,942,337	-£42,600,434	-£46,713,532
30% SR @LAR : 35% SO & 35% LLR	40%	-£38,132,124	-£45,189,181	-£45,475,473	-£46,132,358	-£50,237,898
30% SR @LAR : 35% SO & 35% LLR	45%	-£42,281,733	-£48,750,703	-£49,036,922	-£49,692,710	-£53,791,395
30% SR @LAR : 35% SO & 35% LLR	50%	-£46,459,281	-£52,340,163	-£52,626,359	-£53,281,164	-£57,373,689

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£9,099,856	-£20,861,619	-£21,150,423	-£21,820,242	-£26,006,614
30% SR @LAR : 35% SO & 35% LLR	5%	-£13,014,306	-£24,187,981	-£24,476,280	-£25,144,067	-£29,317,736
30% SR @LAR : 35% SO & 35% LLR	10%	-£16,959,284	-£27,544,872	-£27,832,722	-£28,498,597	-£32,660,321
30% SR @LAR : 35% SO & 35% LLR	15%	-£20,934,469	-£30,931,966	-£31,219,422	-£31,883,508	-£36,034,036
30% SR @LAR : 35% SO & 35% LLR	20%	-£24,939,534	-£34,348,944	-£34,636,059	-£35,298,471	-£39,438,549
30% SR @LAR : 35% SO & 35% LLR	25%	-£28,974,155	-£37,795,477	-£38,082,307	-£38,743,164	-£42,873,524
30% SR @LAR : 35% SO & 35% LLR	30%	-£33,038,011	-£41,271,245	-£41,557,841	-£42,217,260	-£46,338,629
30% SR @LAR : 35% SO & 35% LLR	35%	-£37,130,774	-£44,775,921	-£45,062,337	-£45,720,434	-£49,833,532
30% SR @LAR : 35% SO & 35% LLR	40%	-£41,252,124	-£48,309,181	-£48,595,473	-£49,252,358	-£53,357,898
30% SR @LAR : 35% SO & 35% LLR	45%	-£45,401,733	-£51,870,703	-£52,156,922	-£52,812,710	-£56,911,395
30% SR @LAR : 35% SO & 35% LLR	50%	-£49,579,281	-£55,460,163	-£55,746,359	-£56,401,164	-£60,493,689

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£9,099,856	-£21,461,619	-£21,750,423	-£22,420,242	-£26,606,614
30% SR @LAR : 35% SO & 35% LLR	5%	-£13,614,306	-£24,797,981	-£25,076,280	-£25,744,067	-£29,917,736
30% SR @LAR : 35% SO & 35% LLR	10%	-£17,559,284	-£28,144,872	-£28,432,722	-£29,098,597	-£33,260,321
30% SR @LAR : 35% SO & 35% LLR	15%	-£21,534,469	-£31,531,966	-£31,819,422	-£32,483,508	-£36,634,036
30% SR @LAR : 35% SO & 35% LLR	20%	-£25,539,534	-£34,948,944	-£35,236,059	-£35,898,471	-£40,038,549
30% SR @LAR : 35% SO & 35% LLR	25%	-£29,574,155	-£38,395,477	-£38,682,307	-£39,343,164	-£43,473,524
30% SR @LAR : 35% SO & 35% LLR	30%	-£33,638,011	-£41,871,245	-£42,157,841	-£42,817,260	-£46,938,629
30% SR @LAR : 35% SO & 35% LLR	35%	-£37,730,774	-£45,375,921	-£45,662,337	-£46,320,434	-£50,433,532
30% SR @LAR : 35% SO & 35% LLR	40%	-£41,852,124	-£48,909,181	-£49,195,473	-£49,852,358	-£53,957,898
30% SR @LAR : 35% SO & 35% LLR	45%	-£46,001,733	-£52,470,703	-£52,756,922	-£53,412,710	-£57,511,395
30% SR @LAR : 35% SO & 35% LLR	50%	-£50,179,281	-£56,060,163	-£56,346,359	-£57,001,164	-£61,093,689

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£12,458,856	-£24,221,619	-£24,510,423	-£25,180,242	-£29,366,614
30% SR @LAR : 35% SO & 35% LLR	5%	-£16,374,306	-£27,547,981	-£27,836,280	-£28,504,067	-£32,677,736
30% SR @LAR : 35% SO & 35% LLR	10%	-£20,319,284	-£30,904,872	-£31,192,722	-£31,858,597	-£36,020,321
30% SR @LAR : 35% SO & 35% LLR	15%	-£24,294,469	-£34,291,966	-£34,579,422	-£35,243,508	-£39,394,036
30% SR @LAR : 35% SO & 35% LLR	20%	-£28,299,534	-£37,708,944	-£37,996,059	-£38,658,471	-£42,798,549
30% SR @LAR : 35% SO & 35% LLR	25%	-£32,334,155	-£41,155,477	-£41,442,307	-£42,103,164	-£46,233,524
30% SR @LAR : 35% SO & 35% LLR	30%	-£36,398,011	-£44,631,245	-£44,917,841	-£45,577,260	-£49,698,629
30% SR @LAR : 35% SO & 35% LLR	35%	-£40,490,774	-£48,135,921	-£48,422,337	-£49,080,434	-£53,193,532
30% SR @LAR : 35% SO & 35% LLR	40%	-£44,612,124	-£51,669,181	-£51,955,473	-£52,612,358	-£56,717,898
30% SR @LAR : 35% SO & 35% LLR	45%	-£48,761,733	-£55,230,703	-£55,516,922	-£56,172,710	-£60,271,395
30% SR @LAR : 35% SO & 35% LLR	50%	-£52,939,281	-£58,820,163	-£59,106,359	-£59,761,164	-£63,853,689

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £775 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£4,933,014	-£6,753,480	-£7,042,284	-£7,712,103	-£11,898,475
30% SR @LAR : 35% SO & 35% LLR	5%	£908,812	-£10,250,996	-£10,539,295	-£11,207,083	-£15,380,751
30% SR @LAR : 35% SO & 35% LLR	10%	-£3,193,454	-£13,779,041	-£14,066,891	-£14,732,767	-£18,894,491
30% SR @LAR : 35% SO & 35% LLR	15%	-£7,339,793	-£17,337,291	-£17,624,747	-£18,288,832	-£22,439,360
30% SR @LAR : 35% SO & 35% LLR	20%	-£11,516,012	-£20,925,422	-£21,212,538	-£21,874,951	-£26,015,027
30% SR @LAR : 35% SO & 35% LLR	25%	-£15,721,789	-£24,543,111	-£24,829,939	-£25,490,797	-£29,621,157
30% SR @LAR : 35% SO & 35% LLR	30%	-£19,956,798	-£28,190,032	-£28,476,628	-£29,136,048	-£33,257,417
30% SR @LAR : 35% SO & 35% LLR	35%	-£24,220,716	-£31,865,862	-£32,152,280	-£32,810,376	-£36,923,474
30% SR @LAR : 35% SO & 35% LLR	40%	-£28,513,220	-£35,570,278	-£35,856,569	-£36,513,455	-£40,618,994
30% SR @LAR : 35% SO & 35% LLR	45%	-£32,833,984	-£39,302,954	-£39,589,173	-£40,244,961	-£44,343,646
30% SR @LAR : 35% SO & 35% LLR	50%	-£37,182,686	-£43,063,568	-£43,349,765	-£44,004,569	-£48,097,094

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£226,986	-£11,913,480	-£12,202,284	-£12,872,103	-£17,058,475
30% SR @LAR : 35% SO & 35% LLR	5%	-£4,251,188	-£15,410,996	-£15,699,295	-£16,367,083	-£20,540,751
30% SR @LAR : 35% SO & 35% LLR	10%	-£8,353,454	-£18,939,041	-£19,226,891	-£19,892,767	-£24,054,491
30% SR @LAR : 35% SO & 35% LLR	15%	-£12,499,793	-£22,497,291	-£22,784,747	-£23,448,832	-£27,599,360
30% SR @LAR : 35% SO & 35% LLR	20%	-£16,676,012	-£26,085,422	-£26,372,538	-£27,034,951	-£31,175,027
30% SR @LAR : 35% SO & 35% LLR	25%	-£20,881,789	-£29,703,111	-£29,989,939	-£30,650,797	-£34,781,157
30% SR @LAR : 35% SO & 35% LLR	30%	-£25,116,798	-£33,350,032	-£33,636,628	-£34,296,048	-£38,417,417
30% SR @LAR : 35% SO & 35% LLR	35%	-£29,380,716	-£37,025,862	-£37,312,280	-£37,970,376	-£42,083,474
30% SR @LAR : 35% SO & 35% LLR	40%	-£33,673,220	-£40,730,278	-£41,016,569	-£41,673,455	-£45,778,994
30% SR @LAR : 35% SO & 35% LLR	45%	-£37,993,984	-£44,462,954	-£44,749,173	-£45,404,961	-£49,503,646
30% SR @LAR : 35% SO & 35% LLR	50%	-£42,342,686	-£48,223,568	-£48,509,765	-£49,164,569	-£53,257,094

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£3,346,986	-£15,033,480	-£15,322,284	-£15,992,103	-£20,178,475
30% SR @LAR : 35% SO & 35% LLR	5%	-£7,371,188	-£18,530,996	-£18,819,295	-£19,487,083	-£23,660,751
30% SR @LAR : 35% SO & 35% LLR	10%	-£11,473,454	-£22,059,041	-£22,346,891	-£23,012,767	-£27,174,491
30% SR @LAR : 35% SO & 35% LLR	15%	-£15,619,793	-£25,617,291	-£25,904,747	-£26,568,832	-£30,719,360
30% SR @LAR : 35% SO & 35% LLR	20%	-£19,796,012	-£29,205,422	-£29,492,538	-£30,154,951	-£34,296,027
30% SR @LAR : 35% SO & 35% LLR	25%	-£24,001,789	-£32,823,111	-£33,109,939	-£33,770,797	-£37,901,157
30% SR @LAR : 35% SO & 35% LLR	30%	-£28,236,798	-£36,470,032	-£36,756,628	-£37,416,048	-£41,537,417
30% SR @LAR : 35% SO & 35% LLR	35%	-£32,500,716	-£40,145,862	-£40,432,280	-£41,090,376	-£45,203,474
30% SR @LAR : 35% SO & 35% LLR	40%	-£36,793,220	-£43,850,278	-£44,136,569	-£44,793,455	-£48,898,994
30% SR @LAR : 35% SO & 35% LLR	45%	-£41,113,984	-£47,582,954	-£47,869,173	-£48,524,961	-£52,623,646
30% SR @LAR : 35% SO & 35% LLR	50%	-£45,462,686	-£51,343,568	-£51,629,765	-£52,284,569	-£56,377,094

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£3,346,986	-£15,033,480	-£15,322,284	-£15,992,103	-£20,178,475
30% SR @LAR : 35% SO & 35% LLR	5%	-£7,971,188	-£19,130,996	-£19,419,295	-£20,087,083	-£24,260,751
30% SR @LAR : 35% SO & 35% LLR	10%	-£12,073,454	-£22,659,041	-£22,946,891	-£23,612,767	-£27,774,491
30% SR @LAR : 35% SO & 35% LLR	15%	-£16,219,793	-£26,217,291	-£26,504,747	-£27,168,832	-£31,319,360
30% SR @LAR : 35% SO & 35% LLR	20%	-£20,396,012	-£29,805,422	-£30,092,538	-£30,754,951	-£34,895,027
30% SR @LAR : 35% SO & 35% LLR	25%	-£24,601,789	-£33,423,111	-£33,709,939	-£34,370,797	-£38,501,157
30% SR @LAR : 35% SO & 35% LLR	30%	-£28,836,798	-£37,070,032	-£37,356,628	-£38,016,048	-£42,137,417
30% SR @LAR : 35% SO & 35% LLR	35%	-£33,100,716	-£40,745,862	-£41,032,280	-£41,690,376	-£45,803,474
30% SR @LAR : 35% SO & 35% LLR	40%	-£37,393,220	-£44,450,278	-£44,736,569	-£45,393,455	-£49,498,994
30% SR @LAR : 35% SO & 35% LLR	45%	-£41,713,984	-£48,182,954	-£48,469,173	-£49,124,961	-£53,223,646
30% SR @LAR : 35% SO & 35% LLR	50%	-£46,062,686	-£51,943,568	-£52,229,765	-£52,884,569	-£56,977,094

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	-£8,706,986	-£18,393,480	-£18,682,284	-£19,352,103	-£23,538,475
30% SR @LAR : 35% SO & 35% LLR	5%	-£10,731,188	-£21,890,996	-£22,179,295	-£22,847,083	-£27,020,751
30% SR @LAR : 35% SO & 35% LLR	10%	-£14,833,454	-£25,419,041	-£25,706,891	-£26,372,767	-£30,534,491
30% SR @LAR : 35% SO & 35% LLR	15%	-£18,979,793	-£28,977,291	-£29,264,747	-£29,828,832	-£34,079,360
30% SR @LAR : 35% SO & 35% LLR	20%	-£23,156,012	-£32,565,422	-£32,852,538	-£33,514,951	-£37,655,027
30% SR @LAR : 35% SO & 35% LLR	25%	-£27,361,789	-£36,183,111	-£36,469,939	-£37,130,797	-£41,261,157
30% SR @LAR : 35% SO & 35% LLR	30%	-£31,596,798	-£39,830,032	-£40,116,628	-£40,776,048	-£44,897,417
30% SR @LAR : 35% SO & 35% LLR	35%	-£35,860,716	-£43,505,862	-£43,792,280	-£44,450,376	-£48,563,474
30% SR @LAR : 35% SO & 35% LLR	40%	-£40,153,220	-£47,210,278	-£47,496,569	-£48,153,455	-£52,258,994
30% SR @LAR : 35% SO & 35% LLR	45%	-£44,473,984	-£50,942,954	-£51,229,173	-£51,884,961	-£55,983,646
30% SR @LAR : 35% SO & 35% LLR	50%	-£48,822,686	-£54,703,568	-£54,989,765	-£55,644,569	-£59,737,094

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£800 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£10,673,562	-£925,341	-£1,214,145	-£1,883,964	-£6,070,336
30% SR @LAR : 35% SO & 35% LLR	5%	£6,383,617	-£4,692,655	-£4,980,954	-£5,648,741	-£9,822,410
30% SR @LAR : 35% SO & 35% LLR	10%	£2,063,603	-£8,490,497	-£8,778,347	-£9,444,223	-£13,605,946
30% SR @LAR : 35% SO & 35% LLR	15%	-£2,321,045	-£12,318,544	-£12,606,000	-£13,270,084	-£17,420,613
30% SR @LAR : 35% SO & 35% LLR	20%	-£6,767,062	-£16,176,472	-£16,463,588	-£17,126,000	-£21,266,077
30% SR @LAR : 35% SO & 35% LLR	25%	-£11,242,636	-£20,063,958	-£20,350,787	-£21,011,645	-£25,142,004
30% SR @LAR : 35% SO & 35% LLR	30%	-£15,747,442	-£23,980,676	-£24,267,272	-£24,926,691	-£29,048,062
30% SR @LAR : 35% SO & 35% LLR	35%	-£20,281,158	-£27,926,304	-£28,212,721	-£28,870,817	-£32,983,915
30% SR @LAR : 35% SO & 35% LLR	40%	-£24,843,459	-£31,900,517	-£32,186,807	-£32,843,694	-£36,949,233
30% SR @LAR : 35% SO & 35% LLR	45%	-£29,434,020	-£35,902,991	-£36,189,208	-£36,844,997	-£40,943,682
30% SR @LAR : 35% SO & 35% LLR	50%	-£34,052,519	-£39,933,401	-£40,219,598	-£40,874,401	-£44,966,926

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£5,513,562	-£6,093,341	-£6,374,145	-£7,043,964	-£11,230,336
30% SR @LAR : 35% SO & 35% LLR	5%	£1,223,617	-£9,852,655	-£10,140,954	-£10,808,741	-£14,992,410
30% SR @LAR : 35% SO & 35% LLR	10%	-£3,096,397	-£13,650,497	-£13,938,347	-£14,604,223	-£18,765,946
30% SR @LAR : 35% SO & 35% LLR	15%	-£7,481,045	-£17,478,544	-£17,766,000	-£18,430,084	-£22,580,613
30% SR @LAR : 35% SO & 35% LLR	20%	-£11,927,062	-£21,336,472	-£21,623,588	-£22,286,000	-£26,426,077
30% SR @LAR : 35% SO & 35% LLR	25%	-£16,402,636	-£25,223,958	-£25,510,787	-£26,171,645	-£30,302,004
30% SR @LAR : 35% SO & 35% LLR	30%	-£20,907,442	-£29,140,676	-£29,427,272	-£30,086,691	-£34,208,062
30% SR @LAR : 35% SO & 35% LLR	35%	-£25,441,158	-£33,086,304	-£33,372,721	-£34,030,817	-£38,143,915
30% SR @LAR : 35% SO & 35% LLR	40%	-£30,003,459	-£37,060,517	-£37,346,807	-£38,003,694	-£42,109,233
30% SR @LAR : 35% SO & 35% LLR	45%	-£34,594,020	-£41,062,991	-£41,349,208	-£42,004,997	-£46,103,682
30% SR @LAR : 35% SO & 35% LLR	50%	-£39,212,519	-£45,093,401	-£45,379,598	-£46,034,401	-£50,126,926

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£2,393,562	-£9,209,341	-£9,494,145	-£10,163,964	-£14,350,336
30% SR @LAR : 35% SO & 35% LLR	5%	-£1,896,383	-£12,972,655	-£13,260,954	-£13,928,741	-£18,102,410
30% SR @LAR : 35% SO & 35% LLR	10%	-£6,216,397	-£16,770,497	-£17,058,347	-£17,724,223	-£21,885,946
30% SR @LAR : 35% SO & 35% LLR	15%	-£10,601,045	-£20,598,544	-£20,886,000	-£21,550,084	-£25,700,613
30% SR @LAR : 35% SO & 35% LLR	20%	-£15,047,062	-£24,456,472	-£24,743,588	-£25,406,000	-£29,546,077
30% SR @LAR : 35% SO & 35% LLR	25%	-£19,522,636	-£28,343,958	-£28,630,787	-£29,291,645	-£33,422,004
30% SR @LAR : 35% SO & 35% LLR	30%	-£24,027,442	-£32,260,676	-£32,547,272	-£33,206,691	-£37,328,062
30% SR @LAR : 35% SO & 35% LLR	35%	-£28,561,158	-£36,206,304	-£36,492,721	-£37,150,817	-£41,263,915
30% SR @LAR : 35% SO & 35% LLR	40%	-£33,123,459	-£40,180,517	-£40,466,807	-£41,123,694	-£45,229,233
30% SR @LAR : 35% SO & 35% LLR	45%	-£37,714,020	-£44,182,991	-£44,469,208	-£45,124,997	-£49,223,682
30% SR @LAR : 35% SO & 35% LLR	50%	-£42,332,519	-£48,213,401	-£48,499,598	-£49,154,401	-£53,246,926

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£1,793,562	-£9,809,341	-£10,094,145	-£10,763,964	-£14,950,336
30% SR @LAR : 35% SO & 35% LLR	5%	-£2,496,383	-£13,572,655	-£13,860,954	-£14,528,741	-£18,702,410
30% SR @LAR : 35% SO & 35% LLR	10%	-£6,816,397	-£17,370,497	-£17,658,347	-£18,324,223	-£22,485,946
30% SR @LAR : 35% SO & 35% LLR	15%	-£11,201,045	-£21,198,544	-£21,486,000	-£22,150,084	-£26,300,613
30% SR @LAR : 35% SO & 35% LLR	20%	-£15,647,062	-£25,056,472	-£25,343,588	-£26,006,000	-£30,146,077
30% SR @LAR : 35% SO & 35% LLR	25%	-£20,122,636	-£28,943,958	-£29,230,787	-£29,891,645	-£34,022,004
30% SR @LAR : 35% SO & 35% LLR	30%	-£24,627,442	-£32,860,676	-£33,147,272	-£33,806,691	-£37,928,062
30% SR @LAR : 35% SO & 35% LLR	35%	-£29,161,158	-£36,806,304	-£37,092,721	-£37,750,817	-£41,863,915
30% SR @LAR : 35% SO & 35% LLR	40%	-£33,723,459	-£40,780,517	-£41,066,807	-£41,723,694	-£45,829,233
30% SR @LAR : 35% SO & 35% LLR	45%	-£38,314,020	-£44,782,991	-£45,069,208	-£45,724,997	-£49,823,682
30% SR @LAR : 35% SO & 35% LLR	50%	-£42,932,519	-£48,813,401	-£49,099,598	-£49,754,401	-£53,846,926

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£996,438	-£12,565,341	-£12,854,145	-£13,523,964	-£17,710,336
30% SR @LAR : 35% SO & 35% LLR	5%	-£9,256,383	-£16,332,655	-£16,620,954	-£17,288,741	-£21,462,410
30% SR @LAR : 35% SO & 35% LLR	10%	-£9,576,397	-£20,130,497	-£20,418,347	-£21,084,223	-£25,245,946
30% SR @LAR : 35% SO & 35% LLR	15%	-£13,961,045	-£23,958,544	-£24,246,000	-£24,910,084	-£29,060,613
30% SR @LAR : 35% SO & 35% LLR	20%	-£18,407,062	-£27,816,472	-£28,103,588	-£28,766,000	-£32,906,077
30% SR @LAR : 35% SO & 35% LLR	25%	-£22,892,636	-£31,703,958	-£31,990,787	-£32,651,645	-£36,792,004
30% SR @LAR : 35% SO & 35% LLR	30%	-£27,387,442	-£35,620,676	-£35,907,272	-£36,566,691	-£40,688,062
30% SR @LAR : 35% SO & 35% LLR	35%	-£31,921,158	-£39,566,304	-£39,852,721	-£40,510,817	-£44,623,915
30% SR @LAR : 35% SO & 35% LLR	40%	-£36,483,459	-£43,540,517	-£43,826,807	-£44,483,694	-£48,589,233
30% SR @LAR : 35% SO & 35% LLR	45%	-£41,074,020	-£47,542,991	-£47,829,208	-£48,484,997	-£52,583,682
30% SR @LAR : 35% SO & 35% LLR	50%	-£45,692,519	-£51,573,401	-£51,859,598	-£52,514,401	-£56,606,926

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £825 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£16,414,111	£4,829,114	£4,544,650	£3,884,898	£242,197
30% SR @LAR : 35% SO & 35% LLR	5%	£11,852,707	£846,961	£562,993	£96,203	£4,269,871
30% SR @LAR : 35% SO & 35% LLR	10%	£7,261,233	£3,213,559	£3,501,410	£4,167,286	£8,329,009
30% SR @LAR : 35% SO & 35% LLR	15%	£2,640,008	£7,317,207	£7,604,663	£8,268,748	£12,419,277
30% SR @LAR : 35% SO & 35% LLR	20%	£2,041,327	£11,450,737	£11,737,852	£12,400,265	£16,540,342
30% SR @LAR : 35% SO & 35% LLR	25%	£6,792,502	£15,613,824	£15,900,653	£16,561,510	£20,691,870
30% SR @LAR : 35% SO & 35% LLR	30%	£11,572,909	£19,806,143	£20,092,739	£20,752,159	£24,873,528
30% SR @LAR : 35% SO & 35% LLR	35%	£16,382,225	£24,027,372	£24,313,789	£24,971,885	£29,084,984
30% SR @LAR : 35% SO & 35% LLR	40%	£21,220,127	£28,277,185	£28,563,477	£29,220,363	£33,325,902
30% SR @LAR : 35% SO & 35% LLR	45%	£26,086,290	£32,555,260	£32,841,478	£33,497,267	£37,595,951
30% SR @LAR : 35% SO & 35% LLR	50%	£30,980,390	£36,861,272	£37,147,469	£37,802,272	£41,894,797

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£11,254,111	£330,866	£615,350	£1,275,102	£5,402,197
30% SR @LAR : 35% SO & 35% LLR	5%	£6,692,707	£4,313,039	£4,597,007	£5,256,203	£9,429,871
30% SR @LAR : 35% SO & 35% LLR	10%	£2,101,233	£8,373,559	£8,661,410	£9,327,286	£13,489,009
30% SR @LAR : 35% SO & 35% LLR	15%	£2,519,992	£12,477,207	£12,764,663	£13,428,748	£17,579,277
30% SR @LAR : 35% SO & 35% LLR	20%	£7,201,327	£16,610,737	£16,897,852	£17,560,265	£21,700,342
30% SR @LAR : 35% SO & 35% LLR	25%	£11,952,502	£20,773,824	£21,060,653	£21,721,510	£25,851,870
30% SR @LAR : 35% SO & 35% LLR	30%	£16,732,909	£24,966,143	£25,252,739	£25,912,159	£30,033,528
30% SR @LAR : 35% SO & 35% LLR	35%	£21,542,225	£29,187,372	£29,473,789	£30,131,885	£34,244,984
30% SR @LAR : 35% SO & 35% LLR	40%	£26,380,127	£33,437,185	£33,723,477	£34,380,363	£38,485,902
30% SR @LAR : 35% SO & 35% LLR	45%	£31,246,290	£37,715,260	£38,001,478	£38,657,267	£42,755,951
30% SR @LAR : 35% SO & 35% LLR	50%	£36,140,390	£42,021,272	£42,307,469	£42,962,272	£47,054,797

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£8,134,111	£349,896	£3,735,350	£4,995,102	£8,622,197
30% SR @LAR : 35% SO & 35% LLR	5%	£3,672,707	£7,433,039	£7,717,007	£8,376,203	£12,549,871
30% SR @LAR : 35% SO & 35% LLR	10%	£1,018,767	£11,493,559	£11,781,410	£12,447,286	£16,609,009
30% SR @LAR : 35% SO & 35% LLR	15%	£5,639,992	£15,597,207	£15,884,663	£16,548,748	£20,699,277
30% SR @LAR : 35% SO & 35% LLR	20%	£10,321,327	£19,730,737	£20,017,852	£20,680,265	£24,820,342
30% SR @LAR : 35% SO & 35% LLR	25%	£15,072,502	£23,893,824	£24,180,653	£24,841,510	£28,971,870
30% SR @LAR : 35% SO & 35% LLR	30%	£19,852,909	£28,086,143	£28,372,739	£29,032,159	£33,153,528
30% SR @LAR : 35% SO & 35% LLR	35%	£24,662,225	£32,307,372	£32,593,789	£33,251,885	£37,364,984
30% SR @LAR : 35% SO & 35% LLR	40%	£29,500,127	£36,557,185	£36,843,477	£37,500,363	£41,605,902
30% SR @LAR : 35% SO & 35% LLR	45%	£34,366,290	£40,835,260	£41,121,478	£41,777,267	£45,875,951
30% SR @LAR : 35% SO & 35% LLR	50%	£39,260,390	£45,141,272	£45,427,469	£46,082,272	£50,174,797

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£7,634,111	£4,090,896	£4,335,350	£4,995,102	£9,122,197
30% SR @LAR : 35% SO & 35% LLR	5%	£2,972,707	£8,033,039	£8,317,007	£8,976,203	£13,149,871
30% SR @LAR : 35% SO & 35% LLR	10%	£1,618,767	£12,093,559	£12,381,410	£13,047,286	£17,209,009
30% SR @LAR : 35% SO & 35% LLR	15%	£6,239,992	£16,197,207	£16,484,663	£17,148,748	£21,299,277
30% SR @LAR : 35% SO & 35% LLR	20%	£10,921,327	£20,330,737	£20,617,852	£21,280,265	£25,420,342
30% SR @LAR : 35% SO & 35% LLR	25%	£15,672,502	£24,493,824	£24,780,653	£25,441,510	£29,571,870
30% SR @LAR : 35% SO & 35% LLR	30%	£20,452,909	£28,686,143	£28,972,739	£29,632,159	£33,753,528
30% SR @LAR : 35% SO & 35% LLR	35%	£25,262,225	£32,907,372	£33,193,789	£33,851,885	£37,964,984
30% SR @LAR : 35% SO & 35% LLR	40%	£30,100,127	£37,157,185	£37,443,477	£38,100,363	£42,205,902
30% SR @LAR : 35% SO & 35% LLR	45%	£34,966,290	£41,435,260	£41,721,478	£42,377,267	£46,475,951
30% SR @LAR : 35% SO & 35% LLR	50%	£39,860,390	£45,741,272	£46,027,469	£46,682,272	£50,774,797

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£4,774,111	£6,810,896	£7,095,350	£7,755,102	£11,882,197
30% SR @LAR : 35% SO & 35% LLR	5%	£2,127,707	£10,793,039	£11,077,007	£11,736,203	£15,909,871
30% SR @LAR : 35% SO & 35% LLR	10%	£4,978,767	£14,853,559	£15,141,410	£15,807,286	£19,969,009
30% SR @LAR : 35% SO & 35% LLR	15%	£8,999,992	£18,957,207	£19,244,663	£19,908,748	£24,059,277
30% SR @LAR : 35% SO & 35% LLR	20%	£13,681,327	£23,090,737	£23,377,852	£24,040,265	£28,180,342
30% SR @LAR : 35% SO & 35% LLR	25%	£18,432,502	£27,253,824	£27,540,653	£28,201,510	£32,331,870
30% SR @LAR : 35% SO & 35% LLR	30%	£23,212,909	£31,446,143	£31,732,739	£32,392,159	£36,513,528
30% SR @LAR : 35% SO & 35% LLR	35%	£28,022,225	£35,667,372	£35,953,789	£36,611,885	£40,724,984
30% SR @LAR : 35% SO & 35% LLR	40%	£32,860,127	£39,917,185	£40,203,477	£40,860,363	£44,965,902
30% SR @LAR : 35% SO & 35% LLR	45%	£37,726,290	£44,195,260	£44,481,478	£45,137,267	£49,235,951
30% SR @LAR : 35% SO & 35% LLR	50%	£42,620,390	£48,501,272	£48,787,469	£49,442,272	£53,534,797

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£850 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£22,130,174	£10,569,663	£10,285,199	£9,625,446	£5,501,991
30% SR @LAR : 35% SO & 35% LLR	5%	£17,321,432	£6,315,685	£6,031,719	£5,373,967	£1,263,025
30% SR @LAR : 35% SO & 35% LLR	10%	£12,458,134	£2,031,638	£1,748,113	£1,092,244	£-3,052,814
30% SR @LAR : 35% SO & 35% LLR	15%	£7,565,086	£-2,316,983	£-2,604,439	£-3,268,523	£-7,419,053
30% SR @LAR : 35% SO & 35% LLR	20%	£2,642,605	£-6,726,484	£-7,013,599	£-7,676,012	£-11,816,089
30% SR @LAR : 35% SO & 35% LLR	25%	£-2,344,220	£-11,165,542	£-11,452,370	£-12,113,228	£-16,243,589
30% SR @LAR : 35% SO & 35% LLR	30%	£-7,400,598	£-15,633,832	£-15,920,429	£-16,579,849	£-20,701,218
30% SR @LAR : 35% SO & 35% LLR	35%	£-12,485,887	£-20,131,032	£-20,417,450	£-21,075,545	£-25,188,644
30% SR @LAR : 35% SO & 35% LLR	40%	£-17,599,759	£-24,656,818	£-24,943,109	£-25,599,995	£-29,705,534
30% SR @LAR : 35% SO & 35% LLR	45%	£-22,741,894	£-29,210,863	£-29,497,081	£-30,152,871	£-34,251,555
30% SR @LAR : 35% SO & 35% LLR	50%	£-27,911,966	£-33,792,846	£-34,079,044	£-34,733,848	£-38,826,373

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£16,970,174	£5,409,663	£5,125,199	£4,465,446	£341,991
30% SR @LAR : 35% SO & 35% LLR	5%	£12,161,432	£1,155,685	£871,719	£213,967	£-3,898,976
30% SR @LAR : 35% SO & 35% LLR	10%	£7,298,134	£-3,128,362	£-3,411,887	£-4,067,756	£-8,212,814
30% SR @LAR : 35% SO & 35% LLR	15%	£2,405,086	£-7,476,983	£-7,764,439	£-8,428,523	£-12,579,053
30% SR @LAR : 35% SO & 35% LLR	20%	£-2,517,395	£-11,886,484	£-12,173,599	£-12,836,012	£-16,976,089
30% SR @LAR : 35% SO & 35% LLR	25%	£-7,504,220	£-16,325,542	£-16,612,370	£-17,273,228	£-21,403,589
30% SR @LAR : 35% SO & 35% LLR	30%	£-12,560,598	£-20,793,832	£-21,080,429	£-21,739,849	£-25,861,218
30% SR @LAR : 35% SO & 35% LLR	35%	£-17,645,887	£-25,291,032	£-25,577,450	£-26,235,545	£-30,348,644
30% SR @LAR : 35% SO & 35% LLR	40%	£-22,759,759	£-29,816,818	£-30,103,109	£-30,759,995	£-34,865,534
30% SR @LAR : 35% SO & 35% LLR	45%	£-27,901,894	£-34,370,863	£-34,657,081	£-35,312,871	£-39,411,555
30% SR @LAR : 35% SO & 35% LLR	50%	£-33,071,966	£-38,952,846	£-39,239,044	£-39,893,848	£-43,986,373

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£13,850,174	£2,289,663	£2,005,199	£1,345,446	£-2,778,009
30% SR @LAR : 35% SO & 35% LLR	5%	£9,041,432	£-1,964,316	£-2,248,281	£-2,906,033	£-7,016,976
30% SR @LAR : 35% SO & 35% LLR	10%	£4,178,134	£-6,248,362	£-6,531,887	£-7,187,756	£-11,332,814
30% SR @LAR : 35% SO & 35% LLR	15%	£-714,914	£-10,596,983	£-10,884,439	£-11,548,523	£-15,699,053
30% SR @LAR : 35% SO & 35% LLR	20%	£-5,637,395	£-15,006,484	£-15,293,599	£-15,956,012	£-20,096,089
30% SR @LAR : 35% SO & 35% LLR	25%	£-10,624,220	£-19,445,542	£-19,732,370	£-20,393,228	£-24,523,589
30% SR @LAR : 35% SO & 35% LLR	30%	£-15,680,598	£-23,913,832	£-24,200,429	£-24,859,849	£-28,981,218
30% SR @LAR : 35% SO & 35% LLR	35%	£-20,765,887	£-28,411,032	£-28,697,450	£-29,355,545	£-33,468,644
30% SR @LAR : 35% SO & 35% LLR	40%	£-25,879,759	£-32,936,818	£-33,223,109	£-33,879,995	£-37,985,534
30% SR @LAR : 35% SO & 35% LLR	45%	£-31,021,894	£-37,490,863	£-37,777,081	£-38,432,871	£-42,531,555
30% SR @LAR : 35% SO & 35% LLR	50%	£-36,191,966	£-42,072,846	£-42,359,044	£-43,013,848	£-47,106,373

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£13,250,174	£1,689,663	£1,405,199	£745,446	£-3,378,009
30% SR @LAR : 35% SO & 35% LLR	5%	£8,441,432	£-2,564,316	£-2,848,281	£-3,506,033	£-7,616,976
30% SR @LAR : 35% SO & 35% LLR	10%	£3,578,134	£-6,848,362	£-7,131,887	£-7,787,756	£-11,932,814
30% SR @LAR : 35% SO & 35% LLR	15%	£-1,314,914	£-11,196,983	£-11,484,439	£-12,148,523	£-16,299,053
30% SR @LAR : 35% SO & 35% LLR	20%	£-6,237,395	£-15,606,484	£-15,893,599	£-16,556,012	£-20,696,089
30% SR @LAR : 35% SO & 35% LLR	25%	£-11,224,220	£-20,045,542	£-20,332,370	£-20,993,228	£-25,123,589
30% SR @LAR : 35% SO & 35% LLR	30%	£-16,280,598	£-24,513,832	£-24,800,429	£-25,459,849	£-29,581,218
30% SR @LAR : 35% SO & 35% LLR	35%	£-21,365,887	£-29,011,032	£-29,297,450	£-29,955,545	£-34,068,644
30% SR @LAR : 35% SO & 35% LLR	40%	£-26,479,759	£-33,536,818	£-33,823,109	£-34,479,995	£-38,585,534
30% SR @LAR : 35% SO & 35% LLR	45%	£-31,621,894	£-38,090,863	£-38,377,081	£-39,032,871	£-43,131,555
30% SR @LAR : 35% SO & 35% LLR	50%	£-36,791,966	£-42,672,846	£-42,959,044	£-43,613,848	£-47,706,373

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 35% SO & 35% LLR	0%	£10,490,174	£1,070,337	£1,354,801	£2,014,554	£6,138,009
30% SR @LAR : 35% SO & 35% LLR	5%	£5,681,432	£-5,324,316	£-5,608,281	£-6,266,033	£-10,376,976
30% SR @LAR : 35% SO & 35% LLR	10%	£818,134	£-9,608,362	£-9,891,887	£-10,547,756	£-14,692,814
30% SR @LAR : 35% SO & 35% LLR	15%	£-4,074,914	£-13,956,983	£-14,244,439	£-14,908,523	£-19,059,053
30% SR @LAR : 35% SO & 35% LLR	20%	£-9,061,395	£-18,366,484	£-18,653,599	£-19,316,012	£-23,456,089
30% SR @LAR : 35% SO & 35% LLR	25%	£-13,984,220	£-22,805,542	£-23,092,370	£-23,753,228	£-27,893,589
30% SR @LAR : 35% SO & 35% LLR	30%	£-18,940,598	£-27,273,832	£-27,560,429	£-28,219,849	£-32,341,218
30% SR @LAR : 35% SO & 35% LLR	35%	£-23,927,887	£-31,771,032	£-32,057,450	£-32,715,545	£-36,828,644
30% SR @LAR : 35% SO & 35% LLR	40%	£-28,979,759	£-36,296,818	£-36,583,109	£-37,239,995	£-41,345,534
30% SR @LAR : 35% SO & 35% LLR	45%	£-34,021,894	£-40,850,863	£-41,137,081	£-41,792,871	£-45,891,555
30% SR @LAR : 35% SO & 35% LLR	50%	£-39,051,966	£-45,432,846	£-45,719,044	£-46,373,848	£-50,466,373

Appendix 5 - Appraisal results with Social Rent (at London Affordable Rent) and Shared Ownership (10% sales value growth and 5% cost inflation)

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£675 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,150,839	£12,677,787	£12,522,774	£12,241,901	£10,486,441
30% SR @LAR : 70% SO	5%	£16,419,057	£11,219,657	£11,064,916	£10,785,082	£9,036,119
30% SR @LAR : 70% SO	10%	£14,674,365	£9,748,619	£9,594,119	£9,315,273	£7,572,491
30% SR @LAR : 70% SO	15%	£12,916,932	£8,264,838	£8,110,549	£7,832,643	£6,095,728
30% SR @LAR : 70% SO	20%	£11,146,923	£6,768,481	£6,614,376	£6,337,359	£4,606,003
30% SR @LAR : 70% SO	25%	£9,364,506	£5,259,717	£5,105,764	£4,829,589	£3,103,486
30% SR @LAR : 70% SO	30%	£7,569,847	£3,738,711	£3,584,883	£3,309,498	£1,588,350
30% SR @LAR : 70% SO	35%	£5,763,112	£2,205,629	£2,051,898	£1,777,259	£60,765
30% SR @LAR : 70% SO	40%	£3,944,471	£660,640	£506,976	£233,035	£-1,501,665
30% SR @LAR : 70% SO	45%	£2,114,088	£-909,762	£-1,065,731	£-1,343,190	£-3,077,312
30% SR @LAR : 70% SO	50%	£272,132	£-2,501,996	£-2,657,953	£-2,934,797	£-4,665,074

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,990,839	£7,517,787	£7,362,774	£7,081,901	£5,326,441
30% SR @LAR : 70% SO	5%	£11,259,057	£6,059,657	£5,904,916	£5,625,082	£3,876,119
30% SR @LAR : 70% SO	10%	£9,514,365	£4,588,619	£4,434,119	£4,155,273	£2,412,491
30% SR @LAR : 70% SO	15%	£7,756,932	£3,104,838	£2,950,549	£2,672,643	£935,728
30% SR @LAR : 70% SO	20%	£5,986,923	£1,608,481	£1,454,376	£1,177,359	£-653,997
30% SR @LAR : 70% SO	25%	£4,204,506	£99,717	£-54,236	£-230,411	£-2,056,514
30% SR @LAR : 70% SO	30%	£2,409,847	£-1,421,289	£-1,575,117	£-1,850,502	£-3,571,650
30% SR @LAR : 70% SO	35%	£603,112	£-2,954,371	£-3,108,102	£-3,382,741	£-5,099,235
30% SR @LAR : 70% SO	40%	£-1,215,529	£-4,499,360	£-4,653,024	£-4,926,965	£-6,661,665
30% SR @LAR : 70% SO	45%	£-3,045,912	£-6,069,762	£-6,225,731	£-6,503,190	£-8,237,312
30% SR @LAR : 70% SO	50%	£-4,887,868	£-7,661,996	£-7,817,953	£-8,094,797	£-9,825,074

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,870,839	£4,397,787	£4,242,774	£3,961,901	£2,206,441
30% SR @LAR : 70% SO	5%	£8,139,057	£2,939,657	£2,784,916	£2,505,082	£756,119
30% SR @LAR : 70% SO	10%	£6,394,365	£1,468,619	£1,314,119	£1,035,273	£-707,509
30% SR @LAR : 70% SO	15%	£4,636,932	£-15,162	£-169,451	£-447,357	£-2,184,272
30% SR @LAR : 70% SO	20%	£2,866,923	£-1,511,519	£-1,665,624	£-1,942,641	£-3,673,997
30% SR @LAR : 70% SO	25%	£1,084,506	£-3,020,283	£-3,174,236	£-3,450,411	£-5,176,514
30% SR @LAR : 70% SO	30%	£-710,153	£-4,541,289	£-4,695,117	£-4,970,502	£-6,691,650
30% SR @LAR : 70% SO	35%	£-2,516,888	£-6,074,371	£-6,228,102	£-6,502,741	£-8,219,235
30% SR @LAR : 70% SO	40%	£-4,335,529	£-7,619,360	£-7,773,024	£-8,046,965	£-9,781,665
30% SR @LAR : 70% SO	45%	£-6,165,912	£-9,189,762	£-9,345,731	£-9,623,190	£-11,357,312
30% SR @LAR : 70% SO	50%	£-8,007,868	£-10,781,996	£-10,937,953	£-11,214,797	£-12,946,074

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,270,839	£3,797,787	£3,642,774	£3,361,901	£1,606,441
30% SR @LAR : 70% SO	5%	£7,539,057	£2,339,657	£2,184,916	£1,905,082	£156,119
30% SR @LAR : 70% SO	10%	£5,794,365	£868,619	£714,119	£435,273	£-1,307,509
30% SR @LAR : 70% SO	15%	£4,036,932	£-815,162	£-179,451	£-1,047,357	£-2,784,272
30% SR @LAR : 70% SO	20%	£2,266,923	£-2,111,519	£-2,265,624	£-2,542,641	£-4,273,997
30% SR @LAR : 70% SO	25%	£484,506	£-3,620,283	£-3,774,236	£-4,050,411	£-5,776,514
30% SR @LAR : 70% SO	30%	£-1,310,153	£-5,141,289	£-5,295,117	£-5,570,502	£-7,291,650
30% SR @LAR : 70% SO	35%	£-3,116,888	£-6,674,371	£-6,828,102	£-7,102,741	£-8,819,235
30% SR @LAR : 70% SO	40%	£-4,935,529	£-8,219,360	£-8,373,024	£-8,646,965	£-10,381,665
30% SR @LAR : 70% SO	45%	£-6,765,912	£-9,789,762	£-9,945,731	£-10,223,190	£-11,957,312
30% SR @LAR : 70% SO	50%	£-8,607,868	£-11,381,996	£-11,537,953	£-11,814,797	£-13,546,074

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,510,839	£1,037,787	£882,774	£601,901	£-1,153,659
30% SR @LAR : 70% SO	5%	£4,779,057	£-420,343	£-575,084	£-854,918	£-2,603,881
30% SR @LAR : 70% SO	10%	£3,034,365	£-1,891,381	£-2,045,881	£-2,324,727	£-4,067,509
30% SR @LAR : 70% SO	15%	£1,279,932	£-3,375,162	£-3,529,451	£-3,807,357	£-5,544,272
30% SR @LAR : 70% SO	20%	£-493,077	£-4,871,519	£-5,025,624	£-5,302,641	£-7,033,997
30% SR @LAR : 70% SO	25%	£-2,275,494	£-6,380,283	£-6,534,236	£-6,810,411	£-8,536,514
30% SR @LAR : 70% SO	30%	£-4,070,153	£-7,901,289	£-8,055,117	£-8,330,502	£-10,051,650
30% SR @LAR : 70% SO	35%	£-5,876,888	£-9,434,371	£-9,588,102	£-9,862,741	£-11,579,235
30% SR @LAR : 70% SO	40%	£-7,695,529	£-10,979,360	£-11,133,024	£-11,406,965	£-13,141,665
30% SR @LAR : 70% SO	45%	£-9,525,912	£-12,549,762	£-12,705,731	£-12,983,190	£-14,717,312
30% SR @LAR : 70% SO	50%	£-11,367,868	£-14,141,996	£-14,297,953	£-14,574,797	£-16,306,074

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £700 per sq ft

No Units 300
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,594,862	£16,160,640	£16,005,627	£15,724,754	£13,969,294
30% SR @LAR : 70% SO	5%	£19,740,589	£14,566,242	£14,411,500	£14,131,666	£12,382,703
30% SR @LAR : 70% SO	10%	£17,873,604	£12,958,934	£12,804,434	£12,525,589	£10,782,807
30% SR @LAR : 70% SO	15%	£15,990,978	£11,338,884	£11,184,596	£10,906,689	£9,169,775
30% SR @LAR : 70% SO	20%	£14,084,700	£9,706,259	£9,552,153	£9,275,136	£7,543,780
30% SR @LAR : 70% SO	25%	£12,166,014	£8,061,225	£7,907,273	£7,631,097	£5,904,995
30% SR @LAR : 70% SO	30%	£10,235,085	£6,403,949	£6,250,122	£5,974,738	£4,253,588
30% SR @LAR : 70% SO	35%	£8,292,082	£4,734,599	£4,580,868	£4,306,229	£2,589,734
30% SR @LAR : 70% SO	40%	£6,337,172	£3,053,341	£2,899,678	£2,625,737	£913,604
30% SR @LAR : 70% SO	45%	£4,370,521	£1,360,343	£1,206,718	£933,428	£-786,450
30% SR @LAR : 70% SO	50%	£2,392,295	£-349,483	£-505,440	£-782,284	£-2,512,561

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,434,862	£11,000,640	£10,845,627	£10,564,754	£8,809,294
30% SR @LAR : 70% SO	5%	£14,580,589	£9,406,242	£9,251,500	£8,971,666	£7,222,703
30% SR @LAR : 70% SO	10%	£12,713,604	£7,798,934	£7,644,434	£7,365,589	£5,622,807
30% SR @LAR : 70% SO	15%	£10,830,978	£6,178,884	£6,024,596	£5,746,689	£4,009,775
30% SR @LAR : 70% SO	20%	£8,924,700	£4,546,259	£4,392,153	£4,115,136	£2,383,780
30% SR @LAR : 70% SO	25%	£7,006,014	£2,901,225	£2,747,273	£2,471,097	£744,995
30% SR @LAR : 70% SO	30%	£5,075,085	£1,243,949	£1,090,122	£814,738	£-906,412
30% SR @LAR : 70% SO	35%	£3,132,082	£-425,401	£-579,132	£-853,771	£-2,570,266
30% SR @LAR : 70% SO	40%	£1,177,172	£-2,106,659	£-2,260,322	£-2,534,263	£-4,246,396
30% SR @LAR : 70% SO	45%	£-789,479	£-3,799,657	£-3,953,282	£-4,226,572	£-5,946,450
30% SR @LAR : 70% SO	50%	£-2,767,705	£-5,509,483	£-5,665,440	£-5,942,284	£-7,672,561

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,314,862	£7,880,640	£7,725,627	£7,444,754	£5,689,294
30% SR @LAR : 70% SO	5%	£11,460,589	£6,286,242	£6,131,500	£5,851,666	£4,102,703
30% SR @LAR : 70% SO	10%	£9,593,604	£4,678,934	£4,524,434	£4,245,589	£2,502,807
30% SR @LAR : 70% SO	15%	£7,710,978	£3,058,884	£2,904,596	£2,626,689	£889,775
30% SR @LAR : 70% SO	20%	£5,804,700	£1,426,259	£1,272,153	£995,136	£-736,220
30% SR @LAR : 70% SO	25%	£3,886,014	£-218,775	£-372,727	£-648,903	£-2,375,005
30% SR @LAR : 70% SO	30%	£1,955,085	£-1,876,051	£-2,029,878	£-2,305,262	£-4,026,412
30% SR @LAR : 70% SO	35%	£12,082	£-3,545,401	£-3,699,132	£-3,973,771	£-5,690,266
30% SR @LAR : 70% SO	40%	£-1,942,828	£-5,226,659	£-5,380,322	£-5,654,263	£-7,366,396
30% SR @LAR : 70% SO	45%	£-3,909,479	£-6,919,657	£-7,073,282	£-7,346,572	£-9,066,450
30% SR @LAR : 70% SO	50%	£-5,887,705	£-8,629,483	£-8,785,440	£-9,062,284	£-10,792,561

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,714,862	£7,280,640	£7,125,627	£6,844,754	£5,089,294
30% SR @LAR : 70% SO	5%	£10,860,589	£5,686,242	£5,531,500	£5,251,666	£3,502,703
30% SR @LAR : 70% SO	10%	£8,993,604	£4,078,934	£3,924,434	£3,645,589	£1,902,807
30% SR @LAR : 70% SO	15%	£7,110,978	£2,458,884	£2,304,596	£2,026,689	£289,775
30% SR @LAR : 70% SO	20%	£5,204,700	£826,259	£672,153	£395,136	£-1,336,220
30% SR @LAR : 70% SO	25%	£3,286,014	£-818,775	£-972,727	£-1,248,903	£-2,975,005
30% SR @LAR : 70% SO	30%	£1,355,085	£-2,476,051	£-2,629,878	£-2,905,262	£-4,626,412
30% SR @LAR : 70% SO	35%	£-587,918	£-4,145,401	£-4,299,132	£-4,573,771	£-6,290,266
30% SR @LAR : 70% SO	40%	£-2,542,828	£-5,826,659	£-5,980,322	£-6,254,263	£-7,966,396
30% SR @LAR : 70% SO	45%	£-4,509,479	£-7,519,657	£-7,673,282	£-7,946,572	£-9,666,450
30% SR @LAR : 70% SO	50%	£-6,487,705	£-9,229,483	£-9,385,440	£-9,662,284	£-11,392,561

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,964,862	£4,520,640	£4,365,627	£4,084,754	£2,329,294
30% SR @LAR : 70% SO	5%	£8,100,589	£2,926,242	£2,771,500	£2,491,666	£742,703
30% SR @LAR : 70% SO	10%	£6,233,604	£1,318,934	£1,164,434	£885,589	£-887,193
30% SR @LAR : 70% SO	15%	£4,350,978	£-301,116	£-455,404	£-733,311	£-2,470,225
30% SR @LAR : 70% SO	20%	£2,444,700	£-1,933,741	£-2,087,847	£-2,364,864	£-4,096,220
30% SR @LAR : 70% SO	25%	£526,014	£-3,578,775	£-3,732,727	£-4,008,903	£-5,735,005
30% SR @LAR : 70% SO	30%	£-1,404,915	£-5,236,051	£-5,389,878	£-5,665,262	£-7,386,412
30% SR @LAR : 70% SO	35%	£-3,347,918	£-6,905,401	£-7,059,132	£-7,333,771	£-9,050,266
30% SR @LAR : 70% SO	40%	£-5,302,828	£-8,586,659	£-8,740,322	£-9,014,263	£-10,726,396
30% SR @LAR : 70% SO	45%	£-7,269,479	£-10,279,657	£-10,433,282	£-10,706,572	£-12,426,450
30% SR @LAR : 70% SO	50%	£-9,247,705	£-11,989,483	£-12,145,440	£-12,422,284	£-14,152,561

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£725 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,035,526	£19,643,494	£19,488,481	£19,207,608	£17,452,147
30% SR @LAR : 70% SO	5%	£23,046,525	£17,912,827	£17,758,085	£17,478,251	£15,729,288
30% SR @LAR : 70% SO	10%	£21,044,811	£16,169,249	£16,014,749	£15,735,904	£13,993,122
30% SR @LAR : 70% SO	15%	£19,030,547	£14,412,931	£14,258,642	£13,980,735	£12,243,821
30% SR @LAR : 70% SO	20%	£17,003,899	£12,644,036	£12,489,931	£12,212,913	£10,481,557
30% SR @LAR : 70% SO	25%	£14,965,032	£10,862,733	£10,708,781	£10,432,605	£8,706,503
30% SR @LAR : 70% SO	30%	£12,900,325	£9,069,189	£8,915,361	£8,639,977	£6,918,828
30% SR @LAR : 70% SO	35%	£10,821,053	£7,263,569	£7,109,837	£6,835,199	£5,118,705
30% SR @LAR : 70% SO	40%	£8,729,873	£5,446,042	£5,292,378	£5,018,437	£3,306,305
30% SR @LAR : 70% SO	45%	£6,626,952	£3,616,774	£3,463,150	£3,189,860	£1,481,801
30% SR @LAR : 70% SO	50%	£4,512,458	£1,775,932	£1,622,318	£1,349,636	£-360,048

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,875,526	£14,493,494	£14,328,481	£14,047,608	£12,292,147
30% SR @LAR : 70% SO	5%	£17,886,525	£12,752,827	£12,598,085	£12,318,251	£10,569,288
30% SR @LAR : 70% SO	10%	£15,884,811	£11,009,249	£10,854,749	£10,575,904	£8,833,122
30% SR @LAR : 70% SO	15%	£13,870,547	£9,252,931	£9,098,642	£8,820,735	£7,083,821
30% SR @LAR : 70% SO	20%	£11,843,899	£7,484,036	£7,329,931	£7,052,913	£5,321,557
30% SR @LAR : 70% SO	25%	£9,805,032	£5,702,733	£5,548,781	£5,272,605	£3,546,503
30% SR @LAR : 70% SO	30%	£7,740,325	£3,909,189	£3,755,361	£3,479,977	£1,758,828
30% SR @LAR : 70% SO	35%	£5,661,053	£2,103,569	£1,949,837	£1,675,199	£-41,295
30% SR @LAR : 70% SO	40%	£3,569,873	£286,042	£132,378	£-141,563	£-1,853,695
30% SR @LAR : 70% SO	45%	£1,466,952	£-1,543,226	£-1,696,850	£-1,970,140	£-3,678,199
30% SR @LAR : 70% SO	50%	£-647,542	£-3,384,068	£-3,537,682	£-3,810,364	£-5,520,048

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,755,526	£11,363,494	£11,208,481	£10,927,608	£9,172,147
30% SR @LAR : 70% SO	5%	£14,766,525	£9,632,827	£9,478,085	£9,198,251	£7,449,288
30% SR @LAR : 70% SO	10%	£12,764,811	£7,889,249	£7,734,749	£7,455,904	£5,713,122
30% SR @LAR : 70% SO	15%	£10,750,547	£6,132,931	£5,978,642	£5,700,735	£3,963,821
30% SR @LAR : 70% SO	20%	£8,723,899	£4,364,036	£4,209,931	£3,932,913	£2,201,557
30% SR @LAR : 70% SO	25%	£6,685,032	£2,582,733	£2,428,781	£2,152,605	£426,503
30% SR @LAR : 70% SO	30%	£4,620,325	£789,189	£635,361	£359,977	£-136,172
30% SR @LAR : 70% SO	35%	£2,541,053	£-1,016,431	£-1,170,163	£-1,444,801	£-3,161,295
30% SR @LAR : 70% SO	40%	£449,873	£-2,833,958	£-2,987,622	£-3,261,563	£-4,973,695
30% SR @LAR : 70% SO	45%	£-1,653,048	£-4,663,226	£-4,816,850	£-5,090,140	£-6,798,199
30% SR @LAR : 70% SO	50%	£-3,767,542	£-6,504,068	£-6,657,682	£-6,930,364	£-8,640,048

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,155,526	£10,763,494	£10,608,481	£10,327,608	£8,572,147
30% SR @LAR : 70% SO	5%	£14,166,525	£9,032,827	£8,878,085	£8,598,251	£6,849,288
30% SR @LAR : 70% SO	10%	£12,164,811	£7,289,249	£7,134,749	£6,855,904	£5,113,122
30% SR @LAR : 70% SO	15%	£10,150,547	£5,532,931	£5,378,642	£5,100,735	£3,363,821
30% SR @LAR : 70% SO	20%	£8,123,899	£3,764,036	£3,609,931	£3,332,913	£1,601,557
30% SR @LAR : 70% SO	25%	£6,085,032	£1,982,733	£1,828,781	£1,552,605	£-173,497
30% SR @LAR : 70% SO	30%	£4,020,325	£189,189	£35,361	£-240,023	£-1,961,172
30% SR @LAR : 70% SO	35%	£1,941,053	£-1,616,431	£-1,770,163	£-2,044,801	£-3,761,295
30% SR @LAR : 70% SO	40%	£-150,127	£-3,433,958	£-3,587,622	£-3,861,563	£-5,573,695
30% SR @LAR : 70% SO	45%	£-2,253,048	£-5,263,226	£-5,416,850	£-5,690,140	£-7,398,199
30% SR @LAR : 70% SO	50%	£-4,367,542	£-7,104,068	£-7,257,682	£-7,530,364	£-9,240,048

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,395,526	£8,003,494	£7,848,481	£7,567,608	£5,812,147
30% SR @LAR : 70% SO	5%	£11,406,525	£6,272,827	£6,118,085	£5,838,251	£4,089,288
30% SR @LAR : 70% SO	10%	£9,404,811	£4,529,249	£4,374,749	£4,095,904	£2,353,122
30% SR @LAR : 70% SO	15%	£7,390,547	£2,772,931	£2,618,642	£2,340,735	£603,821
30% SR @LAR : 70% SO	20%	£5,363,899	£1,004,036	£849,931	£572,913	£-1,158,443
30% SR @LAR : 70% SO	25%	£3,325,032	£-1,777,267	£-1,931,219	£-2,107,395	£-2,933,497
30% SR @LAR : 70% SO	30%	£1,260,325	£-3,570,811	£-3,724,639	£-3,000,023	£-4,721,172
30% SR @LAR : 70% SO	35%	£-818,947	£-5,376,431	£-5,530,163	£-5,804,801	£-6,521,295
30% SR @LAR : 70% SO	40%	£-2,910,127	£-7,193,958	£-7,347,622	£-7,621,563	£-8,333,695
30% SR @LAR : 70% SO	45%	£-5,013,048	£-9,023,226	£-9,176,850	£-9,450,140	£-10,158,199
30% SR @LAR : 70% SO	50%	£-7,127,542	£-10,864,068	£-11,017,682	£-11,290,364	£-12,000,048

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £750 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£28,476,190	£23,085,392	£22,932,709	£22,656,057	£20,926,980
30% SR @LAR : 70% SO	5%	£26,352,247	£21,230,989	£21,078,572	£20,802,945	£19,075,656
30% SR @LAR : 70% SO	10%	£24,215,590	£19,363,872	£19,211,693	£18,937,040	£17,203,004
30% SR @LAR : 70% SO	15%	£22,066,385	£17,484,207	£17,332,039	£17,054,132	£15,317,218
30% SR @LAR : 70% SO	20%	£19,904,796	£15,580,948	£15,426,841	£15,149,825	£13,418,469
30% SR @LAR : 70% SO	25%	£17,730,986	£13,663,159	£13,509,207	£13,233,030	£11,506,929
30% SR @LAR : 70% SO	30%	£15,545,121	£11,733,129	£11,579,301	£11,303,918	£9,582,768
30% SR @LAR : 70% SO	35%	£13,347,365	£9,791,024	£9,637,293	£9,362,654	£7,646,160
30% SR @LAR : 70% SO	40%	£11,120,843	£7,837,012	£7,683,347	£7,409,407	£5,697,275
30% SR @LAR : 70% SO	45%	£8,881,436	£5,871,258	£5,717,634	£5,444,344	£3,736,285
30% SR @LAR : 70% SO	50%	£6,630,457	£3,893,930	£3,740,317	£3,467,634	£1,763,362

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,316,190	£17,925,392	£17,772,709	£17,496,057	£15,766,980
30% SR @LAR : 70% SO	5%	£21,192,247	£16,070,989	£15,918,572	£15,642,945	£13,915,656
30% SR @LAR : 70% SO	10%	£19,055,590	£14,203,872	£14,051,693	£13,777,040	£12,043,004
30% SR @LAR : 70% SO	15%	£16,906,385	£12,324,207	£12,172,039	£11,894,132	£10,157,218
30% SR @LAR : 70% SO	20%	£14,744,796	£10,420,948	£10,266,841	£9,989,825	£8,258,469
30% SR @LAR : 70% SO	25%	£12,570,986	£8,503,159	£8,349,207	£8,073,030	£6,346,929
30% SR @LAR : 70% SO	30%	£10,385,121	£6,573,129	£6,419,301	£6,143,918	£4,422,768
30% SR @LAR : 70% SO	35%	£8,187,365	£4,631,024	£4,477,293	£4,202,654	£2,486,160
30% SR @LAR : 70% SO	40%	£5,960,843	£2,677,012	£2,523,347	£2,249,407	£537,275
30% SR @LAR : 70% SO	45%	£3,721,436	£7,121,258	£557,634	£284,344	£-1,423,715
30% SR @LAR : 70% SO	50%	£1,470,457	£-1,266,070	£-1,419,683	£-1,682,366	£-3,396,638

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,196,190	£14,805,392	£14,652,709	£14,376,057	£12,646,980
30% SR @LAR : 70% SO	5%	£18,072,247	£12,950,989	£12,798,572	£12,522,945	£10,795,656
30% SR @LAR : 70% SO	10%	£15,935,590	£11,083,872	£10,931,693	£10,657,040	£8,923,004
30% SR @LAR : 70% SO	15%	£13,786,385	£9,204,207	£9,052,039	£8,774,132	£7,037,218
30% SR @LAR : 70% SO	20%	£11,624,796	£7,300,948	£7,146,841	£6,869,825	£5,138,469
30% SR @LAR : 70% SO	25%	£9,450,986	£5,383,159	£5,229,207	£4,953,030	£3,226,929
30% SR @LAR : 70% SO	30%	£7,265,121	£3,453,129	£3,299,301	£3,023,918	£1,302,768
30% SR @LAR : 70% SO	35%	£5,067,365	£1,511,024	£1,357,293	£1,082,654	£-633,840
30% SR @LAR : 70% SO	40%	£2,840,843	£-442,988	£-596,653	£-870,593	£-2,582,725
30% SR @LAR : 70% SO	45%	£601,436	£-2,408,742	£-2,562,366	£-2,835,656	£-4,543,715
30% SR @LAR : 70% SO	50%	£-1,649,543	£-4,386,070	£-4,539,683	£-4,812,366	£-6,516,638

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,596,190	£14,205,392	£14,052,709	£13,776,057	£12,046,980
30% SR @LAR : 70% SO	5%	£17,472,247	£12,350,989	£12,198,572	£11,922,945	£10,195,656
30% SR @LAR : 70% SO	10%	£15,335,590	£10,483,872	£10,331,693	£10,057,040	£8,323,004
30% SR @LAR : 70% SO	15%	£13,186,385	£8,604,207	£8,452,039	£8,174,132	£6,437,218
30% SR @LAR : 70% SO	20%	£11,024,796	£6,700,948	£6,546,841	£6,269,825	£4,538,469
30% SR @LAR : 70% SO	25%	£8,850,986	£4,783,159	£4,629,207	£4,353,030	£2,626,929
30% SR @LAR : 70% SO	30%	£6,665,121	£2,853,129	£2,699,301	£2,423,918	£702,768
30% SR @LAR : 70% SO	35%	£4,467,365	£911,024	£757,293	£482,654	£-1,233,840
30% SR @LAR : 70% SO	40%	£2,240,843	£-1,042,988	£-1,196,653	£-1,470,593	£-3,182,725
30% SR @LAR : 70% SO	45%	£1,436	£-3,008,742	£-3,162,366	£-3,435,656	£-5,143,715
30% SR @LAR : 70% SO	50%	£-2,249,543	£-4,986,070	£-5,139,683	£-5,412,366	£-7,116,638

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,836,190	£11,445,392	£11,292,709	£11,016,057	£9,286,980
30% SR @LAR : 70% SO	5%	£14,712,247	£9,590,989	£9,438,572	£9,162,945	£7,435,656
30% SR @LAR : 70% SO	10%	£12,575,590	£7,723,872	£7,571,693	£7,297,040	£5,563,004
30% SR @LAR : 70% SO	15%	£10,426,385	£5,844,207	£5,692,039	£5,414,132	£3,677,218
30% SR @LAR : 70% SO	20%	£8,264,796	£3,940,948	£3,786,841	£3,509,825	£1,778,469
30% SR @LAR : 70% SO	25%	£6,090,986	£2,023,159	£1,869,207	£1,593,030	£-133,071
30% SR @LAR : 70% SO	30%	£3,905,121	£93,129	£-60,699	£-336,082	£-2,057,232
30% SR @LAR : 70% SO	35%	£1,707,365	£-1,848,976	£-2,002,707	£-2,277,346	£-3,993,840
30% SR @LAR : 70% SO	40%	£-519,157	£-3,802,988	£-3,956,653	£-4,230,593	£-5,942,725
30% SR @LAR : 70% SO	45%	£-2,758,564	£-5,768,742	£-5,922,366	£-6,195,656	£-7,903,715
30% SR @LAR : 70% SO	50%	£-5,009,543	£-7,746,070	£-7,899,683	£-8,172,366	£-9,876,638

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £775 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£31,916,854	£26,526,057	£26,373,373	£26,096,720	£24,367,643
30% SR @LAR : 70% SO	5%	£29,658,182	£24,536,924	£24,384,508	£24,108,879	£22,386,202
30% SR @LAR : 70% SO	10%	£27,386,797	£22,535,079	£22,382,900	£22,108,246	£20,391,656
30% SR @LAR : 70% SO	15%	£25,102,863	£20,520,685	£20,368,715	£20,094,985	£18,384,174
30% SR @LAR : 70% SO	20%	£22,806,544	£18,493,906	£18,342,116	£18,069,263	£16,356,246
30% SR @LAR : 70% SO	25%	£20,498,006	£16,454,907	£16,303,269	£16,031,243	£14,308,437
30% SR @LAR : 70% SO	30%	£18,177,412	£14,398,368	£14,244,541	£13,969,156	£12,248,008
30% SR @LAR : 70% SO	35%	£15,844,927	£12,319,994	£12,166,263	£11,891,624	£10,175,130
30% SR @LAR : 70% SO	40%	£13,500,715	£10,229,712	£10,076,049	£9,802,108	£8,089,976
30% SR @LAR : 70% SO	45%	£11,137,869	£8,127,690	£7,974,065	£7,700,776	£5,992,717
30% SR @LAR : 70% SO	50%	£8,750,620	£6,014,093	£5,860,480	£5,587,797	£3,883,525

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,756,854	£21,366,057	£21,213,373	£20,936,720	£19,207,643
30% SR @LAR : 70% SO	5%	£24,498,182	£19,376,924	£19,224,508	£18,948,879	£17,226,202
30% SR @LAR : 70% SO	10%	£22,226,797	£17,375,079	£17,222,900	£16,948,246	£15,231,656
30% SR @LAR : 70% SO	15%	£19,942,863	£15,360,685	£15,208,715	£14,934,985	£13,224,174
30% SR @LAR : 70% SO	20%	£17,646,544	£13,333,906	£13,182,116	£12,909,263	£11,196,246
30% SR @LAR : 70% SO	25%	£15,338,006	£11,294,907	£11,143,269	£10,871,243	£9,148,437
30% SR @LAR : 70% SO	30%	£13,017,412	£9,238,368	£9,084,541	£8,809,156	£7,088,008
30% SR @LAR : 70% SO	35%	£10,684,927	£7,159,994	£7,006,263	£6,731,624	£5,015,130
30% SR @LAR : 70% SO	40%	£8,340,715	£5,069,712	£4,916,049	£4,642,108	£2,929,976
30% SR @LAR : 70% SO	45%	£5,977,869	£2,967,690	£2,814,065	£2,540,776	£832,717
30% SR @LAR : 70% SO	50%	£3,590,620	£854,093	£700,480	£427,797	£-1,276,475

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,636,854	£18,246,057	£18,093,373	£17,816,720	£16,087,643
30% SR @LAR : 70% SO	5%	£21,378,182	£16,256,924	£16,104,508	£15,828,879	£14,106,202
30% SR @LAR : 70% SO	10%	£19,106,797	£14,255,079	£14,102,900	£13,828,246	£12,111,656
30% SR @LAR : 70% SO	15%	£16,822,863	£12,240,685	£12,088,715	£11,814,985	£10,104,174
30% SR @LAR : 70% SO	20%	£14,526,544	£10,213,906	£10,062,116	£9,789,263	£8,076,246
30% SR @LAR : 70% SO	25%	£12,218,006	£8,174,907	£8,023,269	£7,751,243	£6,028,437
30% SR @LAR : 70% SO	30%	£9,897,412	£6,118,368	£5,964,541	£5,689,156	£3,968,008
30% SR @LAR : 70% SO	35%	£7,564,927	£4,039,994	£3,886,263	£3,611,624	£1,895,130
30% SR @LAR : 70% SO	40%	£5,220,715	£1,949,712	£1,796,049	£1,522,108	£-190,024
30% SR @LAR : 70% SO	45%	£2,857,869	£-152,310	£-305,935	£-578,224	£-2,287,283
30% SR @LAR : 70% SO	50%	£470,620	£-2,265,907	£-2,419,520	£-2,682,203	£-4,396,475

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,036,854	£17,646,057	£17,493,373	£17,216,720	£15,487,643
30% SR @LAR : 70% SO	5%	£20,778,182	£15,656,924	£15,504,508	£15,228,879	£13,506,202
30% SR @LAR : 70% SO	10%	£18,506,797	£13,655,079	£13,502,900	£13,228,246	£11,511,656
30% SR @LAR : 70% SO	15%	£16,222,863	£11,640,685	£11,488,715	£11,214,985	£9,504,174
30% SR @LAR : 70% SO	20%	£13,926,544	£9,613,906	£9,462,116	£9,189,263	£7,476,246
30% SR @LAR : 70% SO	25%	£11,618,006	£7,574,907	£7,423,269	£7,151,243	£5,428,437
30% SR @LAR : 70% SO	30%	£9,297,412	£5,518,368	£5,364,541	£5,089,156	£3,368,008
30% SR @LAR : 70% SO	35%	£6,964,927	£3,439,994	£3,286,263	£3,011,624	£1,295,130
30% SR @LAR : 70% SO	40%	£4,620,715	£1,349,712	£1,196,049	£922,108	£-790,024
30% SR @LAR : 70% SO	45%	£2,257,869	£-152,310	£-305,935	£-1,178,224	£-2,887,283
30% SR @LAR : 70% SO	50%	£-128,380	£-2,865,907	£-3,019,520	£-3,292,203	£-4,996,475

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,276,854	£14,896,057	£14,733,373	£14,456,720	£12,727,643
30% SR @LAR : 70% SO	5%	£18,018,182	£12,896,924	£12,744,508	£12,468,879	£10,746,202
30% SR @LAR : 70% SO	10%	£15,746,797	£10,895,079	£10,742,900	£10,468,246	£8,751,656
30% SR @LAR : 70% SO	15%	£13,462,863	£8,880,685	£8,728,715	£8,454,985	£6,744,174
30% SR @LAR : 70% SO	20%	£11,166,544	£6,853,906	£6,702,116	£6,429,263	£4,716,246
30% SR @LAR : 70% SO	25%	£8,858,006	£4,814,907	£4,663,269	£4,391,243	£2,668,437
30% SR @LAR : 70% SO	30%	£6,537,412	£2,758,368	£2,604,541	£2,329,156	£608,008
30% SR @LAR : 70% SO	35%	£4,204,927	£679,994	£526,263	£251,624	£-1,464,070
30% SR @LAR : 70% SO	40%	£1,860,715	£-1,410,288	£-1,583,951	£-1,837,892	£-3,550,024
30% SR @LAR : 70% SO	45%	£-502,131	£-3,512,310	£-3,665,935	£-3,939,224	£-5,647,283
30% SR @LAR : 70% SO	50%	£-2,889,380	£-5,625,907	£-5,779,520	£-6,052,203	£-7,756,475

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £800 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£35,357,518	£29,966,720	£29,814,037	£29,537,385	£27,808,308
30% SR @LAR : 70% SO	5%	£32,948,574	£27,827,316	£27,674,899	£27,399,272	£25,676,593
30% SR @LAR : 70% SO	10%	£30,526,916	£25,675,198	£25,523,019	£25,248,366	£23,531,775
30% SR @LAR : 70% SO	15%	£28,092,710	£23,510,532	£23,358,562	£23,084,832	£21,374,022
30% SR @LAR : 70% SO	20%	£25,646,119	£21,333,481	£21,181,691	£20,908,838	£19,203,502
30% SR @LAR : 70% SO	25%	£23,187,309	£19,144,210	£18,992,572	£18,720,546	£17,020,385
30% SR @LAR : 70% SO	30%	£20,716,442	£16,942,884	£16,791,369	£16,520,123	£14,818,562
30% SR @LAR : 70% SO	35%	£18,233,685	£14,729,666	£14,578,245	£14,307,734	£12,593,635
30% SR @LAR : 70% SO	40%	£15,739,201	£12,496,168	£12,342,504	£12,068,563	£10,356,432
30% SR @LAR : 70% SO	45%	£13,233,154	£10,242,096	£10,088,471	£9,815,182	£8,107,122
30% SR @LAR : 70% SO	50%	£10,712,976	£7,976,449	£7,822,836	£7,550,152	£5,845,881

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£30,197,518	£24,806,720	£24,654,037	£24,377,385	£22,648,308
30% SR @LAR : 70% SO	5%	£27,788,574	£22,667,316	£22,514,899	£22,239,272	£20,516,593
30% SR @LAR : 70% SO	10%	£25,366,916	£20,515,198	£20,363,019	£20,088,366	£18,371,775
30% SR @LAR : 70% SO	15%	£22,932,710	£18,350,532	£18,198,562	£17,924,832	£16,214,022
30% SR @LAR : 70% SO	20%	£20,486,119	£16,173,481	£16,021,691	£15,748,838	£14,043,502
30% SR @LAR : 70% SO	25%	£18,027,309	£13,984,210	£13,832,572	£13,560,546	£11,860,385
30% SR @LAR : 70% SO	30%	£15,556,442	£11,782,884	£11,631,369	£11,360,123	£9,658,562
30% SR @LAR : 70% SO	35%	£13,073,685	£9,569,666	£9,418,245	£9,147,734	£7,433,635
30% SR @LAR : 70% SO	40%	£10,579,201	£7,336,168	£7,182,504	£6,908,563	£5,196,432
30% SR @LAR : 70% SO	45%	£8,073,154	£5,082,096	£4,928,471	£4,655,182	£2,947,122
30% SR @LAR : 70% SO	50%	£5,552,976	£2,816,449	£2,662,836	£2,390,152	£685,881

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,077,518	£21,686,720	£21,534,037	£21,257,385	£19,528,308
30% SR @LAR : 70% SO	5%	£24,668,574	£19,547,316	£19,394,899	£19,119,272	£17,396,593
30% SR @LAR : 70% SO	10%	£22,246,916	£17,395,198	£17,243,019	£16,968,366	£15,251,775
30% SR @LAR : 70% SO	15%	£19,812,710	£15,230,532	£15,078,562	£14,804,832	£13,094,022
30% SR @LAR : 70% SO	20%	£17,366,119	£13,053,481	£12,901,691	£12,628,838	£10,923,502
30% SR @LAR : 70% SO	25%	£14,907,309	£10,864,210	£10,712,572	£10,440,546	£8,740,385
30% SR @LAR : 70% SO	30%	£12,436,442	£8,662,884	£8,511,369	£8,240,123	£6,538,562
30% SR @LAR : 70% SO	35%	£9,953,685	£6,449,666	£6,298,245	£6,027,734	£4,313,635
30% SR @LAR : 70% SO	40%	£7,459,201	£4,216,168	£4,062,504	£3,788,563	£2,076,432
30% SR @LAR : 70% SO	45%	£4,953,154	£1,962,096	£1,808,471	£1,535,182	£-172,878
30% SR @LAR : 70% SO	50%	£2,432,976	£-303,551	£-457,164	£-729,848	£-2,434,119

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,477,518	£21,086,720	£20,934,037	£20,657,385	£18,928,308
30% SR @LAR : 70% SO	5%	£24,068,574	£18,947,316	£18,794,899	£18,519,272	£16,796,593
30% SR @LAR : 70% SO	10%	£21,646,916	£16,795,198	£16,643,019	£16,368,366	£14,651,775
30% SR @LAR : 70% SO	15%	£19,212,710	£14,630,532	£14,478,562	£14,204,832	£12,494,022
30% SR @LAR : 70% SO	20%	£16,766,119	£12,453,481	£12,301,691	£12,028,838	£10,323,502
30% SR @LAR : 70% SO	25%	£14,307,309	£10,264,210	£10,112,572	£9,840,546	£8,140,385
30% SR @LAR : 70% SO	30%	£11,836,442	£8,062,884	£7,911,369	£7,640,123	£5,938,562
30% SR @LAR : 70% SO	35%	£9,353,685	£5,849,666	£5,698,245	£5,427,734	£3,713,635
30% SR @LAR : 70% SO	40%	£6,859,201	£3,616,168	£3,462,504	£3,188,563	£1,476,432
30% SR @LAR : 70% SO	45%	£4,353,154	£1,362,096	£1,208,471	£935,182	£-772,878
30% SR @LAR : 70% SO	50%	£1,832,976	£-903,551	£-1,057,164	£-1,329,848	£-3,034,119

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,717,518	£18,326,720	£18,174,037	£17,897,385	£16,168,308
30% SR @LAR : 70% SO	5%	£21,308,574	£16,187,316	£16,034,899	£15,759,272	£14,036,593
30% SR @LAR : 70% SO	10%	£18,886,916	£14,035,198	£13,883,019	£13,608,366	£11,991,775
30% SR @LAR : 70% SO	15%	£16,452,710	£11,870,532	£11,718,562	£11,444,832	£9,734,022
30% SR @LAR : 70% SO	20%	£14,006,119	£9,693,481	£9,541,691	£9,268,838	£7,563,502
30% SR @LAR : 70% SO	25%	£11,547,309	£7,504,210	£7,352,572	£7,080,546	£5,380,385
30% SR @LAR : 70% SO	30%	£9,076,442	£5,302,884	£5,151,369	£4,880,123	£3,178,562
30% SR @LAR : 70% SO	35%	£6,593,685	£3,089,666	£2,938,245	£2,667,734	£953,635
30% SR @LAR : 70% SO	40%	£4,099,201	£856,168	£702,504	£428,563	£-1,283,598
30% SR @LAR : 70% SO	45%	£1,593,154	£-1,397,904	£-1,551,529	£-1,824,818	£-3,532,878
30% SR @LAR : 70% SO	50%	£-927,024	£-3,663,551	£-3,817,164	£-4,089,848	£-5,794,119

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area
£825 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£38,798,182	£33,407,384	£33,254,701	£32,978,049	£31,248,971
30% SR @LAR : 70% SO	5%	£36,233,121	£31,111,863	£30,959,447	£30,683,818	£28,961,140
30% SR @LAR : 70% SO	10%	£33,655,347	£28,803,629	£28,651,450	£28,376,796	£26,660,206
30% SR @LAR : 70% SO	15%	£31,065,024	£26,482,846	£26,330,876	£26,057,146	£24,346,336
30% SR @LAR : 70% SO	20%	£28,462,316	£24,149,678	£23,997,888	£23,725,035	£22,019,699
30% SR @LAR : 70% SO	25%	£25,847,389	£21,804,291	£21,652,653	£21,380,627	£19,680,466
30% SR @LAR : 70% SO	30%	£23,220,406	£19,446,848	£19,295,332	£19,024,087	£17,328,805
30% SR @LAR : 70% SO	35%	£20,581,532	£17,077,514	£16,926,093	£16,655,582	£14,964,884
30% SR @LAR : 70% SO	40%	£17,930,932	£14,696,453	£14,545,099	£14,275,274	£12,575,419
30% SR @LAR : 70% SO	45%	£15,268,769	£12,303,100	£12,149,476	£11,876,186	£10,168,127
30% SR @LAR : 70% SO	50%	£12,595,207	£9,879,470	£9,725,857	£9,453,173	£7,748,902

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£33,638,182	£28,247,384	£28,094,701	£27,818,049	£26,088,971
30% SR @LAR : 70% SO	5%	£31,073,121	£25,951,863	£25,799,447	£25,523,818	£23,801,140
30% SR @LAR : 70% SO	10%	£28,495,347	£23,643,629	£23,491,450	£23,216,796	£21,500,206
30% SR @LAR : 70% SO	15%	£25,905,024	£21,322,846	£21,170,876	£20,897,146	£19,186,336
30% SR @LAR : 70% SO	20%	£23,302,316	£18,989,678	£18,837,888	£18,565,035	£16,859,699
30% SR @LAR : 70% SO	25%	£20,687,389	£16,644,291	£16,492,653	£16,220,627	£14,520,466
30% SR @LAR : 70% SO	30%	£18,060,406	£14,286,848	£14,135,332	£13,864,087	£12,168,805
30% SR @LAR : 70% SO	35%	£15,421,532	£11,917,514	£11,766,093	£11,495,582	£9,804,884
30% SR @LAR : 70% SO	40%	£12,770,932	£9,536,453	£9,385,099	£9,115,274	£7,415,419
30% SR @LAR : 70% SO	45%	£10,108,769	£7,143,100	£6,989,476	£6,716,186	£5,008,127
30% SR @LAR : 70% SO	50%	£7,435,207	£4,719,470	£4,565,857	£4,293,173	£2,588,902

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£30,518,182	£25,127,384	£24,974,701	£24,698,049	£22,968,971
30% SR @LAR : 70% SO	5%	£27,953,121	£22,831,863	£22,679,447	£22,403,818	£20,681,140
30% SR @LAR : 70% SO	10%	£25,375,347	£20,523,629	£20,371,450	£20,096,796	£18,380,206
30% SR @LAR : 70% SO	15%	£22,785,024	£18,202,846	£18,050,876	£17,777,146	£16,066,336
30% SR @LAR : 70% SO	20%	£20,182,316	£15,869,678	£15,717,888	£15,445,035	£13,739,699
30% SR @LAR : 70% SO	25%	£17,567,389	£13,524,291	£13,372,653	£13,100,627	£11,400,466
30% SR @LAR : 70% SO	30%	£14,940,406	£11,166,848	£11,015,332	£10,744,087	£9,048,805
30% SR @LAR : 70% SO	35%	£12,301,532	£8,797,514	£8,646,093	£8,375,582	£6,684,884
30% SR @LAR : 70% SO	40%	£9,650,932	£6,416,453	£6,265,099	£6,095,274	£4,295,419
30% SR @LAR : 70% SO	45%	£6,988,769	£4,023,100	£3,869,476	£3,596,186	£1,888,127
30% SR @LAR : 70% SO	50%	£4,315,207	£1,599,470	£1,445,857	£1,173,173	£-531,098

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£29,918,182	£24,527,384	£24,374,701	£24,098,049	£22,368,971
30% SR @LAR : 70% SO	5%	£27,353,121	£22,231,863	£22,079,447	£21,803,818	£20,081,140
30% SR @LAR : 70% SO	10%	£24,775,347	£19,923,629	£19,771,450	£19,496,796	£17,780,206
30% SR @LAR : 70% SO	15%	£22,185,024	£17,602,846	£17,450,876	£17,177,146	£15,466,336
30% SR @LAR : 70% SO	20%	£19,582,316	£15,269,678	£15,117,888	£14,845,035	£13,139,699
30% SR @LAR : 70% SO	25%	£16,967,389	£12,924,291	£12,772,653	£12,500,627	£10,800,466
30% SR @LAR : 70% SO	30%	£14,340,406	£10,566,848	£10,415,332	£10,144,087	£8,448,805
30% SR @LAR : 70% SO	35%	£11,701,532	£8,197,514	£8,046,093	£7,775,582	£6,084,884
30% SR @LAR : 70% SO	40%	£9,050,932	£5,816,453	£5,665,099	£5,395,274	£3,695,419
30% SR @LAR : 70% SO	45%	£6,388,769	£3,423,100	£3,269,476	£2,996,186	£1,288,127
30% SR @LAR : 70% SO	50%	£3,715,207	£999,470	£845,857	£573,173	£-1,131,098

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,158,182	£21,767,384	£21,614,701	£21,338,049	£19,608,971
30% SR @LAR : 70% SO	5%	£24,593,121	£19,471,863	£19,319,447	£19,043,818	£17,321,140
30% SR @LAR : 70% SO	10%	£22,015,347	£17,163,629	£17,011,450	£16,736,796	£15,020,206
30% SR @LAR : 70% SO	15%	£19,425,024	£14,842,846	£14,690,876	£14,417,146	£12,706,336
30% SR @LAR : 70% SO	20%	£16,822,316	£12,509,678	£12,357,888	£12,085,035	£10,379,699
30% SR @LAR : 70% SO	25%	£14,207,389	£10,164,291	£10,012,653	£9,740,627	£8,040,466
30% SR @LAR : 70% SO	30%	£11,580,406	£7,806,848	£7,655,332	£7,384,087	£5,688,805
30% SR @LAR : 70% SO	35%	£8,941,532	£5,437,514	£5,286,093	£5,015,582	£3,324,884
30% SR @LAR : 70% SO	40%	£6,290,932	£3,056,453	£2,905,099	£2,635,274	£935,419
30% SR @LAR : 70% SO	45%	£3,628,769	£663,100	£509,476	£236,186	£-1,471,873
30% SR @LAR : 70% SO	50%	£955,207	£-1,760,530	£-1,914,143	£-2,186,827	£-3,891,098

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £850 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£42,238,846	£36,848,048	£36,695,366	£36,418,713	£34,689,636
30% SR @LAR : 70% SO	5%	£39,517,296	£34,396,038	£34,243,621	£33,967,993	£32,245,315
30% SR @LAR : 70% SO	10%	£36,783,032	£31,931,314	£31,779,135	£31,504,481	£29,787,891
30% SR @LAR : 70% SO	15%	£34,036,219	£29,454,041	£29,302,071	£29,028,341	£27,317,530
30% SR @LAR : 70% SO	20%	£31,277,022	£26,964,384	£26,812,593	£26,539,740	£24,834,405
30% SR @LAR : 70% SO	25%	£28,505,605	£24,462,507	£24,310,868	£24,038,842	£22,338,682
30% SR @LAR : 70% SO	30%	£25,722,132	£21,948,574	£21,797,059	£21,525,813	£19,830,531
30% SR @LAR : 70% SO	35%	£22,926,768	£19,422,750	£19,271,329	£19,000,817	£17,310,121
30% SR @LAR : 70% SO	40%	£20,119,678	£16,885,200	£16,733,845	£16,464,021	£14,777,621
30% SR @LAR : 70% SO	45%	£17,301,025	£14,336,086	£14,184,771	£13,915,589	£12,225,723
30% SR @LAR : 70% SO	50%	£14,470,975	£11,775,576	£11,624,271	£11,352,407	£9,648,135

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£37,078,846	£31,688,048	£31,535,366	£31,258,713	£29,529,636
30% SR @LAR : 70% SO	5%	£34,357,296	£29,236,038	£29,083,621	£28,807,993	£27,085,315
30% SR @LAR : 70% SO	10%	£31,623,032	£26,771,314	£26,619,135	£26,344,481	£24,627,891
30% SR @LAR : 70% SO	15%	£28,876,219	£24,294,041	£24,142,071	£23,868,341	£22,157,530
30% SR @LAR : 70% SO	20%	£26,117,022	£21,804,384	£21,652,593	£21,379,740	£19,674,405
30% SR @LAR : 70% SO	25%	£23,345,605	£19,302,507	£19,150,868	£18,878,842	£17,178,682
30% SR @LAR : 70% SO	30%	£20,562,132	£16,788,574	£16,637,059	£16,365,813	£14,670,531
30% SR @LAR : 70% SO	35%	£17,766,768	£14,262,750	£14,111,329	£13,840,817	£12,150,121
30% SR @LAR : 70% SO	40%	£14,959,678	£11,725,200	£11,573,845	£11,304,021	£9,617,621
30% SR @LAR : 70% SO	45%	£12,141,025	£9,176,086	£9,024,771	£8,755,589	£7,065,723
30% SR @LAR : 70% SO	50%	£9,310,975	£6,615,576	£6,464,271	£6,192,407	£4,488,135

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£33,958,846	£28,568,048	£28,415,366	£28,138,713	£26,409,636
30% SR @LAR : 70% SO	5%	£31,237,296	£26,116,038	£25,963,621	£25,687,993	£23,965,315
30% SR @LAR : 70% SO	10%	£28,503,032	£23,651,314	£23,499,135	£23,224,481	£21,507,891
30% SR @LAR : 70% SO	15%	£25,756,219	£21,174,041	£21,022,071	£20,748,341	£19,037,530
30% SR @LAR : 70% SO	20%	£22,997,022	£18,684,384	£18,532,593	£18,259,740	£16,554,405
30% SR @LAR : 70% SO	25%	£20,225,605	£16,182,507	£16,030,868	£15,758,842	£14,058,682
30% SR @LAR : 70% SO	30%	£17,442,132	£13,668,574	£13,517,059	£13,245,813	£11,550,531
30% SR @LAR : 70% SO	35%	£14,646,768	£11,142,750	£10,991,329	£10,720,817	£9,030,121
30% SR @LAR : 70% SO	40%	£11,839,678	£8,605,200	£8,453,845	£8,184,021	£6,497,621
30% SR @LAR : 70% SO	45%	£9,021,025	£6,056,086	£5,904,771	£5,635,589	£3,945,723
30% SR @LAR : 70% SO	50%	£6,190,975	£3,495,576	£3,344,271	£3,072,407	£1,368,135

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£33,958,846	£27,968,048	£27,815,366	£27,538,713	£25,809,636
30% SR @LAR : 70% SO	5%	£30,637,296	£25,516,038	£25,363,621	£25,087,993	£23,365,315
30% SR @LAR : 70% SO	10%	£27,903,032	£23,051,314	£22,899,135	£22,624,481	£20,907,891
30% SR @LAR : 70% SO	15%	£25,156,219	£20,574,041	£20,422,071	£20,148,341	£18,437,530
30% SR @LAR : 70% SO	20%	£22,397,022	£18,084,384	£17,932,593	£17,659,740	£15,954,405
30% SR @LAR : 70% SO	25%	£19,625,605	£15,582,507	£15,430,868	£15,158,842	£13,458,682
30% SR @LAR : 70% SO	30%	£16,842,132	£13,068,574	£12,917,059	£12,645,813	£10,950,531
30% SR @LAR : 70% SO	35%	£14,046,768	£10,542,750	£10,391,329	£10,120,817	£8,430,121
30% SR @LAR : 70% SO	40%	£11,239,678	£8,005,200	£7,853,845	£7,584,021	£5,897,621
30% SR @LAR : 70% SO	45%	£8,421,025	£5,456,086	£5,304,771	£5,035,589	£3,345,723
30% SR @LAR : 70% SO	50%	£5,590,975	£2,895,576	£2,744,271	£2,472,407	£768,135

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£30,598,846	£25,208,048	£25,055,366	£24,778,713	£23,049,636
30% SR @LAR : 70% SO	5%	£27,877,296	£22,756,038	£22,603,621	£22,327,993	£20,605,315
30% SR @LAR : 70% SO	10%	£25,143,032	£20,291,314	£20,139,135	£19,864,481	£18,147,891
30% SR @LAR : 70% SO	15%	£22,396,219	£17,814,041	£17,662,071	£17,388,341	£15,677,530
30% SR @LAR : 70% SO	20%	£19,637,022	£15,324,384	£15,172,593	£14,899,740	£13,194,405
30% SR @LAR : 70% SO	25%	£16,865,605	£12,822,507	£12,670,868	£12,398,842	£10,698,682
30% SR @LAR : 70% SO	30%	£14,082,132	£10,308,574	£10,157,059	£9,885,813	£8,190,531
30% SR @LAR : 70% SO	35%	£11,286,768	£7,782,750	£7,631,329	£7,360,817	£5,670,121
30% SR @LAR : 70% SO	40%	£8,479,678	£5,245,200	£5,093,845	£4,824,021	£3,137,621
30% SR @LAR : 70% SO	45%	£5,661,025	£2,696,086	£2,544,771	£2,275,589	£585,723
30% SR @LAR : 70% SO	50%	£2,830,975	£135,576	£-115,729	£-287,593	£-1,991,865

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£675 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,080,538	£2,720,720	£2,516,827	£2,103,052	-£490,404
30% SR @LAR : 70% SO	5%	£7,982,601	£990,772	£787,236	£374,816	-£2,236,419
30% SR @LAR : 70% SO	10%	£5,865,739	-£769,665	-£975,985	-£1,393,399	-£4,002,235
30% SR @LAR : 70% SO	15%	£3,730,172	-£2,564,213	-£2,770,249	-£3,186,439	-£5,787,628
30% SR @LAR : 70% SO	20%	£1,576,114	-£4,377,531	-£4,583,324	-£4,998,364	-£7,592,370
30% SR @LAR : 70% SO	25%	-£605,315	-£6,209,402	-£6,414,991	-£6,828,955	-£9,416,236
30% SR @LAR : 70% SO	30%	-£2,829,125	-£8,059,607	-£8,265,027	-£8,677,989	-£11,259,001
30% SR @LAR : 70% SO	35%	-£5,071,047	-£9,927,924	-£10,133,216	-£10,545,246	-£13,120,436
30% SR @LAR : 70% SO	40%	-£7,330,863	-£11,814,134	-£12,019,336	-£12,430,505	-£15,000,318
30% SR @LAR : 70% SO	45%	-£9,608,352	-£13,718,017	-£13,923,167	-£14,333,546	-£16,898,419
30% SR @LAR : 70% SO	50%	-£11,903,295	-£15,639,353	-£15,844,488	-£16,254,147	-£18,814,514

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,920,538	-£2,439,280	-£2,643,173	-£3,096,948	-£5,650,404
30% SR @LAR : 70% SO	5%	£2,822,601	-£4,169,228	-£4,372,764	-£4,785,184	-£7,386,419
30% SR @LAR : 70% SO	10%	£705,739	-£5,929,665	-£6,135,985	-£6,553,399	-£9,162,235
30% SR @LAR : 70% SO	15%	-£1,429,828	-£7,724,213	-£7,930,249	-£8,346,439	-£10,947,628
30% SR @LAR : 70% SO	20%	-£3,583,886	-£9,537,531	-£9,743,324	-£10,158,364	-£12,752,370
30% SR @LAR : 70% SO	25%	-£5,765,315	-£11,369,402	-£11,574,991	-£11,988,955	-£14,576,236
30% SR @LAR : 70% SO	30%	-£7,989,125	-£13,219,607	-£13,425,027	-£13,837,989	-£16,419,001
30% SR @LAR : 70% SO	35%	-£10,231,047	-£15,087,924	-£15,293,216	-£15,705,246	-£18,280,436
30% SR @LAR : 70% SO	40%	-£12,490,863	-£16,974,134	-£17,179,336	-£17,590,505	-£20,160,318
30% SR @LAR : 70% SO	45%	-£14,768,352	-£18,878,017	-£19,083,167	-£19,493,546	-£22,058,419
30% SR @LAR : 70% SO	50%	-£17,063,295	-£20,799,353	-£21,004,488	-£21,414,147	-£23,974,514

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,800,538	-£5,559,280	-£5,763,173	-£6,176,948	-£8,770,404
30% SR @LAR : 70% SO	5%	-£297,399	-£7,289,228	-£7,492,764	-£7,905,184	-£10,516,419
30% SR @LAR : 70% SO	10%	-£2,414,261	-£9,049,665	-£9,255,985	-£9,673,399	-£12,282,235
30% SR @LAR : 70% SO	15%	-£4,549,828	-£10,844,213	-£11,050,249	-£11,466,439	-£14,067,628
30% SR @LAR : 70% SO	20%	-£6,703,886	-£12,657,531	-£12,863,324	-£13,278,364	-£15,872,370
30% SR @LAR : 70% SO	25%	-£8,885,315	-£14,489,402	-£14,694,991	-£15,108,955	-£17,696,236
30% SR @LAR : 70% SO	30%	-£11,109,125	-£16,339,607	-£16,545,027	-£16,957,989	-£19,539,001
30% SR @LAR : 70% SO	35%	-£13,351,047	-£18,207,924	-£18,413,216	-£18,825,246	-£21,400,436
30% SR @LAR : 70% SO	40%	-£15,610,863	-£20,094,134	-£20,299,336	-£20,710,505	-£23,280,318
30% SR @LAR : 70% SO	45%	-£17,888,352	-£21,998,017	-£22,203,167	-£22,613,546	-£25,178,419
30% SR @LAR : 70% SO	50%	-£20,183,295	-£23,919,353	-£24,124,488	-£24,534,147	-£27,094,514

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,200,538	-£6,159,280	-£6,363,173	-£6,776,948	-£9,370,404
30% SR @LAR : 70% SO	5%	-£897,399	-£7,889,228	-£8,092,764	-£8,505,184	-£11,116,419
30% SR @LAR : 70% SO	10%	-£3,014,261	-£9,649,665	-£9,855,985	-£10,273,399	-£12,882,235
30% SR @LAR : 70% SO	15%	-£5,149,828	-£11,444,213	-£11,650,249	-£12,066,439	-£14,667,628
30% SR @LAR : 70% SO	20%	-£7,303,886	-£13,257,531	-£13,463,324	-£13,878,364	-£16,472,370
30% SR @LAR : 70% SO	25%	-£9,485,315	-£15,089,402	-£15,294,991	-£15,708,955	-£18,296,236
30% SR @LAR : 70% SO	30%	-£11,709,125	-£16,939,607	-£17,145,027	-£17,557,989	-£20,139,001
30% SR @LAR : 70% SO	35%	-£13,951,047	-£18,807,924	-£19,013,216	-£19,425,246	-£22,000,436
30% SR @LAR : 70% SO	40%	-£16,210,863	-£20,694,134	-£20,899,336	-£21,310,505	-£23,880,318
30% SR @LAR : 70% SO	45%	-£18,488,352	-£22,598,017	-£22,803,167	-£23,213,546	-£25,778,419
30% SR @LAR : 70% SO	50%	-£20,783,295	-£24,519,353	-£24,724,488	-£25,134,147	-£27,694,514

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,589,462	-£8,919,280	-£9,123,173	-£9,536,948	-£12,130,404
30% SR @LAR : 70% SO	5%	-£3,657,399	-£10,649,228	-£10,852,764	-£11,265,184	-£13,876,419
30% SR @LAR : 70% SO	10%	-£5,774,261	-£12,409,665	-£12,615,985	-£13,033,399	-£15,642,235
30% SR @LAR : 70% SO	15%	-£7,909,828	-£14,204,213	-£14,410,249	-£14,826,439	-£17,427,628
30% SR @LAR : 70% SO	20%	-£10,063,886	-£16,017,531	-£16,223,324	-£16,638,364	-£19,232,370
30% SR @LAR : 70% SO	25%	-£12,245,315	-£17,849,402	-£18,054,991	-£18,488,955	-£21,056,236
30% SR @LAR : 70% SO	30%	-£14,469,125	-£19,699,607	-£19,905,027	-£20,317,989	-£22,899,001
30% SR @LAR : 70% SO	35%	-£16,711,047	-£21,567,924	-£21,773,216	-£22,185,246	-£24,760,436
30% SR @LAR : 70% SO	40%	-£18,970,863	-£23,454,134	-£23,659,336	-£24,070,505	-£26,640,318
30% SR @LAR : 70% SO	45%	-£21,248,352	-£25,358,017	-£25,563,167	-£25,973,546	-£28,538,419
30% SR @LAR : 70% SO	50%	-£23,543,295	-£27,279,353	-£27,484,488	-£27,894,147	-£30,454,514

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £700 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,522,764	£7,162,945	£6,959,052	£6,545,278	£3,959,192
30% SR @LAR : 70% SO	5%	£12,252,531	£5,260,703	£5,057,166	£4,644,747	£2,067,123
30% SR @LAR : 70% SO	10%	£9,963,374	£3,339,538	£3,136,319	£2,725,178	£155,549
30% SR @LAR : 70% SO	15%	£7,655,512	£1,399,665	£1,196,725	£786,790	£-1,802,394
30% SR @LAR : 70% SO	20%	£5,329,159	£-567,221	£-773,014	£-1,188,055	£-3,782,060
30% SR @LAR : 70% SO	25%	£2,984,532	£-2,574,016	£-2,779,604	£-3,193,569	£-5,780,850
30% SR @LAR : 70% SO	30%	£621,849	£-4,599,144	£-4,804,565	£-5,217,527	£-7,798,538
30% SR @LAR : 70% SO	35%	£-1,785,509	£-6,642,385	£-6,847,678	£-7,259,708	£-9,834,898
30% SR @LAR : 70% SO	40%	£-4,220,249	£-8,703,519	£-8,908,721	£-9,319,891	£-11,889,704
30% SR @LAR : 70% SO	45%	£-6,672,662	£-10,782,327	£-10,987,476	£-11,397,856	£-13,962,728
30% SR @LAR : 70% SO	50%	£-9,142,529	£-12,878,588	£-13,083,722	£-13,493,380	£-16,053,748

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,362,764	£2,002,945	£1,799,052	£1,385,278	£-1,200,908
30% SR @LAR : 70% SO	5%	£7,092,531	£100,703	£102,834	£-515,253	£-3,092,877
30% SR @LAR : 70% SO	10%	£4,803,374	£-1,820,462	£-2,023,681	£-2,434,822	£-5,004,451
30% SR @LAR : 70% SO	15%	£2,495,512	£-3,760,335	£-3,963,275	£-4,373,210	£-6,962,394
30% SR @LAR : 70% SO	20%	£169,159	£-5,727,221	£-5,933,014	£-6,348,055	£-8,942,060
30% SR @LAR : 70% SO	25%	£-2,175,468	£-7,734,016	£-7,939,604	£-8,353,569	£-10,940,850
30% SR @LAR : 70% SO	30%	£-4,538,151	£-9,759,144	£-9,964,565	£-10,377,527	£-12,958,538
30% SR @LAR : 70% SO	35%	£-6,945,509	£-11,802,385	£-12,007,678	£-12,419,708	£-14,994,898
30% SR @LAR : 70% SO	40%	£-9,380,249	£-13,863,519	£-14,068,721	£-14,479,891	£-17,044,704
30% SR @LAR : 70% SO	45%	£-11,832,662	£-15,942,327	£-16,147,476	£-16,557,856	£-19,122,728
30% SR @LAR : 70% SO	50%	£-14,302,529	£-18,038,588	£-18,243,722	£-18,653,380	£-21,213,748

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,242,764	£-1,177,055	£-1,320,946	£-1,734,722	£-4,320,908
30% SR @LAR : 70% SO	5%	£3,972,531	£-3,019,297	£-3,222,834	£-3,635,263	£-6,212,877
30% SR @LAR : 70% SO	10%	£1,683,374	£-4,940,462	£-5,143,681	£-5,554,822	£-8,124,451
30% SR @LAR : 70% SO	15%	£-624,488	£-6,880,335	£-7,083,275	£-7,493,210	£-10,082,394
30% SR @LAR : 70% SO	20%	£-2,950,841	£-8,847,221	£-9,053,014	£-9,468,055	£-12,062,060
30% SR @LAR : 70% SO	25%	£-5,295,468	£-10,854,016	£-11,059,604	£-11,473,569	£-14,060,850
30% SR @LAR : 70% SO	30%	£-7,658,151	£-12,879,144	£-13,084,565	£-13,497,527	£-16,078,538
30% SR @LAR : 70% SO	35%	£-10,065,509	£-14,922,385	£-15,127,678	£-15,539,708	£-18,114,898
30% SR @LAR : 70% SO	40%	£-12,500,249	£-16,983,519	£-17,188,721	£-17,599,891	£-20,169,704
30% SR @LAR : 70% SO	45%	£-14,952,662	£-19,062,327	£-19,267,476	£-19,677,856	£-22,242,728
30% SR @LAR : 70% SO	50%	£-17,422,529	£-21,158,588	£-21,363,722	£-21,773,380	£-24,333,748

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,642,764	£-1,177,055	£-1,320,946	£-2,334,722	£-4,920,908
30% SR @LAR : 70% SO	5%	£3,372,531	£-3,619,297	£-3,822,834	£-4,235,263	£-6,812,877
30% SR @LAR : 70% SO	10%	£1,083,374	£-5,540,462	£-5,743,681	£-6,154,822	£-8,724,451
30% SR @LAR : 70% SO	15%	£-1,224,488	£-7,480,335	£-7,683,275	£-8,093,210	£-10,682,394
30% SR @LAR : 70% SO	20%	£-3,550,841	£-9,447,221	£-9,653,014	£-10,068,055	£-12,662,060
30% SR @LAR : 70% SO	25%	£-5,895,468	£-11,454,016	£-11,659,604	£-12,073,569	£-14,660,850
30% SR @LAR : 70% SO	30%	£-8,258,151	£-13,479,144	£-13,684,565	£-14,097,527	£-16,678,538
30% SR @LAR : 70% SO	35%	£-10,665,509	£-15,522,385	£-15,727,678	£-16,139,708	£-18,714,898
30% SR @LAR : 70% SO	40%	£-13,100,249	£-17,583,519	£-17,788,721	£-18,199,891	£-20,769,704
30% SR @LAR : 70% SO	45%	£-15,552,662	£-19,662,327	£-19,867,476	£-20,277,856	£-22,842,728
30% SR @LAR : 70% SO	50%	£-18,022,529	£-21,758,588	£-21,963,722	£-22,373,380	£-24,933,748

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,882,764	£-4,477,055	£-4,680,946	£-5,094,722	£-7,680,908
30% SR @LAR : 70% SO	5%	£612,531	£-6,379,297	£-6,582,834	£-6,995,263	£-9,577,877
30% SR @LAR : 70% SO	10%	£-1,678,626	£-8,300,462	£-8,503,681	£-8,914,822	£-11,484,451
30% SR @LAR : 70% SO	15%	£-3,984,488	£-10,240,335	£-10,443,275	£-10,853,210	£-13,442,394
30% SR @LAR : 70% SO	20%	£-6,310,841	£-12,207,221	£-12,413,014	£-12,828,055	£-15,422,060
30% SR @LAR : 70% SO	25%	£-8,655,468	£-14,214,016	£-14,419,604	£-14,833,569	£-17,420,850
30% SR @LAR : 70% SO	30%	£-11,018,151	£-16,239,144	£-16,444,565	£-16,857,527	£-19,438,538
30% SR @LAR : 70% SO	35%	£-13,425,509	£-18,282,385	£-18,487,678	£-18,899,708	£-21,474,898
30% SR @LAR : 70% SO	40%	£-15,860,249	£-20,343,519	£-20,548,721	£-20,959,891	£-23,529,704
30% SR @LAR : 70% SO	45%	£-18,312,662	£-22,422,327	£-22,627,476	£-23,037,856	£-25,602,728
30% SR @LAR : 70% SO	50%	£-20,782,529	£-24,518,588	£-24,723,722	£-25,133,380	£-27,693,748

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£725 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,964,989	£11,605,171	£11,401,278	£10,987,505	£8,401,418
30% SR @LAR : 70% SO	5%	£16,522,462	£9,530,634	£9,327,097	£8,914,677	£6,337,054
30% SR @LAR : 70% SO	10%	£14,061,010	£7,437,174	£7,233,954	£6,822,813	£4,253,185
30% SR @LAR : 70% SO	15%	£11,580,852	£5,325,006	£5,122,066	£4,712,130	£2,150,035
30% SR @LAR : 70% SO	20%	£9,082,205	£3,194,350	£2,991,649	£2,582,846	£27,826
30% SR @LAR : 70% SO	25%	£6,565,283	£1,045,419	£842,921	£435,178	£-2,145,464
30% SR @LAR : 70% SO	30%	£4,030,304	£-1,138,682	£-1,344,102	£-1,757,065	£-4,338,076
30% SR @LAR : 70% SO	35%	£1,477,486	£-3,356,847	£-3,562,139	£-3,974,170	£-6,549,360
30% SR @LAR : 70% SO	40%	£-1,109,635	£-5,592,905	£-5,798,107	£-6,209,277	£-8,779,089
30% SR @LAR : 70% SO	45%	£-3,736,971	£-7,846,636	£-8,051,786	£-8,462,165	£-11,027,038
30% SR @LAR : 70% SO	50%	£-6,381,762	£-10,117,821	£-10,322,955	£-10,732,614	£-13,292,981

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,804,989	£6,445,171	£6,241,278	£5,827,505	£3,241,418
30% SR @LAR : 70% SO	5%	£11,362,462	£4,370,634	£4,167,097	£3,754,677	£1,177,054
30% SR @LAR : 70% SO	10%	£8,901,010	£2,277,174	£2,073,954	£1,662,813	£-936,815
30% SR @LAR : 70% SO	15%	£6,420,852	£165,006	£-37,934	£-447,870	£-3,009,965
30% SR @LAR : 70% SO	20%	£3,922,205	£-1,965,650	£-2,168,351	£-2,577,154	£-5,132,174
30% SR @LAR : 70% SO	25%	£1,405,283	£-4,114,581	£-4,317,079	£-4,724,822	£-7,305,464
30% SR @LAR : 70% SO	30%	£-1,129,696	£-6,298,682	£-6,504,102	£-6,917,065	£-9,498,076
30% SR @LAR : 70% SO	35%	£-3,682,514	£-8,516,847	£-8,722,139	£-9,134,170	£-11,709,360
30% SR @LAR : 70% SO	40%	£-6,269,635	£-10,752,905	£-10,958,107	£-11,369,277	£-13,939,089
30% SR @LAR : 70% SO	45%	£-8,896,971	£-13,006,636	£-13,211,786	£-13,622,165	£-16,187,038
30% SR @LAR : 70% SO	50%	£-11,541,762	£-15,277,821	£-15,482,955	£-15,892,614	£-18,452,981

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,684,989	£3,325,171	£3,121,278	£2,707,505	£1,211,418
30% SR @LAR : 70% SO	5%	£8,242,462	£1,250,634	£1,047,097	£634,677	£-1,942,946
30% SR @LAR : 70% SO	10%	£5,781,010	£-942,826	£-1,046,046	£-1,457,187	£-4,026,815
30% SR @LAR : 70% SO	15%	£3,300,852	£-2,954,994	£-3,157,934	£-3,567,870	£-6,129,965
30% SR @LAR : 70% SO	20%	£802,205	£-5,085,650	£-5,288,351	£-5,697,154	£-8,252,174
30% SR @LAR : 70% SO	25%	£-1,714,717	£-7,234,581	£-7,437,079	£-7,844,822	£-10,425,464
30% SR @LAR : 70% SO	30%	£-4,249,696	£-9,418,682	£-9,624,102	£-10,037,065	£-12,618,076
30% SR @LAR : 70% SO	35%	£-6,802,514	£-11,636,847	£-11,842,139	£-12,254,170	£-14,829,360
30% SR @LAR : 70% SO	40%	£-9,389,635	£-13,872,905	£-14,078,107	£-14,489,277	£-17,059,089
30% SR @LAR : 70% SO	45%	£-12,016,971	£-16,126,636	£-16,331,786	£-16,742,165	£-19,307,038
30% SR @LAR : 70% SO	50%	£-14,661,762	£-18,397,821	£-18,602,955	£-19,012,614	£-21,572,981

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,084,989	£2,725,171	£2,521,278	£2,107,505	£478,582
30% SR @LAR : 70% SO	5%	£7,642,462	£650,634	£447,097	£34,677	£-2,542,946
30% SR @LAR : 70% SO	10%	£5,181,010	£-1,442,826	£-1,646,046	£-2,057,187	£-4,626,815
30% SR @LAR : 70% SO	15%	£2,700,852	£-3,554,994	£-3,757,934	£-4,167,870	£-6,729,965
30% SR @LAR : 70% SO	20%	£202,205	£-5,685,650	£-5,888,351	£-6,297,154	£-8,852,174
30% SR @LAR : 70% SO	25%	£-2,314,717	£-7,834,581	£-8,037,079	£-8,444,822	£-11,025,464
30% SR @LAR : 70% SO	30%	£-4,849,696	£-10,018,682	£-10,224,102	£-10,637,065	£-13,218,076
30% SR @LAR : 70% SO	35%	£-7,402,514	£-12,236,847	£-12,442,139	£-12,854,170	£-15,429,360
30% SR @LAR : 70% SO	40%	£-9,989,635	£-14,472,905	£-14,678,107	£-15,089,277	£-17,659,089
30% SR @LAR : 70% SO	45%	£-12,616,971	£-16,726,636	£-16,931,786	£-17,342,165	£-19,907,038
30% SR @LAR : 70% SO	50%	£-15,261,762	£-18,997,821	£-19,202,955	£-19,612,614	£-22,172,981

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,324,989	£-34,829	£-238,722	£-662,495	£-3,238,582
30% SR @LAR : 70% SO	5%	£4,882,462	£-2,109,366	£-2,312,903	£-2,725,323	£-5,302,946
30% SR @LAR : 70% SO	10%	£2,421,010	£-4,202,826	£-4,406,046	£-4,817,187	£-7,386,815
30% SR @LAR : 70% SO	15%	£-259,148	£-6,314,994	£-6,517,934	£-6,927,870	£-9,489,965
30% SR @LAR : 70% SO	20%	£-2,557,795	£-8,445,650	£-8,648,351	£-9,057,154	£-11,612,174
30% SR @LAR : 70% SO	25%	£-5,074,717	£-10,594,581	£-10,797,079	£-11,204,822	£-13,785,464
30% SR @LAR : 70% SO	30%	£-7,609,696	£-12,778,682	£-12,984,102	£-13,397,065	£-15,978,076
30% SR @LAR : 70% SO	35%	£-10,162,514	£-14,996,847	£-15,202,139	£-15,614,170	£-18,189,360
30% SR @LAR : 70% SO	40%	£-12,749,635	£-17,232,905	£-17,438,107	£-17,849,277	£-20,419,089
30% SR @LAR : 70% SO	45%	£-15,376,971	£-19,486,636	£-19,691,786	£-20,102,165	£-22,667,038
30% SR @LAR : 70% SO	50%	£-18,021,762	£-21,757,821	£-21,962,955	£-22,372,614	£-24,932,981

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £750 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,378,827	£16,047,397	£15,843,504	£15,429,730	£12,843,643
30% SR @LAR : 70% SO	5%	£20,786,871	£13,800,280	£13,596,743	£13,184,324	£10,606,700
30% SR @LAR : 70% SO	10%	£18,158,077	£11,534,239	£11,331,020	£10,919,880	£8,350,251
30% SR @LAR : 70% SO	15%	£15,505,339	£9,249,493	£9,046,553	£8,636,618	£6,074,522
30% SR @LAR : 70% SO	20%	£12,834,112	£6,946,257	£6,743,556	£6,334,753	£3,779,733
30% SR @LAR : 70% SO	25%	£10,144,610	£4,624,746	£4,422,248	£4,014,504	£1,466,107
30% SR @LAR : 70% SO	30%	£7,437,052	£2,285,178	£2,082,845	£1,676,089	£-879,348
30% SR @LAR : 70% SO	35%	£4,711,653	£-73,332	£-278,624	£-690,654	£-3,265,845
30% SR @LAR : 70% SO	40%	£1,968,630	£-2,484,602	£-2,689,804	£-3,100,975	£-5,670,787
30% SR @LAR : 70% SO	45%	£-803,883	£-4,913,547	£-5,118,696	£-5,529,076	£-8,093,948
30% SR @LAR : 70% SO	50%	£-3,623,886	£-7,359,944	£-7,565,079	£-7,974,737	£-10,535,104

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,218,827	£10,887,397	£10,683,504	£10,269,730	£7,683,643
30% SR @LAR : 70% SO	5%	£15,626,871	£8,640,280	£8,436,743	£8,024,324	£5,446,700
30% SR @LAR : 70% SO	10%	£12,998,077	£6,374,239	£6,171,020	£5,759,880	£3,190,251
30% SR @LAR : 70% SO	15%	£10,345,339	£4,089,493	£3,886,553	£3,476,618	£914,522
30% SR @LAR : 70% SO	20%	£7,674,112	£1,786,257	£1,583,556	£1,174,753	£-1,380,267
30% SR @LAR : 70% SO	25%	£4,984,610	£-535,254	£-737,752	£-1,145,496	£-3,693,893
30% SR @LAR : 70% SO	30%	£2,277,052	£-2,874,822	£-3,077,155	£-3,483,911	£-6,039,348
30% SR @LAR : 70% SO	35%	£-448,347	£-5,233,332	£-5,438,624	£-5,850,654	£-8,425,845
30% SR @LAR : 70% SO	40%	£-3,191,370	£-7,644,602	£-7,849,804	£-8,260,975	£-10,830,787
30% SR @LAR : 70% SO	45%	£-5,963,883	£-10,073,547	£-10,278,696	£-10,689,076	£-13,253,948
30% SR @LAR : 70% SO	50%	£-8,783,886	£-12,519,944	£-12,725,079	£-13,134,737	£-15,695,104

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,098,827	£7,767,397	£7,563,504	£7,149,730	£4,563,643
30% SR @LAR : 70% SO	5%	£12,506,871	£5,520,280	£5,316,743	£4,904,324	£2,326,700
30% SR @LAR : 70% SO	10%	£9,878,077	£3,254,239	£3,051,020	£2,639,880	£70,251
30% SR @LAR : 70% SO	15%	£7,225,339	£969,493	£766,553	£356,618	£-2,205,478
30% SR @LAR : 70% SO	20%	£4,554,112	£-1,333,743	£-1,536,444	£-1,945,247	£-4,500,267
30% SR @LAR : 70% SO	25%	£1,864,610	£-3,655,254	£-3,857,752	£-4,265,496	£-6,813,893
30% SR @LAR : 70% SO	30%	£-842,948	£-5,994,822	£-6,197,155	£-6,603,911	£-9,159,348
30% SR @LAR : 70% SO	35%	£-3,568,347	£-8,353,332	£-8,558,624	£-8,970,654	£-11,545,845
30% SR @LAR : 70% SO	40%	£-6,311,370	£-10,764,602	£-10,969,804	£-11,380,975	£-13,950,787
30% SR @LAR : 70% SO	45%	£-9,083,883	£-13,193,547	£-13,398,696	£-13,809,076	£-16,373,948
30% SR @LAR : 70% SO	50%	£-11,903,886	£-15,639,944	£-15,845,079	£-16,254,737	£-18,815,104

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,498,827	£7,167,397	£6,963,504	£6,549,730	£3,963,643
30% SR @LAR : 70% SO	5%	£11,906,871	£4,920,280	£4,716,743	£4,304,324	£1,726,700
30% SR @LAR : 70% SO	10%	£9,278,077	£2,654,239	£2,451,020	£2,039,880	£-529,749
30% SR @LAR : 70% SO	15%	£6,625,339	£369,493	£166,553	£-243,382	£-2,805,478
30% SR @LAR : 70% SO	20%	£3,954,112	£-1,933,743	£-2,136,444	£-2,545,247	£-5,100,267
30% SR @LAR : 70% SO	25%	£1,264,610	£-4,255,254	£-4,457,752	£-4,865,496	£-7,413,893
30% SR @LAR : 70% SO	30%	£-1,442,948	£-6,594,822	£-6,797,155	£-7,203,911	£-9,759,348
30% SR @LAR : 70% SO	35%	£-4,168,347	£-8,953,332	£-9,158,624	£-9,570,654	£-12,145,845
30% SR @LAR : 70% SO	40%	£-6,911,370	£-11,364,602	£-11,569,804	£-11,980,975	£-14,550,787
30% SR @LAR : 70% SO	45%	£-9,683,883	£-13,793,547	£-13,998,696	£-14,409,076	£-16,973,948
30% SR @LAR : 70% SO	50%	£-12,503,886	£-16,239,944	£-16,445,079	£-16,854,737	£-19,415,104

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,738,827	£4,407,397	£4,203,504	£3,789,730	£1,203,643
30% SR @LAR : 70% SO	5%	£9,146,871	£2,160,280	£1,956,743	£1,544,324	£-1,033,300
30% SR @LAR : 70% SO	10%	£6,518,077	£-105,761	£-308,980	£-720,120	£-3,289,749
30% SR @LAR : 70% SO	15%	£3,865,339	£-2,390,507	£-2,593,447	£-3,003,382	£-5,565,478
30% SR @LAR : 70% SO	20%	£1,194,112	£-4,693,743	£-4,896,444	£-5,305,247	£-7,680,267
30% SR @LAR : 70% SO	25%	£-1,495,390	£-7,015,254	£-7,217,752	£-7,625,496	£-10,173,893
30% SR @LAR : 70% SO	30%	£-4,202,948	£-9,354,822	£-9,557,155	£-9,963,911	£-12,519,348
30% SR @LAR : 70% SO	35%	£-6,928,347	£-11,713,332	£-11,918,624	£-12,330,654	£-14,905,845
30% SR @LAR : 70% SO	40%	£-9,671,370	£-14,124,602	£-14,329,804	£-14,740,975	£-17,310,787
30% SR @LAR : 70% SO	45%	£-12,443,883	£-16,553,547	£-16,758,696	£-17,169,076	£-19,733,948
30% SR @LAR : 70% SO	50%	£-15,263,886	£-18,999,944	£-19,205,079	£-19,614,737	£-22,175,104

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£775 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,765,000	£20,489,622	£20,285,729	£19,871,956	£17,285,869
30% SR @LAR : 70% SO	5%	£25,002,804	£18,070,211	£17,866,674	£17,454,254	£14,876,630
30% SR @LAR : 70% SO	10%	£22,221,971	£15,631,875	£15,428,656	£15,017,515	£12,447,887
30% SR @LAR : 70% SO	15%	£19,422,714	£13,174,833	£12,971,893	£12,561,958	£9,999,862
30% SR @LAR : 70% SO	20%	£16,587,157	£10,699,302	£10,496,602	£10,087,798	£7,532,778
30% SR @LAR : 70% SO	25%	£13,725,361	£8,205,497	£8,002,998	£7,595,255	£5,046,857
30% SR @LAR : 70% SO	30%	£10,845,508	£5,693,634	£5,491,300	£5,084,545	£2,542,324
30% SR @LAR : 70% SO	35%	£7,947,814	£3,163,931	£2,961,724	£2,555,886	£19,398
30% SR @LAR : 70% SO	40%	£5,032,495	£616,604	£414,486	£9,495	£-2,560,172
30% SR @LAR : 70% SO	45%	£2,099,769	£-1,977,856	£-2,183,006	£-2,593,385	£-5,158,258
30% SR @LAR : 70% SO	50%	£-863,120	£-4,599,178	£-4,804,313	£-5,213,972	£-7,774,338

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,605,000	£15,329,622	£15,125,729	£14,711,956	£12,125,869
30% SR @LAR : 70% SO	5%	£19,842,804	£12,910,211	£12,706,674	£12,294,254	£9,716,630
30% SR @LAR : 70% SO	10%	£17,061,971	£10,471,875	£10,268,656	£9,857,515	£7,287,887
30% SR @LAR : 70% SO	15%	£14,262,714	£8,014,833	£7,811,893	£7,401,958	£4,839,862
30% SR @LAR : 70% SO	20%	£11,427,157	£5,539,302	£5,336,602	£4,927,798	£2,372,778
30% SR @LAR : 70% SO	25%	£8,565,361	£3,045,497	£2,842,998	£2,435,255	£-113,143
30% SR @LAR : 70% SO	30%	£5,695,508	£533,634	£331,300	£-75,455	£-2,617,676
30% SR @LAR : 70% SO	35%	£2,787,814	£-1,996,069	£-2,198,276	£-2,604,114	£-5,140,602
30% SR @LAR : 70% SO	40%	£-127,505	£-4,543,396	£-4,745,514	£-5,150,505	£-7,720,172
30% SR @LAR : 70% SO	45%	£-3,060,231	£-7,137,856	£-7,343,006	£-7,783,385	£-10,318,258
30% SR @LAR : 70% SO	50%	£-6,023,120	£-9,759,178	£-9,964,313	£-10,373,972	£-12,934,338

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,485,000	£12,209,622	£12,005,729	£11,591,956	£9,005,869
30% SR @LAR : 70% SO	5%	£16,722,804	£9,790,211	£9,586,674	£9,174,254	£6,596,630
30% SR @LAR : 70% SO	10%	£13,941,971	£7,351,875	£7,148,656	£6,737,515	£4,167,887
30% SR @LAR : 70% SO	15%	£11,142,714	£4,894,833	£4,691,893	£4,281,958	£1,719,862
30% SR @LAR : 70% SO	20%	£8,307,157	£2,419,302	£2,216,602	£1,807,798	£-747,222
30% SR @LAR : 70% SO	25%	£5,445,361	£-74,903	£-277,002	£-684,745	£-3,233,143
30% SR @LAR : 70% SO	30%	£2,565,508	£-2,586,366	£-2,788,700	£-3,195,455	£-5,737,676
30% SR @LAR : 70% SO	35%	£-332,186	£-5,116,069	£-5,318,276	£-5,724,114	£-8,260,602
30% SR @LAR : 70% SO	40%	£-3,247,505	£-7,663,396	£-7,865,514	£-8,270,505	£-10,840,172
30% SR @LAR : 70% SO	45%	£-6,180,231	£-10,257,856	£-10,463,006	£-10,873,385	£-13,438,258
30% SR @LAR : 70% SO	50%	£-9,143,120	£-12,879,178	£-13,084,313	£-13,493,972	£-16,054,338

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,885,000	£11,609,622	£11,405,729	£10,991,956	£8,405,869
30% SR @LAR : 70% SO	5%	£16,122,804	£9,190,211	£8,986,674	£8,574,254	£5,996,630
30% SR @LAR : 70% SO	10%	£13,341,971	£6,751,875	£6,548,656	£6,137,515	£3,567,887
30% SR @LAR : 70% SO	15%	£10,542,714	£4,294,833	£4,091,893	£3,681,958	£1,119,862
30% SR @LAR : 70% SO	20%	£7,707,157	£1,819,302	£1,616,602	£1,207,798	£-347,222
30% SR @LAR : 70% SO	25%	£4,845,361	£-774,503	£-877,002	£-1,284,745	£-3,833,143
30% SR @LAR : 70% SO	30%	£1,965,508	£-3,186,366	£-3,388,700	£-3,795,455	£-6,337,676
30% SR @LAR : 70% SO	35%	£-932,186	£-5,716,069	£-5,918,276	£-6,324,114	£-8,860,602
30% SR @LAR : 70% SO	40%	£-3,847,505	£-8,263,396	£-8,465,514	£-8,870,505	£-11,440,172
30% SR @LAR : 70% SO	45%	£-6,780,231	£-10,857,856	£-11,063,006	£-11,473,385	£-14,038,258
30% SR @LAR : 70% SO	50%	£-9,743,120	£-13,479,178	£-13,684,313	£-14,093,972	£-16,654,338

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,125,000	£8,849,622	£8,645,729	£8,231,956	£5,645,869
30% SR @LAR : 70% SO	5%	£13,362,804	£6,430,211	£6,226,674	£5,814,254	£3,236,630
30% SR @LAR : 70% SO	10%	£10,581,971	£3,991,875	£3,788,656	£3,377,515	£807,887
30% SR @LAR : 70% SO	15%	£7,782,714	£1,534,833	£1,331,893	£921,958	£-1,840,138
30% SR @LAR : 70% SO	20%	£4,947,157	£-940,698	£-1,143,398	£-1,552,202	£-4,107,222
30% SR @LAR : 70% SO	25%	£2,085,361	£-3,434,503	£-3,637,002	£-4,044,745	£-6,593,143
30% SR @LAR : 70% SO	30%	£-794,482	£-5,946,366	£-6,148,700	£-6,555,455	£-9,097,676
30% SR @LAR : 70% SO	35%	£-3,692,186	£-8,476,069	£-8,678,276	£-9,084,114	£-11,620,602
30% SR @LAR : 70% SO	40%	£-6,607,505	£-11,023,396	£-11,225,514	£-11,630,505	£-14,200,172
30% SR @LAR : 70% SO	45%	£-9,540,231	£-13,617,856	£-13,823,006	£-14,233,385	£-16,798,258
30% SR @LAR : 70% SO	50%	£-12,503,120	£-16,239,178	£-16,444,313	£-16,853,972	£-19,414,338

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£800 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£32,151,175	£24,901,965	£24,701,137	£24,293,582	£21,728,094
30% SR @LAR : 70% SO	5%	£29,198,292	£22,311,543	£22,111,066	£21,703,428	£19,125,804
30% SR @LAR : 70% SO	10%	£26,226,773	£19,687,998	£19,484,778	£19,073,637	£16,504,009
30% SR @LAR : 70% SO	15%	£23,236,830	£17,037,904	£16,834,964	£16,425,028	£13,862,932
30% SR @LAR : 70% SO	20%	£20,228,678	£14,369,321	£14,166,620	£13,757,817	£11,202,797
30% SR @LAR : 70% SO	25%	£17,202,328	£11,682,463	£11,479,965	£11,072,222	£8,523,824
30% SR @LAR : 70% SO	30%	£14,129,422	£8,977,549	£8,775,215	£8,368,460	£5,826,239
30% SR @LAR : 70% SO	35%	£11,038,676	£6,254,794	£6,052,587	£5,646,748	£3,110,261
30% SR @LAR : 70% SO	40%	£7,930,306	£3,514,414	£3,312,296	£2,907,306	£376,115
30% SR @LAR : 70% SO	45%	£4,804,529	£756,628	£554,561	£150,349	£-2,412,229
30% SR @LAR : 70% SO	50%	£1,661,560	£-2,049,146	£-2,254,281	£-2,663,939	£-5,224,306

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,991,175	£19,741,965	£19,541,137	£19,133,582	£16,568,094
30% SR @LAR : 70% SO	5%	£24,038,292	£17,151,543	£16,951,066	£16,543,428	£13,965,804
30% SR @LAR : 70% SO	10%	£21,066,773	£14,527,998	£14,324,778	£13,913,637	£11,344,009
30% SR @LAR : 70% SO	15%	£18,076,830	£11,877,904	£11,674,964	£11,265,028	£8,702,932
30% SR @LAR : 70% SO	20%	£15,068,678	£9,209,321	£9,006,620	£8,597,817	£6,042,797
30% SR @LAR : 70% SO	25%	£12,042,328	£6,522,463	£6,319,965	£5,912,222	£3,363,824
30% SR @LAR : 70% SO	30%	£8,969,422	£3,817,549	£3,615,215	£3,208,460	£666,239
30% SR @LAR : 70% SO	35%	£5,878,676	£1,094,794	£892,587	£486,748	£-2,049,739
30% SR @LAR : 70% SO	40%	£2,770,306	£-1,645,586	£-1,847,704	£-2,252,694	£-4,783,885
30% SR @LAR : 70% SO	45%	£-356,471	£-4,403,372	£-4,605,439	£-5,009,651	£-7,572,229
30% SR @LAR : 70% SO	50%	£-3,498,440	£-7,209,146	£-7,414,281	£-7,823,939	£-10,384,306

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,871,175	£16,621,965	£16,421,137	£16,013,582	£13,448,094
30% SR @LAR : 70% SO	5%	£20,918,292	£14,031,543	£13,831,066	£13,423,428	£10,845,804
30% SR @LAR : 70% SO	10%	£17,946,773	£11,407,998	£11,204,778	£10,793,637	£8,224,009
30% SR @LAR : 70% SO	15%	£14,956,830	£8,757,904	£8,554,964	£8,145,028	£5,582,932
30% SR @LAR : 70% SO	20%	£11,948,678	£6,089,321	£5,886,620	£5,477,817	£2,922,797
30% SR @LAR : 70% SO	25%	£8,922,328	£3,402,463	£3,199,965	£2,792,222	£243,824
30% SR @LAR : 70% SO	30%	£5,849,422	£697,549	£495,215	£88,460	£-2,453,761
30% SR @LAR : 70% SO	35%	£2,758,676	£-2,025,206	£-2,227,413	£-2,633,252	£-5,169,739
30% SR @LAR : 70% SO	40%	£-349,694	£-4,765,586	£-4,967,704	£-5,372,694	£-7,903,885
30% SR @LAR : 70% SO	45%	£-3,475,471	£-7,523,372	£-7,725,439	£-8,129,651	£-10,692,229
30% SR @LAR : 70% SO	50%	£-6,618,440	£-10,329,146	£-10,534,281	£-10,943,939	£-13,504,306

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,271,175	£16,021,965	£15,821,137	£15,413,582	£12,848,094
30% SR @LAR : 70% SO	5%	£20,318,292	£13,431,543	£13,231,066	£12,823,428	£10,245,804
30% SR @LAR : 70% SO	10%	£17,346,773	£10,807,998	£10,604,778	£10,193,637	£7,624,009
30% SR @LAR : 70% SO	15%	£14,356,830	£8,157,904	£7,954,964	£7,545,028	£4,982,932
30% SR @LAR : 70% SO	20%	£11,348,678	£5,489,321	£5,286,620	£4,877,817	£2,322,797
30% SR @LAR : 70% SO	25%	£8,322,328	£2,802,463	£2,599,965	£2,192,222	£-356,176
30% SR @LAR : 70% SO	30%	£5,249,422	£97,549	£-104,785	£-511,540	£-3,053,761
30% SR @LAR : 70% SO	35%	£2,158,676	£-2,625,206	£-2,827,413	£-3,233,252	£-5,769,739
30% SR @LAR : 70% SO	40%	£-349,694	£-5,365,586	£-5,567,704	£-5,972,694	£-8,503,885
30% SR @LAR : 70% SO	45%	£-4,075,471	£-8,123,372	£-8,325,439	£-8,729,651	£-11,292,229
30% SR @LAR : 70% SO	50%	£-7,218,440	£-10,929,146	£-11,134,281	£-11,543,939	£-14,104,306

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,511,175	£13,261,965	£13,061,137	£12,653,582	£10,098,094
30% SR @LAR : 70% SO	5%	£17,558,292	£10,671,543	£10,471,066	£10,063,428	£7,485,804
30% SR @LAR : 70% SO	10%	£14,586,773	£8,047,998	£7,844,778	£7,433,637	£4,864,009
30% SR @LAR : 70% SO	15%	£11,596,830	£5,397,904	£5,194,964	£4,785,028	£2,222,932
30% SR @LAR : 70% SO	20%	£8,588,678	£2,729,321	£2,526,620	£2,117,817	£-437,203
30% SR @LAR : 70% SO	25%	£5,562,328	£42,463	£-160,035	£-567,778	£-3,116,176
30% SR @LAR : 70% SO	30%	£2,489,422	£-2,662,451	£-2,864,785	£-3,271,540	£-5,813,761
30% SR @LAR : 70% SO	35%	£-601,324	£-5,385,206	£-5,587,413	£-5,993,252	£-8,529,739
30% SR @LAR : 70% SO	40%	£-3,709,694	£-8,125,586	£-8,327,704	£-8,732,694	£-11,263,885
30% SR @LAR : 70% SO	45%	£-6,835,471	£-10,883,372	£-11,085,439	£-11,489,651	£-14,052,229
30% SR @LAR : 70% SO	50%	£-9,978,440	£-13,689,146	£-13,894,281	£-14,303,939	£-16,864,306

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£825 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£36,537,349	£29,288,140	£29,087,312	£28,679,757	£26,132,535
30% SR @LAR : 70% SO	5%	£33,386,093	£26,499,344	£26,298,867	£25,892,645	£23,353,761
30% SR @LAR : 70% SO	10%	£30,216,201	£23,691,912	£23,491,747	£23,086,785	£20,544,522
30% SR @LAR : 70% SO	15%	£27,027,884	£20,866,057	£20,666,166	£20,262,392	£17,702,589
30% SR @LAR : 70% SO	20%	£23,821,359	£18,008,121	£17,805,420	£17,396,617	£14,841,597
30% SR @LAR : 70% SO	25%	£20,596,836	£15,120,407	£14,917,909	£14,510,165	£11,961,768
30% SR @LAR : 70% SO	30%	£17,354,530	£12,214,636	£12,012,303	£11,605,547	£9,063,325
30% SR @LAR : 70% SO	35%	£14,074,907	£9,291,025	£9,088,818	£8,682,980	£6,146,492
30% SR @LAR : 70% SO	40%	£10,765,681	£6,349,790	£6,147,671	£5,742,681	£3,211,490
30% SR @LAR : 70% SO	45%	£7,439,047	£3,391,146	£3,189,080	£2,784,868	£258,542
30% SR @LAR : 70% SO	50%	£4,095,222	£415,312	£213,261	£-193,144	£-2,753,511

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£31,377,349	£24,128,140	£23,927,312	£23,519,757	£20,972,535
30% SR @LAR : 70% SO	5%	£28,226,093	£21,339,344	£21,138,867	£20,732,645	£18,193,761
30% SR @LAR : 70% SO	10%	£25,056,201	£18,531,912	£18,331,747	£17,926,785	£15,384,522
30% SR @LAR : 70% SO	15%	£21,867,884	£15,706,057	£15,506,166	£15,102,392	£12,542,589
30% SR @LAR : 70% SO	20%	£18,661,359	£12,848,121	£12,645,420	£12,236,617	£9,681,597
30% SR @LAR : 70% SO	25%	£15,436,836	£9,960,407	£9,757,909	£9,350,165	£6,801,768
30% SR @LAR : 70% SO	30%	£12,194,530	£7,054,636	£6,852,303	£6,445,547	£3,903,325
30% SR @LAR : 70% SO	35%	£8,914,907	£4,131,025	£3,928,818	£3,522,980	£986,492
30% SR @LAR : 70% SO	40%	£5,605,681	£1,189,790	£987,671	£582,681	£-1,948,510
30% SR @LAR : 70% SO	45%	£2,279,047	£-1,768,854	£-1,970,920	£-2,375,132	£-4,901,458
30% SR @LAR : 70% SO	50%	£-1,064,778	£-4,744,688	£-4,946,739	£-5,353,144	£-7,913,511

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£28,257,349	£21,008,140	£20,807,312	£20,399,757	£17,852,535
30% SR @LAR : 70% SO	5%	£25,106,093	£18,219,344	£18,018,867	£17,612,645	£15,073,761
30% SR @LAR : 70% SO	10%	£21,936,201	£15,411,912	£15,211,747	£14,806,785	£12,264,522
30% SR @LAR : 70% SO	15%	£18,747,884	£12,586,057	£12,386,166	£11,982,392	£9,422,589
30% SR @LAR : 70% SO	20%	£15,541,359	£9,728,121	£9,525,420	£9,116,617	£6,561,597
30% SR @LAR : 70% SO	25%	£12,316,836	£6,840,407	£6,637,909	£6,230,165	£3,681,768
30% SR @LAR : 70% SO	30%	£9,074,530	£3,934,636	£3,732,303	£3,325,547	£783,325
30% SR @LAR : 70% SO	35%	£5,794,907	£1,011,025	£808,818	£402,980	£-2,133,508
30% SR @LAR : 70% SO	40%	£2,485,681	£-1,930,210	£-2,132,329	£-2,537,319	£-5,068,510
30% SR @LAR : 70% SO	45%	£-840,953	£-4,888,854	£-5,090,920	£-5,495,132	£-8,021,458
30% SR @LAR : 70% SO	50%	£-4,184,778	£-7,864,688	£-8,066,739	£-8,473,144	£-11,033,511

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,657,349	£20,408,140	£20,207,312	£19,799,757	£17,252,535
30% SR @LAR : 70% SO	5%	£24,506,093	£17,619,344	£17,418,867	£17,012,645	£14,473,761
30% SR @LAR : 70% SO	10%	£21,336,201	£14,811,912	£14,611,747	£14,206,785	£11,664,522
30% SR @LAR : 70% SO	15%	£18,147,884	£11,986,057	£11,786,166	£11,382,392	£8,822,589
30% SR @LAR : 70% SO	20%	£14,941,359	£9,128,121	£8,925,420	£8,516,617	£5,961,597
30% SR @LAR : 70% SO	25%	£11,716,836	£6,240,407	£6,037,909	£5,630,165	£3,081,768
30% SR @LAR : 70% SO	30%	£8,474,530	£3,334,636	£3,132,303	£2,725,547	£183,325
30% SR @LAR : 70% SO	35%	£5,194,907	£411,025	£208,818	£-197,020	£-2,733,508
30% SR @LAR : 70% SO	40%	£1,885,681	£-2,530,210	£-2,732,329	£-3,137,319	£-5,068,510
30% SR @LAR : 70% SO	45%	£-1,440,953	£-5,488,854	£-5,690,920	£-6,095,132	£-8,621,458
30% SR @LAR : 70% SO	50%	£-4,784,778	£-8,464,688	£-8,666,739	£-9,073,144	£-11,633,511

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,897,349	£17,648,140	£17,447,312	£17,039,757	£14,492,535
30% SR @LAR : 70% SO	5%	£21,746,093	£14,859,344	£14,658,867	£14,252,645	£11,713,761
30% SR @LAR : 70% SO	10%	£18,576,201	£12,051,912	£11,851,747	£11,446,785	£8,904,522
30% SR @LAR : 70% SO	15%	£15,387,884	£9,226,057	£9,026,166	£8,622,392	£6,062,589
30% SR @LAR : 70% SO	20%	£12,181,359	£6,368,121	£6,165,420	£5,756,617	£3,201,597
30% SR @LAR : 70% SO	25%	£8,956,836	£3,480,407	£3,277,909	£2,870,165	£321,768
30% SR @LAR : 70% SO	30%	£5,714,530	£574,636	£372,303	£-34,453	£-2,576,675
30% SR @LAR : 70% SO	35%	£2,434,907	£-2,348,975	£-2,551,182	£-2,957,020	£-5,493,508
30% SR @LAR : 70% SO	40%	£-874,319	£-5,290,210	£-5,492,329	£-5,897,319	£-8,428,510
30% SR @LAR : 70% SO	45%	£-4,200,953	£-8,248,854	£-8,450,920	£-8,855,132	£-11,381,458
30% SR @LAR : 70% SO	50%	£-7,544,778	£-11,224,688	£-11,426,739	£-11,833,144	£-14,393,511

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £850 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£40,923,523	£33,674,314	£33,473,486	£33,065,930	£30,518,709
30% SR @LAR : 70% SO	5%	£37,573,403	£30,686,655	£30,486,177	£30,079,955	£27,541,070
30% SR @LAR : 70% SO	10%	£34,204,646	£27,680,358	£27,480,193	£27,075,232	£24,544,222
30% SR @LAR : 70% SO	15%	£30,817,466	£24,655,639	£24,455,749	£24,051,974	£21,528,384
30% SR @LAR : 70% SO	20%	£27,412,077	£21,612,710	£21,413,056	£21,010,397	£18,478,404
30% SR @LAR : 70% SO	25%	£23,988,690	£18,551,783	£18,352,329	£17,945,619	£15,397,222
30% SR @LAR : 70% SO	30%	£20,547,521	£15,448,735	£15,246,402	£14,839,646	£12,297,424
30% SR @LAR : 70% SO	35%	£17,088,780	£12,323,769	£12,121,562	£11,715,724	£9,179,236
30% SR @LAR : 70% SO	40%	£13,597,071	£9,181,180	£8,979,061	£8,574,071	£6,042,880
30% SR @LAR : 70% SO	45%	£10,069,082	£6,021,181	£5,819,115	£5,414,903	£2,888,577
30% SR @LAR : 70% SO	50%	£6,523,902	£2,843,993	£2,641,941	£2,238,439	£-287,773

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£35,763,523	£28,514,314	£28,313,486	£27,905,930	£25,358,709
30% SR @LAR : 70% SO	5%	£32,413,403	£25,526,655	£25,326,177	£24,919,955	£22,381,070
30% SR @LAR : 70% SO	10%	£29,044,646	£22,520,358	£22,320,193	£21,915,232	£19,384,222
30% SR @LAR : 70% SO	15%	£25,657,466	£19,495,639	£19,295,749	£18,891,974	£16,368,384
30% SR @LAR : 70% SO	20%	£22,252,077	£16,452,710	£16,253,056	£15,850,397	£13,318,404
30% SR @LAR : 70% SO	25%	£18,828,690	£13,391,783	£13,192,329	£12,785,619	£10,237,222
30% SR @LAR : 70% SO	30%	£15,387,521	£10,289,735	£10,086,402	£9,679,646	£7,137,424
30% SR @LAR : 70% SO	35%	£11,928,780	£7,163,769	£6,961,562	£6,555,724	£4,019,236
30% SR @LAR : 70% SO	40%	£8,437,071	£4,021,180	£3,819,061	£3,414,071	£882,880
30% SR @LAR : 70% SO	45%	£4,909,082	£861,181	£659,115	£254,903	£-271,423
30% SR @LAR : 70% SO	50%	£1,363,902	£-2,316,007	£-2,518,059	£-2,921,561	£-5,447,773

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£32,643,523	£25,394,314	£25,193,486	£24,785,930	£22,238,709
30% SR @LAR : 70% SO	5%	£29,293,403	£22,406,655	£22,206,177	£21,799,955	£19,261,070
30% SR @LAR : 70% SO	10%	£25,924,646	£19,400,358	£19,200,193	£18,795,232	£16,264,222
30% SR @LAR : 70% SO	15%	£22,537,466	£16,375,639	£16,175,749	£15,771,974	£13,248,384
30% SR @LAR : 70% SO	20%	£19,132,077	£13,332,710	£13,133,056	£12,730,397	£10,198,404
30% SR @LAR : 70% SO	25%	£15,708,690	£10,271,783	£10,072,329	£9,665,619	£7,117,222
30% SR @LAR : 70% SO	30%	£12,267,521	£7,168,735	£6,966,402	£6,559,646	£4,017,424
30% SR @LAR : 70% SO	35%	£8,808,780	£4,043,769	£3,841,562	£3,435,724	£899,236
30% SR @LAR : 70% SO	40%	£5,317,071	£901,180	£699,061	£294,071	£-237,120
30% SR @LAR : 70% SO	45%	£1,789,082	£-2,258,819	£-2,460,885	£-2,865,097	£-5,391,423
30% SR @LAR : 70% SO	50%	£-1,756,098	£-5,436,007	£-5,638,059	£-6,041,561	£-8,567,773

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£32,043,523	£24,794,314	£24,593,486	£24,185,930	£21,638,709
30% SR @LAR : 70% SO	5%	£28,693,403	£21,806,655	£21,606,177	£21,199,955	£18,661,070
30% SR @LAR : 70% SO	10%	£25,324,646	£18,800,358	£18,600,193	£18,195,232	£15,664,222
30% SR @LAR : 70% SO	15%	£21,937,466	£15,775,639	£15,575,749	£15,171,974	£12,648,384
30% SR @LAR : 70% SO	20%	£18,532,077	£12,732,710	£12,533,056	£12,130,397	£9,598,404
30% SR @LAR : 70% SO	25%	£15,108,690	£9,671,783	£9,472,329	£9,065,619	£6,517,222
30% SR @LAR : 70% SO	30%	£11,667,521	£6,568,735	£6,366,402	£5,959,646	£3,417,424
30% SR @LAR : 70% SO	35%	£8,208,780	£3,443,769	£3,241,562	£2,835,724	£299,236
30% SR @LAR : 70% SO	40%	£4,717,071	£301,180	£99,061	£-305,929	£-837,120
30% SR @LAR : 70% SO	45%	£1,189,082	£-2,858,819	£-3,060,885	£-3,465,097	£-5,991,423
30% SR @LAR : 70% SO	50%	£-2,356,098	£-6,036,007	£-6,238,059	£-6,641,561	£-9,167,773

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£29,283,523	£22,034,314	£21,833,486	£21,425,930	£18,878,709
30% SR @LAR : 70% SO	5%	£25,933,403	£19,046,655	£18,846,177	£18,439,955	£15,901,070
30% SR @LAR : 70% SO	10%	£22,564,646	£16,040,358	£15,840,193	£15,435,232	£12,904,222
30% SR @LAR : 70% SO	15%	£19,177,466	£13,015,639	£12,815,749	£12,411,974	£9,888,384
30% SR @LAR : 70% SO	20%	£15,772,077	£9,972,710	£9,773,056	£9,370,397	£6,838,404
30% SR @LAR : 70% SO	25%	£12,348,690	£6,911,783	£6,712,329	£6,305,619	£3,757,222
30% SR @LAR : 70% SO	30%	£8,907,521	£3,808,735	£3,606,402	£3,199,646	£657,424
30% SR @LAR : 70% SO	35%	£5,448,780	£683,769	£481,562	£75,724	£-246,764
30% SR @LAR : 70% SO	40%	£1,957,071	£-2,458,820	£-2,660,939	£-3,065,929	£-5,597,120
30% SR @LAR : 70% SO	45%	£-1,570,818	£-5,618,819	£-5,820,885	£-6,225,097	£-8,751,423
30% SR @LAR : 70% SO	50%	£-5,116,098	£-8,796,007	£-8,998,059	£-9,401,561	£-11,927,773

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£675 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£11,359,676	-£23,121,440	-£23,424,684	-£24,127,994	-£28,523,684
30% SR @LAR : 70% SO	5%	-£14,187,400	-£25,361,074	-£25,663,790	-£26,364,966	-£30,747,317
30% SR @LAR : 70% SO	10%	-£17,047,244	-£27,632,831	-£27,935,074	-£28,634,243	-£33,004,053
30% SR @LAR : 70% SO	15%	-£19,938,868	-£29,936,367	-£30,238,195	-£30,935,484	-£35,293,539
30% SR @LAR : 70% SO	20%	-£22,861,932	-£32,271,343	-£32,572,814	-£33,268,347	-£37,615,428
30% SR @LAR : 70% SO	25%	-£25,816,097	-£34,637,419	-£34,938,590	-£35,632,490	-£39,969,368
30% SR @LAR : 70% SO	30%	-£28,801,021	-£37,034,255	-£37,335,182	-£38,027,571	-£42,355,009
30% SR @LAR : 70% SO	35%	-£31,816,365	-£39,461,511	-£39,762,250	-£40,453,249	-£44,772,003
30% SR @LAR : 70% SO	40%	-£34,861,789	-£41,918,846	-£42,219,452	-£42,909,183	-£47,219,999
30% SR @LAR : 70% SO	45%	-£37,936,951	-£44,405,921	-£44,706,450	-£45,395,028	-£49,698,646
30% SR @LAR : 70% SO	50%	-£41,041,513	-£46,922,395	-£47,222,901	-£47,910,446	-£52,207,597

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£16,519,676	-£28,261,440	-£28,584,684	-£29,287,994	-£33,683,684
30% SR @LAR : 70% SO	5%	-£19,347,400	-£30,521,074	-£30,823,790	-£31,524,966	-£35,907,317
30% SR @LAR : 70% SO	10%	-£22,207,244	-£32,792,831	-£33,095,074	-£33,794,243	-£38,164,053
30% SR @LAR : 70% SO	15%	-£25,098,868	-£35,096,367	-£35,398,195	-£36,095,484	-£40,453,539
30% SR @LAR : 70% SO	20%	-£28,021,932	-£37,431,343	-£37,732,814	-£38,428,347	-£42,775,428
30% SR @LAR : 70% SO	25%	-£30,976,097	-£39,797,419	-£40,098,590	-£40,792,490	-£45,129,368
30% SR @LAR : 70% SO	30%	-£33,961,021	-£42,194,255	-£42,495,182	-£43,187,571	-£47,515,009
30% SR @LAR : 70% SO	35%	-£36,976,365	-£44,621,511	-£44,922,250	-£45,613,249	-£49,932,003
30% SR @LAR : 70% SO	40%	-£40,021,789	-£47,078,846	-£47,379,452	-£48,069,183	-£52,379,999
30% SR @LAR : 70% SO	45%	-£43,096,951	-£49,565,921	-£49,866,450	-£50,555,028	-£54,858,646
30% SR @LAR : 70% SO	50%	-£46,201,513	-£52,082,395	-£52,382,901	-£53,070,446	-£57,367,597

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£19,639,676	-£31,401,440	-£31,704,684	-£32,407,994	-£36,803,684
30% SR @LAR : 70% SO	5%	-£22,467,400	-£33,661,074	-£33,943,790	-£34,644,966	-£39,027,317
30% SR @LAR : 70% SO	10%	-£25,327,244	-£35,912,831	-£36,215,074	-£36,914,243	-£41,284,053
30% SR @LAR : 70% SO	15%	-£28,218,868	-£38,216,367	-£38,518,195	-£39,215,484	-£43,573,539
30% SR @LAR : 70% SO	20%	-£31,141,932	-£40,561,343	-£40,852,814	-£41,548,347	-£45,895,428
30% SR @LAR : 70% SO	25%	-£34,096,097	-£42,917,419	-£43,218,590	-£43,912,490	-£48,249,368
30% SR @LAR : 70% SO	30%	-£37,081,021	-£45,314,255	-£45,615,182	-£46,307,571	-£50,635,009
30% SR @LAR : 70% SO	35%	-£40,096,365	-£47,741,511	-£48,042,250	-£48,733,249	-£53,052,003
30% SR @LAR : 70% SO	40%	-£43,141,789	-£50,198,846	-£50,499,452	-£51,189,183	-£55,499,999
30% SR @LAR : 70% SO	45%	-£46,216,951	-£52,685,921	-£52,986,450	-£53,675,028	-£57,978,646
30% SR @LAR : 70% SO	50%	-£49,321,513	-£55,202,395	-£55,502,901	-£56,190,446	-£60,487,597

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£20,239,676	-£32,001,440	-£32,304,684	-£33,007,994	-£37,403,684
30% SR @LAR : 70% SO	5%	-£23,067,400	-£34,241,074	-£34,543,790	-£35,244,966	-£39,627,317
30% SR @LAR : 70% SO	10%	-£25,927,244	-£36,512,831	-£36,815,074	-£37,514,243	-£41,884,053
30% SR @LAR : 70% SO	15%	-£28,818,868	-£38,816,367	-£39,118,195	-£39,815,484	-£44,173,539
30% SR @LAR : 70% SO	20%	-£31,741,932	-£41,151,343	-£41,452,814	-£42,148,347	-£46,495,428
30% SR @LAR : 70% SO	25%	-£34,696,097	-£43,517,419	-£43,818,590	-£44,512,490	-£48,849,368
30% SR @LAR : 70% SO	30%	-£37,681,021	-£45,914,255	-£46,215,182	-£46,907,571	-£51,235,009
30% SR @LAR : 70% SO	35%	-£40,696,365	-£48,341,511	-£48,642,250	-£49,333,249	-£53,652,003
30% SR @LAR : 70% SO	40%	-£43,741,789	-£50,798,846	-£51,099,452	-£51,789,183	-£56,099,999
30% SR @LAR : 70% SO	45%	-£46,816,951	-£53,285,921	-£53,586,450	-£54,275,028	-£58,578,646
30% SR @LAR : 70% SO	50%	-£49,921,513	-£55,802,395	-£56,102,901	-£56,790,446	-£61,087,597

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£22,999,676	-£34,761,440	-£35,064,684	-£35,767,994	-£40,163,684
30% SR @LAR : 70% SO	5%	-£25,827,400	-£37,001,074	-£37,303,790	-£38,004,966	-£42,387,317
30% SR @LAR : 70% SO	10%	-£28,687,244	-£39,272,831	-£39,575,074	-£40,274,243	-£44,644,053
30% SR @LAR : 70% SO	15%	-£31,578,868	-£41,576,367	-£41,878,195	-£42,575,484	-£46,933,539
30% SR @LAR : 70% SO	20%	-£34,501,932	-£43,911,343	-£44,212,814	-£44,908,347	-£49,255,428
30% SR @LAR : 70% SO	25%	-£37,456,097	-£46,277,419	-£46,578,590	-£47,272,490	-£51,609,368
30% SR @LAR : 70% SO	30%	-£40,441,021	-£48,674,255	-£48,975,182	-£49,667,571	-£53,995,009
30% SR @LAR : 70% SO	35%	-£43,456,365	-£51,101,511	-£51,402,250	-£52,093,249	-£56,412,003
30% SR @LAR : 70% SO	40%	-£46,501,789	-£53,558,846	-£53,859,452	-£54,549,183	-£58,859,999
30% SR @LAR : 70% SO	45%	-£49,576,951	-£56,045,921	-£56,346,450	-£57,035,028	-£61,338,646
30% SR @LAR : 70% SO	50%	-£52,681,513	-£58,562,395	-£58,862,901	-£59,550,446	-£63,847,597

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £700 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-4,948,724	£-16,710,487	£-17,013,732	£-17,717,041	£-22,112,732
30% SR @LAR : 70% SO	5%	£-8,022,904	£-19,196,579	£-19,499,294	£-20,200,470	£-24,582,822
30% SR @LAR : 70% SO	10%	£-11,129,205	£-21,714,792	£-22,017,035	£-22,716,205	£-27,086,014
30% SR @LAR : 70% SO	15%	£-14,267,286	£-24,264,785	£-24,566,613	£-25,263,902	£-29,621,957
30% SR @LAR : 70% SO	20%	£-17,436,808	£-26,846,218	£-27,147,689	£-27,843,222	£-32,190,303
30% SR @LAR : 70% SO	25%	£-20,637,430	£-29,458,752	£-29,759,922	£-30,453,822	£-34,790,701
30% SR @LAR : 70% SO	30%	£-23,868,811	£-32,102,045	£-32,402,971	£-33,095,361	£-37,422,799
30% SR @LAR : 70% SO	35%	£-27,130,612	£-34,775,758	£-35,076,496	£-35,767,496	£-40,086,250
30% SR @LAR : 70% SO	40%	£-30,422,492	£-37,479,551	£-37,780,156	£-38,469,886	£-42,780,703
30% SR @LAR : 70% SO	45%	£-33,744,112	£-40,213,082	£-40,513,610	£-41,202,190	£-45,505,808
30% SR @LAR : 70% SO	50%	£-37,095,131	£-42,976,013	£-43,276,520	£-43,964,064	£-48,261,214

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-10,108,724	£-21,870,487	£-22,173,732	£-22,877,041	£-27,272,732
30% SR @LAR : 70% SO	5%	£-13,182,904	£-24,356,579	£-24,659,294	£-25,360,470	£-29,742,822
30% SR @LAR : 70% SO	10%	£-16,289,205	£-26,874,792	£-27,177,035	£-27,876,205	£-32,246,014
30% SR @LAR : 70% SO	15%	£-19,427,286	£-29,424,785	£-29,726,613	£-30,423,902	£-34,781,957
30% SR @LAR : 70% SO	20%	£-22,596,808	£-32,006,218	£-32,307,689	£-33,003,222	£-37,350,303
30% SR @LAR : 70% SO	25%	£-25,797,430	£-34,618,752	£-34,919,922	£-35,613,822	£-39,950,701
30% SR @LAR : 70% SO	30%	£-29,028,811	£-37,262,045	£-37,562,971	£-38,255,361	£-42,582,799
30% SR @LAR : 70% SO	35%	£-32,290,612	£-39,935,758	£-40,236,496	£-40,927,496	£-45,246,250
30% SR @LAR : 70% SO	40%	£-35,582,492	£-42,639,551	£-42,940,156	£-43,629,886	£-47,940,703
30% SR @LAR : 70% SO	45%	£-38,904,112	£-45,373,082	£-45,673,610	£-46,362,190	£-50,665,808
30% SR @LAR : 70% SO	50%	£-42,255,131	£-48,136,013	£-48,436,520	£-49,124,064	£-53,421,214

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-13,228,724	£-24,990,487	£-25,293,732	£-25,997,041	£-30,392,732
30% SR @LAR : 70% SO	5%	£-16,302,904	£-27,476,579	£-27,779,294	£-28,480,470	£-32,862,822
30% SR @LAR : 70% SO	10%	£-19,409,205	£-29,994,792	£-30,297,035	£-30,996,205	£-35,366,014
30% SR @LAR : 70% SO	15%	£-22,547,286	£-32,544,785	£-32,846,613	£-33,543,902	£-37,901,957
30% SR @LAR : 70% SO	20%	£-25,716,808	£-35,126,218	£-35,427,689	£-36,123,222	£-40,470,303
30% SR @LAR : 70% SO	25%	£-28,917,430	£-37,738,752	£-38,039,922	£-38,733,822	£-43,070,701
30% SR @LAR : 70% SO	30%	£-32,148,811	£-40,382,045	£-40,682,971	£-41,375,361	£-45,702,799
30% SR @LAR : 70% SO	35%	£-35,410,612	£-43,055,758	£-43,356,496	£-44,047,496	£-48,366,250
30% SR @LAR : 70% SO	40%	£-38,702,492	£-45,759,551	£-46,060,156	£-46,749,886	£-51,060,703
30% SR @LAR : 70% SO	45%	£-42,024,112	£-48,493,082	£-48,793,610	£-49,482,190	£-53,785,808
30% SR @LAR : 70% SO	50%	£-45,375,131	£-51,256,013	£-51,556,520	£-52,244,064	£-56,541,214

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-13,828,724	£-25,590,487	£-25,893,732	£-26,597,041	£-30,992,732
30% SR @LAR : 70% SO	5%	£-16,902,904	£-28,076,579	£-28,379,294	£-29,080,470	£-33,462,822
30% SR @LAR : 70% SO	10%	£-20,009,205	£-30,594,792	£-30,897,035	£-31,596,205	£-35,966,014
30% SR @LAR : 70% SO	15%	£-23,147,286	£-33,144,785	£-33,446,613	£-34,143,902	£-38,501,957
30% SR @LAR : 70% SO	20%	£-26,316,808	£-35,726,218	£-36,027,689	£-36,723,222	£-41,070,303
30% SR @LAR : 70% SO	25%	£-29,517,430	£-38,338,752	£-38,639,922	£-39,333,822	£-43,670,701
30% SR @LAR : 70% SO	30%	£-32,748,811	£-40,982,045	£-41,282,971	£-41,975,361	£-46,302,799
30% SR @LAR : 70% SO	35%	£-36,010,612	£-43,655,758	£-44,956,496	£-44,647,496	£-48,966,250
30% SR @LAR : 70% SO	40%	£-39,302,492	£-46,359,551	£-46,660,156	£-47,349,886	£-51,660,703
30% SR @LAR : 70% SO	45%	£-42,624,112	£-49,093,082	£-49,393,610	£-50,082,190	£-54,385,808
30% SR @LAR : 70% SO	50%	£-45,975,131	£-51,856,013	£-52,156,520	£-52,844,064	£-57,141,214

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-16,588,724	£-28,350,487	£-28,653,732	£-29,357,041	£-33,752,732
30% SR @LAR : 70% SO	5%	£-19,662,904	£-30,836,579	£-31,139,294	£-31,840,470	£-36,222,822
30% SR @LAR : 70% SO	10%	£-22,769,205	£-33,354,792	£-33,657,035	£-34,356,205	£-38,726,014
30% SR @LAR : 70% SO	15%	£-25,907,286	£-35,904,785	£-36,206,613	£-36,903,902	£-41,261,957
30% SR @LAR : 70% SO	20%	£-29,076,808	£-38,486,218	£-38,787,689	£-39,483,222	£-43,830,303
30% SR @LAR : 70% SO	25%	£-32,277,430	£-41,098,752	£-41,399,922	£-42,093,822	£-46,430,701
30% SR @LAR : 70% SO	30%	£-35,508,811	£-43,742,045	£-44,042,971	£-44,735,361	£-49,062,799
30% SR @LAR : 70% SO	35%	£-38,770,612	£-46,415,758	£-46,716,496	£-47,407,496	£-51,726,250
30% SR @LAR : 70% SO	40%	£-42,062,492	£-49,119,551	£-49,420,156	£-50,109,886	£-54,420,703
30% SR @LAR : 70% SO	45%	£-45,384,112	£-51,853,082	£-52,153,610	£-52,842,190	£-57,145,808
30% SR @LAR : 70% SO	50%	£-48,735,131	£-54,616,013	£-54,916,520	£-55,604,064	£-59,901,214

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area
 £725 per sq ft

No Units **600**
 Site Area **1. Ha**

Sales value inflation **10%**
 Build cost inflation **5%**
 Affordable Housing Tenure **SR @ LAR and SO**

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,440,253	-£10,299,534	-£10,602,779	-£11,306,089	-£15,701,779
30% SR @LAR : 70% SO	5%	-£1,858,408	-£13,032,083	-£13,334,798	-£14,035,974	-£18,418,326
30% SR @LAR : 70% SO	10%	-£5,211,166	-£15,796,753	-£16,098,996	-£16,798,166	-£21,167,975
30% SR @LAR : 70% SO	15%	-£8,595,705	-£18,593,203	-£18,895,032	-£19,592,320	-£23,950,376
30% SR @LAR : 70% SO	20%	-£12,011,683	-£21,421,094	-£21,722,565	-£22,418,098	-£26,765,179
30% SR @LAR : 70% SO	25%	-£15,458,761	-£24,280,084	-£24,581,255	-£25,275,155	-£29,612,032
30% SR @LAR : 70% SO	30%	-£18,936,601	-£27,169,835	-£27,470,761	-£28,163,151	-£32,490,589
30% SR @LAR : 70% SO	35%	-£22,444,858	-£30,090,005	-£30,390,743	-£31,081,743	-£35,400,497
30% SR @LAR : 70% SO	40%	-£25,983,196	-£33,040,254	-£33,340,860	-£34,030,590	-£38,341,406
30% SR @LAR : 70% SO	45%	-£29,551,274	-£36,020,243	-£36,320,772	-£37,009,351	-£41,312,969
30% SR @LAR : 70% SO	50%	-£33,148,749	-£39,029,631	-£39,330,137	-£40,017,682	-£44,314,833

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£3,719,747	-£15,459,534	-£15,762,779	-£16,466,089	-£20,861,779
30% SR @LAR : 70% SO	5%	-£7,018,408	-£18,192,083	-£18,494,798	-£19,195,974	-£23,578,326
30% SR @LAR : 70% SO	10%	-£10,371,166	-£20,956,753	-£21,258,996	-£21,958,166	-£26,327,975
30% SR @LAR : 70% SO	15%	-£13,755,705	-£23,753,203	-£24,055,032	-£24,752,320	-£29,110,376
30% SR @LAR : 70% SO	20%	-£17,171,683	-£26,581,094	-£26,882,565	-£27,579,098	-£31,925,179
30% SR @LAR : 70% SO	25%	-£20,618,761	-£29,440,084	-£29,741,255	-£30,435,155	-£34,772,032
30% SR @LAR : 70% SO	30%	-£24,096,601	-£32,329,835	-£32,630,761	-£33,323,151	-£37,650,589
30% SR @LAR : 70% SO	35%	-£27,604,858	-£35,250,005	-£35,550,743	-£36,241,743	-£40,560,497
30% SR @LAR : 70% SO	40%	-£31,143,196	-£38,200,254	-£38,500,860	-£39,190,590	-£43,501,406
30% SR @LAR : 70% SO	45%	-£34,711,274	-£41,180,243	-£41,480,772	-£42,169,351	-£46,472,969
30% SR @LAR : 70% SO	50%	-£38,308,749	-£44,189,631	-£44,490,137	-£45,177,682	-£49,474,833

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£8,839,747	-£18,579,534	-£18,882,779	-£19,586,089	-£23,981,779
30% SR @LAR : 70% SO	5%	-£10,138,408	-£21,312,083	-£21,614,798	-£22,315,974	-£26,698,326
30% SR @LAR : 70% SO	10%	-£13,491,166	-£24,076,753	-£24,378,996	-£25,078,166	-£29,447,975
30% SR @LAR : 70% SO	15%	-£16,875,705	-£26,873,203	-£27,175,032	-£27,872,320	-£32,230,376
30% SR @LAR : 70% SO	20%	-£20,291,683	-£29,701,094	-£30,002,565	-£30,698,098	-£35,045,179
30% SR @LAR : 70% SO	25%	-£23,738,761	-£32,560,084	-£32,861,255	-£33,555,155	-£37,892,032
30% SR @LAR : 70% SO	30%	-£27,216,601	-£35,449,835	-£35,750,761	-£36,443,151	-£40,770,589
30% SR @LAR : 70% SO	35%	-£30,724,858	-£38,370,005	-£38,670,743	-£39,361,743	-£43,680,497
30% SR @LAR : 70% SO	40%	-£34,263,196	-£41,320,254	-£41,620,860	-£42,310,590	-£46,621,406
30% SR @LAR : 70% SO	45%	-£37,831,274	-£44,300,243	-£44,600,772	-£45,289,351	-£49,592,969
30% SR @LAR : 70% SO	50%	-£41,428,749	-£47,309,631	-£47,610,137	-£48,297,682	-£52,594,833

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£7,439,747	-£19,179,534	-£19,482,779	-£20,186,089	-£24,581,779
30% SR @LAR : 70% SO	5%	-£10,738,408	-£21,912,083	-£22,214,798	-£22,915,974	-£27,298,326
30% SR @LAR : 70% SO	10%	-£14,091,166	-£24,676,753	-£24,978,996	-£25,678,166	-£30,047,975
30% SR @LAR : 70% SO	15%	-£17,475,705	-£27,473,203	-£27,775,032	-£28,472,320	-£32,830,376
30% SR @LAR : 70% SO	20%	-£20,891,683	-£30,301,094	-£30,602,565	-£31,298,098	-£35,645,179
30% SR @LAR : 70% SO	25%	-£24,338,761	-£33,160,084	-£33,461,255	-£34,155,155	-£38,492,032
30% SR @LAR : 70% SO	30%	-£27,816,601	-£36,049,835	-£36,350,761	-£37,043,151	-£41,370,589
30% SR @LAR : 70% SO	35%	-£31,324,858	-£38,970,005	-£39,270,743	-£39,961,743	-£44,280,497
30% SR @LAR : 70% SO	40%	-£34,863,196	-£41,920,254	-£42,220,860	-£42,910,590	-£47,221,406
30% SR @LAR : 70% SO	45%	-£38,431,274	-£44,900,243	-£45,200,772	-£45,889,351	-£50,192,969
30% SR @LAR : 70% SO	50%	-£42,028,749	-£47,909,631	-£48,210,137	-£48,897,682	-£53,194,833

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£10,199,747	-£21,899,534	-£22,242,779	-£22,946,089	-£27,341,779
30% SR @LAR : 70% SO	5%	-£13,498,408	-£24,672,083	-£24,974,798	-£25,675,974	-£30,058,326
30% SR @LAR : 70% SO	10%	-£16,851,166	-£27,436,753	-£27,738,996	-£28,438,166	-£32,807,975
30% SR @LAR : 70% SO	15%	-£20,235,705	-£30,233,203	-£30,535,032	-£31,232,320	-£35,590,376
30% SR @LAR : 70% SO	20%	-£23,651,683	-£33,061,094	-£33,362,565	-£34,058,098	-£38,405,179
30% SR @LAR : 70% SO	25%	-£27,098,761	-£35,920,084	-£36,221,255	-£36,915,155	-£41,252,032
30% SR @LAR : 70% SO	30%	-£30,576,601	-£38,809,835	-£39,110,761	-£39,803,151	-£44,130,589
30% SR @LAR : 70% SO	35%	-£34,084,858	-£41,730,005	-£42,030,743	-£42,721,743	-£47,040,497
30% SR @LAR : 70% SO	40%	-£37,623,196	-£44,680,254	-£44,980,860	-£45,670,590	-£49,981,406
30% SR @LAR : 70% SO	45%	-£41,191,274	-£47,660,243	-£47,960,772	-£48,649,351	-£52,952,969
30% SR @LAR : 70% SO	50%	-£44,788,749	-£50,669,631	-£50,970,137	-£51,657,682	-£55,954,833

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £750 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,754,857	-£3,888,581	-£4,191,826	-£4,895,136	-£9,290,826
30% SR @LAR : 70% SO	5%	£4,240,955	-£6,868,011	-£7,170,726	-£7,871,902	-£12,254,254
30% SR @LAR : 70% SO	10%	£695,415	-£9,879,561	-£10,181,804	-£10,880,973	-£15,250,783
30% SR @LAR : 70% SO	15%	-£2,925,393	-£12,922,892	-£13,224,720	-£13,922,009	-£18,280,064
30% SR @LAR : 70% SO	20%	-£6,588,252	-£15,997,663	-£16,299,134	-£16,994,667	-£21,341,748
30% SR @LAR : 70% SO	25%	-£10,282,212	-£19,103,534	-£19,404,704	-£20,098,604	-£24,435,483
30% SR @LAR : 70% SO	30%	-£14,006,930	-£22,240,164	-£22,541,091	-£23,233,480	-£27,560,919
30% SR @LAR : 70% SO	35%	-£17,762,069	-£25,407,215	-£25,707,953	-£26,398,954	-£30,717,707
30% SR @LAR : 70% SO	40%	-£21,547,287	-£28,604,345	-£28,904,951	-£29,594,681	-£33,905,497
30% SR @LAR : 70% SO	45%	-£25,362,245	-£31,831,214	-£32,131,743	-£32,820,322	-£37,123,940
30% SR @LAR : 70% SO	50%	-£29,206,601	-£35,087,482	-£35,387,990	-£36,075,534	-£40,372,684

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,594,857	-£9,948,581	-£9,351,826	-£10,055,136	-£14,450,826
30% SR @LAR : 70% SO	5%	-£918,045	-£12,028,011	-£12,330,726	-£13,031,902	-£17,414,254
30% SR @LAR : 70% SO	10%	-£4,464,585	-£15,039,561	-£15,341,804	-£16,040,973	-£20,410,783
30% SR @LAR : 70% SO	15%	-£8,085,393	-£18,082,892	-£18,384,720	-£19,082,009	-£23,440,064
30% SR @LAR : 70% SO	20%	-£11,748,252	-£21,157,663	-£21,459,134	-£22,154,667	-£26,501,748
30% SR @LAR : 70% SO	25%	-£15,442,212	-£24,263,534	-£24,564,704	-£25,258,604	-£29,595,483
30% SR @LAR : 70% SO	30%	-£19,166,930	-£27,400,164	-£27,701,091	-£28,393,480	-£32,720,919
30% SR @LAR : 70% SO	35%	-£22,922,069	-£30,567,215	-£30,867,953	-£31,558,954	-£35,877,707
30% SR @LAR : 70% SO	40%	-£26,707,287	-£33,764,345	-£34,064,951	-£34,754,681	-£39,065,497
30% SR @LAR : 70% SO	45%	-£30,522,245	-£36,991,214	-£37,291,743	-£37,980,322	-£42,283,940
30% SR @LAR : 70% SO	50%	-£34,366,601	-£40,247,482	-£40,547,990	-£41,235,534	-£45,532,684

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£525,143	-£12,168,581	-£12,471,826	-£13,175,136	-£17,570,826
30% SR @LAR : 70% SO	5%	-£4,039,045	-£15,148,011	-£15,450,726	-£16,151,902	-£20,534,254
30% SR @LAR : 70% SO	10%	-£7,584,585	-£18,159,561	-£18,461,804	-£19,160,973	-£23,530,783
30% SR @LAR : 70% SO	15%	-£11,205,393	-£21,202,892	-£21,504,720	-£22,202,009	-£26,560,064
30% SR @LAR : 70% SO	20%	-£14,868,252	-£24,277,663	-£24,579,134	-£25,274,667	-£29,621,748
30% SR @LAR : 70% SO	25%	-£18,562,212	-£27,383,534	-£27,684,704	-£28,378,604	-£32,715,483
30% SR @LAR : 70% SO	30%	-£22,286,930	-£30,520,164	-£30,821,091	-£31,513,480	-£35,840,919
30% SR @LAR : 70% SO	35%	-£26,042,069	-£33,687,215	-£33,987,953	-£34,678,954	-£38,997,707
30% SR @LAR : 70% SO	40%	-£29,827,287	-£36,884,345	-£37,184,951	-£37,874,681	-£42,185,497
30% SR @LAR : 70% SO	45%	-£33,642,245	-£40,111,214	-£40,411,743	-£41,100,322	-£45,403,940
30% SR @LAR : 70% SO	50%	-£37,486,601	-£43,367,482	-£43,667,990	-£44,355,534	-£48,652,684

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,125,143	-£12,768,581	-£13,071,826	-£13,775,136	-£18,170,826
30% SR @LAR : 70% SO	5%	-£4,639,045	-£15,748,011	-£16,050,726	-£16,751,902	-£21,134,254
30% SR @LAR : 70% SO	10%	-£8,184,585	-£18,759,561	-£19,061,804	-£19,760,973	-£24,130,783
30% SR @LAR : 70% SO	15%	-£11,805,393	-£21,802,892	-£22,104,720	-£22,802,009	-£27,160,064
30% SR @LAR : 70% SO	20%	-£15,468,252	-£24,877,663	-£25,179,134	-£25,874,667	-£30,221,748
30% SR @LAR : 70% SO	25%	-£19,162,212	-£27,983,534	-£28,284,704	-£28,978,604	-£33,315,483
30% SR @LAR : 70% SO	30%	-£22,886,930	-£31,120,164	-£31,421,091	-£32,113,480	-£36,440,919
30% SR @LAR : 70% SO	35%	-£26,642,069	-£34,287,215	-£34,587,953	-£35,278,954	-£39,597,707
30% SR @LAR : 70% SO	40%	-£30,427,287	-£37,484,345	-£37,784,951	-£38,474,681	-£42,785,497
30% SR @LAR : 70% SO	45%	-£34,242,245	-£40,711,214	-£41,011,743	-£41,700,322	-£46,003,940
30% SR @LAR : 70% SO	50%	-£38,086,601	-£43,967,482	-£44,267,990	-£44,955,534	-£49,252,684

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,885,143	-£15,528,581	-£15,831,826	-£16,535,136	-£20,930,826
30% SR @LAR : 70% SO	5%	-£7,399,045	-£18,508,011	-£18,810,726	-£19,511,902	-£23,894,254
30% SR @LAR : 70% SO	10%	-£10,944,585	-£21,519,561	-£21,821,804	-£22,520,973	-£26,890,783
30% SR @LAR : 70% SO	15%	-£14,565,393	-£24,562,892	-£24,864,720	-£25,562,009	-£29,920,064
30% SR @LAR : 70% SO	20%	-£18,228,252	-£27,637,663	-£27,939,134	-£28,634,667	-£32,981,748
30% SR @LAR : 70% SO	25%	-£21,922,212	-£30,743,534	-£31,044,704	-£31,738,604	-£36,075,483
30% SR @LAR : 70% SO	30%	-£25,646,930	-£33,880,164	-£34,181,091	-£34,873,480	-£39,200,919
30% SR @LAR : 70% SO	35%	-£29,402,069	-£37,047,215	-£37,347,953	-£38,038,954	-£42,357,707
30% SR @LAR : 70% SO	40%	-£33,187,287	-£40,244,345	-£40,544,951	-£41,234,681	-£45,545,497
30% SR @LAR : 70% SO	45%	-£37,002,245	-£43,471,214	-£43,771,743	-£44,460,322	-£48,763,940
30% SR @LAR : 70% SO	50%	-£40,846,601	-£46,727,482	-£47,027,990	-£47,715,534	-£52,012,684

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £775 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,069,460	£2,484,463	£2,185,776	£1,493,036	£2,879,873
30% SR @LAR : 70% SO	5%	£10,312,805	-£703,515	-£1,006,230	-£1,707,406	-£6,089,758
30% SR @LAR : 70% SO	10%	£6,524,512	-£3,961,522	-£4,263,765	-£4,962,934	-£9,332,745
30% SR @LAR : 70% SO	15%	£2,704,917	-£7,251,310	-£7,553,139	-£8,250,427	-£12,608,483
30% SR @LAR : 70% SO	20%	-£1,163,128	-£10,572,538	-£10,874,009	-£11,569,542	-£15,916,623
30% SR @LAR : 70% SO	25%	-£5,103,544	-£13,924,866	-£14,226,037	-£14,919,937	-£19,256,815
30% SR @LAR : 70% SO	30%	-£9,074,720	-£17,307,954	-£17,608,880	-£18,301,270	-£22,628,708
30% SR @LAR : 70% SO	35%	-£13,076,316	-£20,721,462	-£21,022,199	-£21,713,200	-£26,031,954
30% SR @LAR : 70% SO	40%	-£17,107,991	-£24,165,049	-£24,465,654	-£25,155,386	-£29,466,201
30% SR @LAR : 70% SO	45%	-£21,169,405	-£27,638,375	-£27,938,904	-£28,627,483	-£32,931,101
30% SR @LAR : 70% SO	50%	-£25,260,219	-£31,141,101	-£31,441,607	-£32,129,151	-£36,426,302

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,909,460	-£2,879,873	-£2,974,224	-£3,666,964	-£8,939,873
30% SR @LAR : 70% SO	5%	£5,152,805	-£5,863,515	-£6,166,230	-£6,867,406	-£11,249,758
30% SR @LAR : 70% SO	10%	£1,364,512	-£9,121,522	-£9,423,765	-£10,122,934	-£14,492,745
30% SR @LAR : 70% SO	15%	-£2,455,083	-£12,411,310	-£12,713,139	-£13,410,427	-£17,768,483
30% SR @LAR : 70% SO	20%	-£6,323,128	-£15,732,538	-£16,034,009	-£16,729,542	-£21,076,623
30% SR @LAR : 70% SO	25%	-£10,263,544	-£19,084,866	-£19,386,037	-£20,079,937	-£24,416,815
30% SR @LAR : 70% SO	30%	-£14,234,720	-£22,467,954	-£22,768,880	-£23,461,270	-£27,788,708
30% SR @LAR : 70% SO	35%	-£18,236,316	-£25,881,462	-£26,182,199	-£26,873,200	-£31,191,954
30% SR @LAR : 70% SO	40%	-£22,267,991	-£29,325,049	-£29,625,654	-£30,315,386	-£34,626,201
30% SR @LAR : 70% SO	45%	-£26,329,405	-£32,798,375	-£33,098,904	-£33,787,483	-£38,091,101
30% SR @LAR : 70% SO	50%	-£30,420,219	-£36,301,101	-£36,601,607	-£37,289,151	-£41,586,302

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,789,460	-£5,799,837	-£6,094,224	-£6,786,964	-£11,159,873
30% SR @LAR : 70% SO	5%	£2,032,805	-£8,983,515	-£9,286,230	-£9,987,406	-£14,369,758
30% SR @LAR : 70% SO	10%	-£1,755,488	-£12,241,522	-£12,543,765	-£13,242,934	-£17,612,745
30% SR @LAR : 70% SO	15%	-£5,575,083	-£15,531,310	-£15,833,139	-£16,530,427	-£20,888,483
30% SR @LAR : 70% SO	20%	-£9,443,128	-£18,852,538	-£19,154,009	-£19,849,542	-£24,196,623
30% SR @LAR : 70% SO	25%	-£13,383,544	-£22,204,866	-£22,506,037	-£23,199,937	-£27,536,815
30% SR @LAR : 70% SO	30%	-£17,354,720	-£25,587,954	-£25,888,880	-£26,581,270	-£30,908,708
30% SR @LAR : 70% SO	35%	-£21,356,316	-£29,001,462	-£29,302,199	-£29,993,200	-£34,311,954
30% SR @LAR : 70% SO	40%	-£25,387,991	-£32,445,049	-£32,745,654	-£33,435,386	-£37,746,201
30% SR @LAR : 70% SO	45%	-£29,449,405	-£35,918,375	-£36,218,904	-£36,907,483	-£41,211,101
30% SR @LAR : 70% SO	50%	-£33,540,219	-£39,421,101	-£39,721,607	-£40,409,151	-£44,706,302

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,189,460	-£6,399,837	-£6,694,224	-£7,386,964	-£11,759,873
30% SR @LAR : 70% SO	5%	£1,432,805	-£9,583,515	-£9,886,230	-£10,587,406	-£14,969,758
30% SR @LAR : 70% SO	10%	-£2,355,488	-£12,841,522	-£13,143,765	-£13,842,934	-£18,212,745
30% SR @LAR : 70% SO	15%	-£6,175,083	-£16,131,310	-£16,433,139	-£17,130,427	-£21,488,483
30% SR @LAR : 70% SO	20%	-£10,043,128	-£19,452,538	-£19,754,009	-£20,449,542	-£24,796,623
30% SR @LAR : 70% SO	25%	-£13,983,544	-£22,804,866	-£23,106,037	-£23,799,937	-£28,136,815
30% SR @LAR : 70% SO	30%	-£17,954,720	-£26,187,954	-£26,488,880	-£27,181,270	-£31,508,708
30% SR @LAR : 70% SO	35%	-£21,956,316	-£29,601,462	-£29,902,199	-£30,593,200	-£34,911,954
30% SR @LAR : 70% SO	40%	-£25,987,991	-£33,045,049	-£33,345,654	-£34,035,386	-£38,346,201
30% SR @LAR : 70% SO	45%	-£30,049,405	-£36,518,375	-£36,818,904	-£37,507,483	-£41,811,101
30% SR @LAR : 70% SO	50%	-£34,140,219	-£40,021,101	-£40,321,607	-£41,009,151	-£45,306,302

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,429,460	-£9,159,837	-£9,454,224	-£10,146,964	-£14,519,873
30% SR @LAR : 70% SO	5%	-£1,327,195	-£12,343,515	-£12,646,230	-£13,347,406	-£17,729,758
30% SR @LAR : 70% SO	10%	-£5,115,488	-£15,601,522	-£15,903,765	-£16,602,934	-£20,972,745
30% SR @LAR : 70% SO	15%	-£8,935,083	-£18,891,310	-£19,193,139	-£19,890,427	-£24,248,483
30% SR @LAR : 70% SO	20%	-£12,803,128	-£22,212,538	-£22,514,009	-£23,209,542	-£27,556,623
30% SR @LAR : 70% SO	25%	-£16,743,544	-£25,564,866	-£25,866,037	-£26,559,937	-£30,896,815
30% SR @LAR : 70% SO	30%	-£20,714,720	-£28,947,954	-£29,248,880	-£29,941,270	-£34,268,708
30% SR @LAR : 70% SO	35%	-£24,716,316	-£32,361,462	-£32,662,199	-£33,353,200	-£37,671,954
30% SR @LAR : 70% SO	40%	-£28,747,991	-£35,805,049	-£36,105,654	-£36,795,386	-£41,106,201
30% SR @LAR : 70% SO	45%	-£32,809,405	-£39,278,375	-£39,578,904	-£40,267,483	-£44,571,101
30% SR @LAR : 70% SO	50%	-£36,900,219	-£42,781,101	-£43,081,607	-£43,769,151	-£48,066,302

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £800 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,384,063	£8,799,067	£8,500,380	£7,807,639	£3,478,011
30% SR @LAR : 70% SO	5%	£16,354,248	£5,348,501	£5,050,336	£4,359,697	£43,208
30% SR @LAR : 70% SO	10%	£12,292,795	£1,866,298	£1,568,597	£879,936	£-3,476,448
30% SR @LAR : 70% SO	15%	£8,200,039	£-1,672,342	£-1,974,170	£-2,671,459	£-7,029,515
30% SR @LAR : 70% SO	20%	£4,076,315	£-5,270,898	£-5,572,369	£-6,267,902	£-10,614,983
30% SR @LAR : 70% SO	25%	£-79,232	£-8,900,554	£-9,201,725	£-9,895,625	£-14,232,503
30% SR @LAR : 70% SO	30%	£-4,327,736	£-12,560,970	£-12,861,896	£-13,554,287	£-17,881,725
30% SR @LAR : 70% SO	35%	£-8,606,660	£-16,251,806	£-16,552,544	£-17,243,544	£-21,562,298
30% SR @LAR : 70% SO	40%	£-12,915,663	£-19,972,721	£-20,273,327	£-20,963,058	£-25,273,873
30% SR @LAR : 70% SO	45%	£-17,254,406	£-23,723,376	£-24,023,904	£-24,712,483	£-29,016,101
30% SR @LAR : 70% SO	50%	£-21,622,547	£-27,503,429	£-27,803,936	£-28,491,480	£-32,788,631

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,224,063	£3,639,067	£3,340,380	£2,647,639	£-1,681,989
30% SR @LAR : 70% SO	5%	£11,194,248	£188,501	£-109,664	£-800,303	£-5,116,792
30% SR @LAR : 70% SO	10%	£7,132,795	£-3,293,702	£-3,591,403	£-4,280,064	£-8,836,448
30% SR @LAR : 70% SO	15%	£3,040,039	£-6,832,342	£-7,134,170	£-7,831,459	£-12,183,515
30% SR @LAR : 70% SO	20%	£-1,083,685	£-10,430,898	£-10,732,369	£-11,427,902	£-15,774,983
30% SR @LAR : 70% SO	25%	£-5,239,232	£-14,060,554	£-14,361,725	£-15,055,625	£-19,392,503
30% SR @LAR : 70% SO	30%	£-9,487,736	£-17,720,970	£-18,021,896	£-18,714,287	£-23,041,725
30% SR @LAR : 70% SO	35%	£-13,766,660	£-21,411,806	£-21,712,544	£-22,403,544	£-26,722,298
30% SR @LAR : 70% SO	40%	£-18,075,663	£-25,132,721	£-25,433,327	£-26,123,058	£-30,433,873
30% SR @LAR : 70% SO	45%	£-22,414,406	£-28,883,376	£-29,183,904	£-29,872,483	£-34,176,101
30% SR @LAR : 70% SO	50%	£-26,782,547	£-32,663,429	£-32,963,936	£-33,651,480	£-37,948,631

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,104,063	£519,067	£220,380	£472,361	£4,801,989
30% SR @LAR : 70% SO	5%	£8,074,248	£-2,931,499	£-3,229,664	£-3,920,303	£-8,236,792
30% SR @LAR : 70% SO	10%	£4,012,795	£-6,413,702	£-6,711,403	£-7,400,064	£-11,756,448
30% SR @LAR : 70% SO	15%	£-79,961	£-9,952,342	£-10,254,170	£-10,951,459	£-15,309,515
30% SR @LAR : 70% SO	20%	£-4,203,685	£-13,550,898	£-13,852,369	£-14,547,902	£-18,894,983
30% SR @LAR : 70% SO	25%	£-8,359,232	£-17,180,554	£-17,481,725	£-18,175,625	£-22,512,503
30% SR @LAR : 70% SO	30%	£-12,607,736	£-20,840,970	£-21,141,896	£-21,834,287	£-26,161,725
30% SR @LAR : 70% SO	35%	£-16,886,660	£-24,531,806	£-24,832,544	£-25,523,544	£-29,842,298
30% SR @LAR : 70% SO	40%	£-21,195,663	£-28,252,721	£-28,553,327	£-29,243,058	£-33,553,873
30% SR @LAR : 70% SO	45%	£-25,534,406	£-32,003,376	£-32,303,904	£-32,992,483	£-37,296,101
30% SR @LAR : 70% SO	50%	£-29,902,547	£-35,783,429	£-36,083,936	£-36,771,480	£-41,068,631

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,504,063	£-80,933	£-373,620	£-1,072,361	£-5,401,989
30% SR @LAR : 70% SO	5%	£7,474,248	£-3,531,499	£-3,829,664	£-4,520,303	£-8,836,792
30% SR @LAR : 70% SO	10%	£3,412,795	£-7,013,702	£-7,311,403	£-8,000,064	£-12,356,448
30% SR @LAR : 70% SO	15%	£-679,961	£-10,552,342	£-10,854,170	£-11,551,459	£-15,909,515
30% SR @LAR : 70% SO	20%	£-4,803,685	£-14,150,898	£-14,452,369	£-15,147,902	£-19,494,983
30% SR @LAR : 70% SO	25%	£-8,959,232	£-17,780,554	£-18,081,725	£-18,775,625	£-23,112,503
30% SR @LAR : 70% SO	30%	£-13,207,736	£-21,440,970	£-21,741,896	£-22,434,287	£-26,761,725
30% SR @LAR : 70% SO	35%	£-17,486,660	£-25,131,806	£-25,432,544	£-26,123,544	£-30,442,298
30% SR @LAR : 70% SO	40%	£-21,795,663	£-28,852,721	£-29,153,327	£-29,843,058	£-34,153,873
30% SR @LAR : 70% SO	45%	£-26,134,406	£-32,603,376	£-32,903,904	£-33,592,483	£-37,896,101
30% SR @LAR : 70% SO	50%	£-30,502,547	£-36,383,429	£-36,683,936	£-37,371,480	£-41,668,631

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,744,063	£2,840,933	£3,139,620	£3,832,361	£3,161,989
30% SR @LAR : 70% SO	5%	£4,714,248	£6,291,499	£6,589,664	£7,280,303	£11,596,792
30% SR @LAR : 70% SO	10%	£652,795	£9,773,702	£10,071,403	£10,760,064	£15,116,448
30% SR @LAR : 70% SO	15%	£-3,439,961	£-13,312,342	£-13,614,170	£-14,311,459	£-18,669,515
30% SR @LAR : 70% SO	20%	£-7,563,685	£-16,910,898	£-17,212,369	£-17,907,902	£-22,254,983
30% SR @LAR : 70% SO	25%	£-11,719,232	£-20,540,554	£-20,841,725	£-21,535,625	£-25,872,503
30% SR @LAR : 70% SO	30%	£-15,967,736	£-24,200,970	£-24,501,896	£-25,194,287	£-29,521,725
30% SR @LAR : 70% SO	35%	£-20,246,660	£-27,891,806	£-28,192,544	£-28,883,544	£-33,202,298
30% SR @LAR : 70% SO	40%	£-24,555,663	£-31,612,721	£-31,913,327	£-32,603,058	£-36,913,873
30% SR @LAR : 70% SO	45%	£-28,894,406	£-35,363,376	£-35,663,904	£-36,352,483	£-40,656,101
30% SR @LAR : 70% SO	50%	£-33,262,547	£-39,143,429	£-39,443,936	£-40,131,480	£-44,428,631

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £825 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,626,626	£15,113,670	£14,814,983	£14,122,243	£9,792,615
30% SR @LAR : 70% SO	5%	£22,360,616	£11,378,511	£11,080,346	£10,389,708	£6,073,218
30% SR @LAR : 70% SO	10%	£18,038,211	£7,611,715	£7,314,014	£6,625,352	£2,321,216
30% SR @LAR : 70% SO	15%	£13,660,863	£3,813,615	£3,516,323	£2,829,514	£-1,485,368
30% SR @LAR : 70% SO	20%	£9,252,546	£-15,687	£-317,159	£-1,012,692	£-5,359,773
30% SR @LAR : 70% SO	25%	£4,813,595	£-3,934,280	£-4,235,450	£-4,929,351	£-9,266,228
30% SR @LAR : 70% SO	30%	£344,349	£-7,883,631	£-8,184,557	£-8,876,948	£-13,204,386
30% SR @LAR : 70% SO	35%	£-4,218,257	£-11,863,403	£-12,164,141	£-12,855,141	£-17,173,895
30% SR @LAR : 70% SO	40%	£-8,816,196	£-15,873,254	£-16,173,859	£-16,863,590	£-21,174,406
30% SR @LAR : 70% SO	45%	£-13,443,874	£-19,912,844	£-20,213,373	£-20,901,952	£-25,205,570
30% SR @LAR : 70% SO	50%	£-18,100,952	£-23,981,833	£-24,282,340	£-24,969,884	£-29,267,035

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,466,626	£9,953,670	£9,654,983	£8,962,243	£4,632,615
30% SR @LAR : 70% SO	5%	£17,200,616	£6,218,511	£5,920,346	£5,229,708	£913,218
30% SR @LAR : 70% SO	10%	£12,878,211	£2,451,715	£2,154,014	£1,465,352	£-6,838,794
30% SR @LAR : 70% SO	15%	£8,500,863	£-1,346,385	£-1,643,677	£-2,330,486	£-6,645,368
30% SR @LAR : 70% SO	20%	£4,092,546	£-5,175,687	£-5,477,159	£-6,172,692	£-10,519,773
30% SR @LAR : 70% SO	25%	£-346,405	£-9,094,280	£-9,395,450	£-10,089,351	£-14,426,228
30% SR @LAR : 70% SO	30%	£-4,815,551	£-13,043,631	£-13,344,557	£-14,036,948	£-18,364,386
30% SR @LAR : 70% SO	35%	£-9,378,257	£-17,023,403	£-17,324,141	£-18,015,141	£-22,333,895
30% SR @LAR : 70% SO	40%	£-13,976,196	£-21,033,254	£-21,333,859	£-22,023,590	£-26,334,406
30% SR @LAR : 70% SO	45%	£-18,603,874	£-25,072,844	£-25,373,373	£-26,061,952	£-30,365,570
30% SR @LAR : 70% SO	50%	£-23,260,952	£-29,141,833	£-29,442,340	£-30,129,884	£-34,427,035

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,346,626	£6,833,670	£6,534,983	£5,842,243	£1,512,615
30% SR @LAR : 70% SO	5%	£14,080,616	£3,098,511	£2,800,346	£2,109,708	£-2,206,792
30% SR @LAR : 70% SO	10%	£9,758,211	£-668,285	£-966,986	£-1,654,648	£-5,958,794
30% SR @LAR : 70% SO	15%	£5,380,863	£-4,466,385	£-4,763,677	£-5,450,486	£-9,765,368
30% SR @LAR : 70% SO	20%	£972,546	£-8,295,687	£-8,597,159	£-9,292,692	£-13,639,773
30% SR @LAR : 70% SO	25%	£-346,405	£-12,214,280	£-12,515,450	£-13,209,351	£-17,546,228
30% SR @LAR : 70% SO	30%	£-7,935,551	£-16,163,631	£-16,464,557	£-17,156,948	£-21,484,386
30% SR @LAR : 70% SO	35%	£-12,498,257	£-20,143,403	£-20,444,141	£-21,135,141	£-25,453,895
30% SR @LAR : 70% SO	40%	£-17,096,196	£-24,153,254	£-24,453,859	£-25,143,590	£-29,454,406
30% SR @LAR : 70% SO	45%	£-21,723,874	£-28,192,844	£-28,493,373	£-29,181,952	£-33,485,570
30% SR @LAR : 70% SO	50%	£-26,380,952	£-32,261,833	£-32,562,340	£-33,249,884	£-37,547,035

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,746,626	£6,233,670	£5,934,983	£5,242,243	£912,615
30% SR @LAR : 70% SO	5%	£13,480,616	£2,498,511	£2,200,346	£1,509,708	£-2,806,792
30% SR @LAR : 70% SO	10%	£9,158,211	£-1,288,285	£-1,586,986	£-2,254,648	£-5,958,794
30% SR @LAR : 70% SO	15%	£4,780,863	£-5,066,385	£-5,363,677	£-6,050,486	£-10,365,368
30% SR @LAR : 70% SO	20%	£372,546	£-8,895,687	£-9,197,159	£-9,892,692	£-14,239,773
30% SR @LAR : 70% SO	25%	£-4,066,405	£-12,814,280	£-13,115,450	£-13,809,351	£-18,146,228
30% SR @LAR : 70% SO	30%	£-8,535,551	£-16,763,631	£-17,064,557	£-17,756,948	£-22,084,386
30% SR @LAR : 70% SO	35%	£-13,098,257	£-20,743,403	£-21,044,141	£-21,735,141	£-26,053,895
30% SR @LAR : 70% SO	40%	£-17,696,196	£-24,753,254	£-25,053,859	£-25,743,590	£-30,054,406
30% SR @LAR : 70% SO	45%	£-22,323,874	£-28,792,844	£-29,093,373	£-29,781,952	£-34,085,570
30% SR @LAR : 70% SO	50%	£-26,980,952	£-32,861,833	£-33,162,340	£-33,849,884	£-38,147,035

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,986,626	£3,473,670	£3,174,983	£2,482,243	£-1,847,386
30% SR @LAR : 70% SO	5%	£10,720,616	£-261,489	£-559,654	£-1,250,292	£-5,566,792
30% SR @LAR : 70% SO	10%	£6,398,211	£-4,028,285	£-4,325,986	£-5,014,648	£-9,318,794
30% SR @LAR : 70% SO	15%	£2,020,863	£-7,826,385	£-8,123,677	£-8,810,486	£-13,125,368
30% SR @LAR : 70% SO	20%	£-2,387,454	£-11,655,687	£-11,957,159	£-12,652,692	£-16,999,773
30% SR @LAR : 70% SO	25%	£-6,826,405	£-15,574,280	£-15,875,450	£-16,569,351	£-20,906,228
30% SR @LAR : 70% SO	30%	£-11,295,551	£-19,523,631	£-19,824,557	£-20,516,948	£-24,844,386
30% SR @LAR : 70% SO	35%	£-15,858,257	£-23,503,403	£-23,804,141	£-24,495,141	£-28,813,895
30% SR @LAR : 70% SO	40%	£-20,456,196	£-27,513,254	£-27,813,859	£-28,503,590	£-32,814,406
30% SR @LAR : 70% SO	45%	£-25,083,874	£-31,552,844	£-31,853,373	£-32,541,952	£-36,845,570
30% SR @LAR : 70% SO	50%	£-29,740,952	£-35,621,833	£-35,922,340	£-36,609,884	£-40,907,035

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area
£850 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£32,856,245	£21,428,274	£21,129,586	£20,436,846	£16,107,218
30% SR @LAR : 70% SO	5%	£28,308,704	£17,407,792	£17,109,626	£16,418,988	£12,102,498
30% SR @LAR : 70% SO	10%	£23,730,002	£13,355,672	£13,057,971	£12,369,309	£8,065,173
30% SR @LAR : 70% SO	15%	£19,119,496	£9,272,249	£8,974,957	£8,288,147	£3,995,588
30% SR @LAR : 70% SO	20%	£14,425,857	£5,157,860	£4,860,919	£4,175,839	£-107,526
30% SR @LAR : 70% SO	25%	£9,701,584	£1,012,836	£716,192	£32,721	£-4,303,658
30% SR @LAR : 70% SO	30%	£4,947,013	£-3,210,738	£-3,511,664	£-4,204,054	£-8,531,493
30% SR @LAR : 70% SO	35%	£162,481	£-7,480,185	£-7,780,924	£-8,471,925	£-12,790,679
30% SR @LAR : 70% SO	40%	£-4,722,656	£-11,779,713	£-12,080,319	£-12,770,050	£-17,080,867
30% SR @LAR : 70% SO	45%	£-9,640,011	£-16,108,980	£-16,409,509	£-17,098,088	£-21,401,706
30% SR @LAR : 70% SO	50%	£-14,586,765	£-20,467,645	£-20,768,153	£-21,455,697	£-25,752,848

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,696,245	£16,268,274	£15,969,586	£15,276,846	£10,947,218
30% SR @LAR : 70% SO	5%	£23,148,704	£12,247,792	£11,949,626	£11,258,988	£6,942,498
30% SR @LAR : 70% SO	10%	£18,570,002	£8,195,672	£7,897,971	£7,209,309	£2,905,173
30% SR @LAR : 70% SO	15%	£13,959,496	£4,112,249	£3,814,957	£3,128,147	£-1,164,412
30% SR @LAR : 70% SO	20%	£9,265,857	£-2,140	£-299,081	£-984,161	£-5,267,526
30% SR @LAR : 70% SO	25%	£4,541,584	£-4,147,164	£-4,443,808	£-5,127,279	£-9,463,658
30% SR @LAR : 70% SO	30%	£-212,987	£-8,370,738	£-8,671,664	£-9,364,054	£-13,691,493
30% SR @LAR : 70% SO	35%	£-4,997,519	£-12,640,185	£-12,940,924	£-13,631,925	£-17,950,679
30% SR @LAR : 70% SO	40%	£-9,882,656	£-16,939,713	£-17,240,319	£-17,930,050	£-22,240,867
30% SR @LAR : 70% SO	45%	£-14,800,011	£-21,268,980	£-21,569,509	£-22,258,088	£-26,561,706
30% SR @LAR : 70% SO	50%	£-19,746,765	£-25,627,645	£-25,928,153	£-26,615,697	£-30,912,848

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,576,245	£13,148,274	£12,849,586	£12,156,846	£7,827,218
30% SR @LAR : 70% SO	5%	£20,028,704	£9,127,792	£8,829,626	£8,138,988	£3,822,498
30% SR @LAR : 70% SO	10%	£15,450,002	£5,075,672	£4,777,971	£4,089,309	£-214,827
30% SR @LAR : 70% SO	15%	£10,839,496	£992,249	£694,957	£8,147	£-4,284,412
30% SR @LAR : 70% SO	20%	£6,145,857	£-3,122,140	£-3,419,081	£-4,104,161	£-8,387,526
30% SR @LAR : 70% SO	25%	£1,421,584	£-7,267,164	£-7,563,808	£-8,247,279	£-12,583,658
30% SR @LAR : 70% SO	30%	£-3,332,987	£-11,490,738	£-11,791,664	£-12,484,054	£-16,811,493
30% SR @LAR : 70% SO	35%	£-8,117,519	£-15,760,185	£-16,060,924	£-16,751,925	£-21,070,679
30% SR @LAR : 70% SO	40%	£-13,002,656	£-20,059,713	£-20,360,319	£-21,050,050	£-25,360,867
30% SR @LAR : 70% SO	45%	£-17,920,011	£-24,388,980	£-24,689,509	£-25,378,088	£-29,681,706
30% SR @LAR : 70% SO	50%	£-22,866,765	£-28,747,645	£-29,048,153	£-29,735,697	£-34,032,848

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,976,245	£12,548,274	£12,249,586	£11,556,846	£7,227,218
30% SR @LAR : 70% SO	5%	£19,428,704	£8,527,792	£8,229,626	£7,538,988	£3,222,498
30% SR @LAR : 70% SO	10%	£14,850,002	£4,475,672	£4,177,971	£3,489,309	£-814,827
30% SR @LAR : 70% SO	15%	£10,239,496	£392,249	£94,957	£-591,853	£-4,884,412
30% SR @LAR : 70% SO	20%	£5,545,857	£-3,722,140	£-4,019,081	£-4,704,161	£-8,987,526
30% SR @LAR : 70% SO	25%	£821,584	£-7,867,164	£-8,163,808	£-8,847,279	£-13,183,658
30% SR @LAR : 70% SO	30%	£-3,332,987	£-12,090,738	£-12,391,664	£-13,084,054	£-17,411,493
30% SR @LAR : 70% SO	35%	£-8,117,519	£-16,360,185	£-16,660,924	£-17,351,925	£-21,670,679
30% SR @LAR : 70% SO	40%	£-13,002,656	£-20,659,713	£-20,960,319	£-21,650,050	£-25,960,867
30% SR @LAR : 70% SO	45%	£-18,520,011	£-24,988,980	£-25,289,509	£-25,978,088	£-30,281,706
30% SR @LAR : 70% SO	50%	£-23,466,765	£-29,347,645	£-29,648,153	£-30,335,697	£-34,632,848

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,216,245	£9,788,274	£9,489,586	£8,796,846	£4,467,218
30% SR @LAR : 70% SO	5%	£16,668,704	£5,767,792	£5,469,626	£4,778,988	£462,498
30% SR @LAR : 70% SO	10%	£12,090,002	£1,715,672	£1,417,971	£729,309	£-3,974,827
30% SR @LAR : 70% SO	15%	£7,479,496	£-2,367,751	£-2,665,043	£-3,351,853	£-7,644,412
30% SR @LAR : 70% SO	20%	£2,785,857	£-6,482,140	£-6,779,081	£-7,464,161	£-11,747,526
30% SR @LAR : 70% SO	25%	£-1,938,416	£-10,627,164	£-10,923,808	£-11,607,279	£-15,943,658
30% SR @LAR : 70% SO	30%	£-6,692,987	£-14,850,738	£-15,151,664	£-15,844,054	£-20,171,493
30% SR @LAR : 70% SO	35%	£-11,477,519	£-19,120,185	£-19,420,924	£-20,111,925	£-24,430,679
30% SR @LAR : 70% SO	40%	£-16,362,656	£-23,419,713	£-23,720,319	£-24,410,050	£-28,720,867
30% SR @LAR : 70% SO	45%	£-21,280,011	£-27,748,980	£-28,049,509	£-28,738,088	£-33,041,706
30% SR @LAR : 70% SO	50%	£-26,226,765	£-32,107,645	£-32,408,153	£-33,095,697	£-37,392,848

Appendix 6 - Appraisal results with Social Rent (at London Affordable Rent) and Shared Ownership (5% drop in sales values)

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area	£675 per sq ft
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No Units	300
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,922,119	£3,449,067	£3,301,437	£3,033,938	£1,362,070
30% SR @LAR : 70% SO	5%	£7,818,195	£2,618,796	£2,471,423	£2,204,914	£539,236
30% SR @LAR : 70% SO	10%	£6,702,010	£1,776,263	£1,629,120	£1,363,553	£-300,759
30% SR @LAR : 70% SO	15%	£5,573,723	£921,630	£774,688	£510,015	£-1,161,648
30% SR @LAR : 70% SO	20%	£4,433,493	£55,052	£-93,115	£-360,965	£-2,035,036
30% SR @LAR : 70% SO	25%	£3,281,480	£-835,871	£-984,730	£-1,251,767	£-2,920,758
30% SR @LAR : 70% SO	30%	£2,117,841	£-1,739,436	£-1,888,174	£-2,154,447	£-3,818,647
30% SR @LAR : 70% SO	35%	£942,737	£-2,654,644	£-2,803,288	£-3,068,840	£-4,728,539
30% SR @LAR : 70% SO	40%	£-247,393	£-3,581,329	£-3,729,909	£-3,994,786	£-5,650,268
30% SR @LAR : 70% SO	45%	£-1,463,225	£-4,519,333	£-4,667,875	£-4,932,122	£-6,583,666
30% SR @LAR : 70% SO	50%	£-2,690,214	£-5,468,495	£-5,617,025	£-5,880,686	£-7,528,569

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,762,119	£-1,710,933	£-1,898,563	£-2,126,082	£-3,797,930
30% SR @LAR : 70% SO	5%	£2,658,195	£-2,541,204	£-2,688,577	£-2,965,096	£-4,620,764
30% SR @LAR : 70% SO	10%	£1,542,010	£-3,383,737	£-3,530,880	£-3,796,447	£-5,460,759
30% SR @LAR : 70% SO	15%	£413,723	£-4,238,370	£-4,385,312	£-4,649,985	£-6,321,648
30% SR @LAR : 70% SO	20%	£-726,507	£-5,104,948	£-5,253,115	£-5,520,965	£-7,195,036
30% SR @LAR : 70% SO	25%	£-1,878,520	£-5,995,871	£-6,144,730	£-6,411,767	£-8,080,758
30% SR @LAR : 70% SO	30%	£-3,042,159	£-6,899,436	£-7,048,174	£-7,314,447	£-8,978,647
30% SR @LAR : 70% SO	35%	£-4,217,263	£-7,814,644	£-7,963,288	£-8,228,840	£-9,888,539
30% SR @LAR : 70% SO	40%	£-5,407,393	£-8,741,329	£-8,889,909	£-9,154,786	£-10,810,268
30% SR @LAR : 70% SO	45%	£-6,623,225	£-9,679,333	£-9,827,875	£-10,092,122	£-11,743,666
30% SR @LAR : 70% SO	50%	£-7,850,214	£-10,628,495	£-10,777,025	£-11,040,686	£-12,688,569

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£642,119	£-4,830,933	£-4,976,563	£-5,246,082	£-6,917,930
30% SR @LAR : 70% SO	5%	£-461,805	£-5,661,204	£-5,808,577	£-6,075,096	£-7,740,764
30% SR @LAR : 70% SO	10%	£-1,577,990	£-6,503,737	£-6,650,880	£-6,916,447	£-8,580,759
30% SR @LAR : 70% SO	15%	£-2,706,277	£-7,358,370	£-7,505,312	£-7,769,985	£-9,441,648
30% SR @LAR : 70% SO	20%	£-3,846,507	£-8,224,948	£-8,373,115	£-8,640,965	£-10,315,036
30% SR @LAR : 70% SO	25%	£-4,998,520	£-9,115,871	£-9,264,730	£-9,531,767	£-11,200,758
30% SR @LAR : 70% SO	30%	£-6,162,159	£-10,019,436	£-10,168,174	£-10,434,447	£-12,098,647
30% SR @LAR : 70% SO	35%	£-7,337,263	£-10,934,644	£-11,083,288	£-11,348,840	£-13,008,539
30% SR @LAR : 70% SO	40%	£-8,527,393	£-11,861,329	£-12,009,909	£-12,274,786	£-13,930,268
30% SR @LAR : 70% SO	45%	£-9,743,225	£-12,799,333	£-12,947,875	£-13,212,122	£-14,863,666
30% SR @LAR : 70% SO	50%	£-10,970,214	£-13,748,495	£-13,897,025	£-14,160,686	£-15,808,569

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£42,119	£-5,430,933	£-5,576,563	£-5,846,082	£-7,517,930
30% SR @LAR : 70% SO	5%	£-1,061,805	£-6,261,204	£-6,408,577	£-6,675,096	£-8,340,764
30% SR @LAR : 70% SO	10%	£-2,177,990	£-7,103,737	£-7,250,880	£-7,516,447	£-9,180,759
30% SR @LAR : 70% SO	15%	£-3,306,277	£-7,958,370	£-8,105,312	£-8,369,985	£-10,041,648
30% SR @LAR : 70% SO	20%	£-4,446,507	£-8,824,948	£-8,973,115	£-9,240,965	£-10,915,036
30% SR @LAR : 70% SO	25%	£-5,598,520	£-9,715,871	£-9,864,730	£-10,131,767	£-11,800,758
30% SR @LAR : 70% SO	30%	£-6,762,159	£-10,619,436	£-10,768,174	£-11,034,447	£-12,698,647
30% SR @LAR : 70% SO	35%	£-7,937,263	£-11,534,644	£-11,683,288	£-11,948,840	£-13,608,539
30% SR @LAR : 70% SO	40%	£-9,127,393	£-12,461,329	£-12,609,909	£-12,874,786	£-14,530,268
30% SR @LAR : 70% SO	45%	£-10,343,225	£-13,399,333	£-13,547,875	£-13,812,122	£-15,463,666
30% SR @LAR : 70% SO	50%	£-11,570,214	£-14,348,495	£-14,497,025	£-14,760,686	£-16,408,569

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,717,881	£-8,190,933	£-8,336,563	£-8,606,082	£-10,277,930
30% SR @LAR : 70% SO	5%	£-3,821,805	£-9,021,204	£-9,168,577	£-9,435,096	£-11,100,764
30% SR @LAR : 70% SO	10%	£-4,937,990	£-9,863,737	£-10,010,880	£-10,276,447	£-11,940,759
30% SR @LAR : 70% SO	15%	£-6,066,277	£-10,718,370	£-10,865,312	£-11,129,985	£-12,801,648
30% SR @LAR : 70% SO	20%	£-7,206,507	£-11,584,948	£-11,733,115	£-12,000,965	£-13,675,036
30% SR @LAR : 70% SO	25%	£-8,358,520	£-12,475,871	£-12,624,730	£-12,891,767	£-14,560,758
30% SR @LAR : 70% SO	30%	£-9,522,159	£-13,379,436	£-13,528,174	£-13,794,447	£-15,458,647
30% SR @LAR : 70% SO	35%	£-10,697,263	£-14,294,644	£-14,443,288	£-14,708,840	£-16,368,539
30% SR @LAR : 70% SO	40%	£-11,887,393	£-15,221,329	£-15,369,909	£-15,634,786	£-17,290,268
30% SR @LAR : 70% SO	45%	£-13,103,225	£-16,159,333	£-16,307,875	£-16,572,122	£-18,223,666
30% SR @LAR : 70% SO	50%	£-14,330,214	£-17,108,495	£-17,257,025	£-17,520,686	£-19,168,569

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £700 per sq ft

No Units 300
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,930,038	£6,456,986	£6,309,355	£6,041,857	£4,369,990
30% SR @LAR : 70% SO	5%	£10,713,592	£5,514,192	£5,366,820	£5,100,310	£3,434,632
30% SR @LAR : 70% SO	10%	£9,484,884	£4,559,138	£4,411,994	£4,146,428	£2,486,635
30% SR @LAR : 70% SO	15%	£8,244,075	£3,591,981	£3,445,039	£3,180,367	£1,526,163
30% SR @LAR : 70% SO	20%	£6,991,323	£2,612,882	£2,466,114	£2,202,289	£553,379
30% SR @LAR : 70% SO	25%	£5,726,788	£1,621,999	£1,475,377	£1,212,352	£-438,139
30% SR @LAR : 70% SO	30%	£4,450,626	£619,490	£472,988	£210,718	£-1,450,268
30% SR @LAR : 70% SO	35%	£3,162,999	£-400,504	£-549,148	£-814,700	£-2,474,399
30% SR @LAR : 70% SO	40%	£1,864,065	£-1,441,428	£-1,590,008	£-1,854,885	£-3,510,367
30% SR @LAR : 70% SO	45%	£553,984	£-2,493,672	£-2,642,213	£-2,906,461	£-4,558,005
30% SR @LAR : 70% SO	50%	£-778,792	£-3,557,073	£-3,705,603	£-3,969,264	£-5,617,147

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,770,038	£1,296,986	£1,149,355	£981,857	£-790,010
30% SR @LAR : 70% SO	5%	£5,553,592	£354,192	£206,820	£-59,690	£-1,725,368
30% SR @LAR : 70% SO	10%	£4,324,884	£-600,862	£-748,006	£-1,013,572	£-2,673,365
30% SR @LAR : 70% SO	15%	£3,084,075	£-1,569,019	£-1,714,961	£-1,979,633	£-3,633,837
30% SR @LAR : 70% SO	20%	£1,831,323	£-2,547,118	£-2,693,886	£-2,957,711	£-4,606,621
30% SR @LAR : 70% SO	25%	£566,788	£-3,538,001	£-3,684,623	£-3,947,648	£-5,598,139
30% SR @LAR : 70% SO	30%	£-709,374	£-4,540,510	£-4,687,012	£-4,949,282	£-6,610,268
30% SR @LAR : 70% SO	35%	£-1,997,001	£-5,560,504	£-5,709,148	£-6,974,700	£-7,634,399
30% SR @LAR : 70% SO	40%	£-3,295,935	£-6,601,428	£-6,750,008	£-7,014,885	£-8,670,367
30% SR @LAR : 70% SO	45%	£-4,606,016	£-7,653,672	£-7,802,213	£-8,066,461	£-9,718,005
30% SR @LAR : 70% SO	50%	£-5,938,792	£-8,717,073	£-8,865,603	£-9,129,264	£-10,777,147

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,650,038	£-1,823,014	£-1,970,645	£-2,230,143	£-3,910,010
30% SR @LAR : 70% SO	5%	£2,433,592	£-2,765,808	£-2,913,180	£-3,179,690	£-4,845,368
30% SR @LAR : 70% SO	10%	£1,204,884	£-3,720,862	£-3,868,006	£-4,133,572	£-5,793,365
30% SR @LAR : 70% SO	15%	£-35,925	£-4,688,019	£-4,834,961	£-5,099,633	£-6,753,837
30% SR @LAR : 70% SO	20%	£-1,288,677	£-5,667,118	£-5,813,886	£-6,077,711	£-7,726,621
30% SR @LAR : 70% SO	25%	£-2,553,212	£-6,658,001	£-6,804,623	£-7,067,648	£-8,718,139
30% SR @LAR : 70% SO	30%	£-3,829,374	£-7,660,510	£-7,807,012	£-8,069,282	£-9,730,268
30% SR @LAR : 70% SO	35%	£-5,117,001	£-8,680,504	£-8,829,148	£-9,094,700	£-10,754,399
30% SR @LAR : 70% SO	40%	£-6,415,935	£-9,721,428	£-9,870,008	£-10,134,885	£-11,790,367
30% SR @LAR : 70% SO	45%	£-7,726,016	£-10,773,672	£-10,922,213	£-11,186,461	£-12,838,005
30% SR @LAR : 70% SO	50%	£-9,058,792	£-11,837,073	£-11,985,603	£-12,249,264	£-13,897,147

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,050,038	£-2,423,014	£-2,570,645	£-2,830,143	£-4,510,010
30% SR @LAR : 70% SO	5%	£1,833,592	£-3,365,808	£-3,513,180	£-3,779,690	£-5,445,368
30% SR @LAR : 70% SO	10%	£604,884	£-4,320,862	£-4,468,006	£-4,733,572	£-6,393,365
30% SR @LAR : 70% SO	15%	£-635,925	£-5,288,019	£-5,434,961	£-5,699,633	£-7,353,837
30% SR @LAR : 70% SO	20%	£-1,888,677	£-6,267,118	£-6,413,886	£-6,677,711	£-8,326,621
30% SR @LAR : 70% SO	25%	£-3,153,212	£-7,258,001	£-7,404,623	£-7,667,648	£-9,318,139
30% SR @LAR : 70% SO	30%	£-4,429,374	£-8,260,510	£-8,407,012	£-8,669,282	£-10,330,268
30% SR @LAR : 70% SO	35%	£-5,717,001	£-9,280,504	£-9,429,148	£-9,694,700	£-11,354,399
30% SR @LAR : 70% SO	40%	£-7,015,935	£-10,321,428	£-10,470,008	£-10,734,885	£-12,390,367
30% SR @LAR : 70% SO	45%	£-8,326,016	£-11,373,672	£-11,522,213	£-11,786,461	£-13,438,005
30% SR @LAR : 70% SO	50%	£-9,658,792	£-12,437,073	£-12,585,603	£-12,849,264	£-14,497,147

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£290,038	£-183,014	£-330,645	£-599,143	£-7,270,010
30% SR @LAR : 70% SO	5%	£-926,408	£-6,125,808	£-6,273,180	£-6,539,690	£-8,205,368
30% SR @LAR : 70% SO	10%	£-2,155,116	£-7,080,862	£-7,228,006	£-7,493,572	£-9,153,365
30% SR @LAR : 70% SO	15%	£-3,395,925	£-8,048,019	£-8,194,961	£-8,459,633	£-10,113,837
30% SR @LAR : 70% SO	20%	£-4,648,677	£-9,027,118	£-9,173,886	£-9,437,711	£-11,086,621
30% SR @LAR : 70% SO	25%	£-5,913,212	£-10,018,001	£-10,164,623	£-10,427,648	£-12,078,139
30% SR @LAR : 70% SO	30%	£-7,189,374	£-11,020,510	£-11,167,012	£-11,429,282	£-13,090,268
30% SR @LAR : 70% SO	35%	£-8,477,001	£-12,040,504	£-12,189,148	£-12,454,700	£-14,114,399
30% SR @LAR : 70% SO	40%	£-9,775,935	£-13,081,428	£-13,230,008	£-13,494,885	£-15,150,367
30% SR @LAR : 70% SO	45%	£-11,086,016	£-14,133,672	£-14,282,213	£-14,546,461	£-16,198,005
30% SR @LAR : 70% SO	50%	£-12,418,792	£-15,197,073	£-15,345,603	£-15,609,264	£-17,257,147

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £725 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,937,957	£9,464,905	£9,317,274	£9,049,775	£7,377,909
30% SR @LAR : 70% SO	5%	£13,608,988	£8,409,589	£8,262,215	£7,995,707	£6,330,028
30% SR @LAR : 70% SO	10%	£12,267,758	£7,342,012	£7,194,869	£6,929,302	£5,269,509
30% SR @LAR : 70% SO	15%	£10,914,427	£6,262,334	£6,115,392	£5,850,719	£4,196,515
30% SR @LAR : 70% SO	20%	£9,549,153	£5,170,712	£5,023,944	£4,760,118	£3,111,208
30% SR @LAR : 70% SO	25%	£8,172,095	£4,067,306	£3,920,684	£3,657,659	£2,013,753
30% SR @LAR : 70% SO	30%	£6,783,411	£2,952,275	£2,805,773	£2,543,503	£904,312
30% SR @LAR : 70% SO	35%	£5,383,262	£1,825,779	£1,679,367	£1,417,807	£-220,260
30% SR @LAR : 70% SO	40%	£3,971,806	£687,974	£541,628	£280,731	£-1,370,467
30% SR @LAR : 70% SO	45%	£2,549,201	£-468,011	£-616,552	£-880,800	£-2,532,344
30% SR @LAR : 70% SO	50%	£1,115,608	£-1,645,650	£-1,794,181	£-2,057,842	£-3,705,725

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,777,957	£4,304,905	£4,157,274	£3,889,775	£2,217,909
30% SR @LAR : 70% SO	5%	£8,448,988	£3,249,589	£3,102,215	£2,835,707	£1,170,028
30% SR @LAR : 70% SO	10%	£7,107,758	£2,182,012	£2,034,869	£1,769,302	£109,509
30% SR @LAR : 70% SO	15%	£5,754,427	£1,102,334	£955,392	£690,719	£-363,485
30% SR @LAR : 70% SO	20%	£4,389,153	£10,712	£-138,056	£-399,882	£-2,048,792
30% SR @LAR : 70% SO	25%	£3,012,095	£-1,092,694	£-1,239,316	£-1,502,341	£-3,146,247
30% SR @LAR : 70% SO	30%	£1,623,411	£-2,207,725	£-2,354,227	£-2,616,497	£-4,255,688
30% SR @LAR : 70% SO	35%	£223,262	£-3,334,221	£-3,480,633	£-3,742,193	£-5,380,260
30% SR @LAR : 70% SO	40%	£-1,188,194	£-4,472,026	£-4,618,372	£-4,879,269	£-6,530,467
30% SR @LAR : 70% SO	45%	£-2,610,799	£-5,628,011	£-5,776,552	£-6,040,800	£-7,692,344
30% SR @LAR : 70% SO	50%	£-4,044,392	£-6,805,650	£-6,954,181	£-7,217,842	£-8,865,725

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,657,957	£1,184,905	£1,037,274	£769,775	£302,091
30% SR @LAR : 70% SO	5%	£5,328,988	£129,589	£-17,785	£-284,293	£-1,949,972
30% SR @LAR : 70% SO	10%	£3,987,758	£-337,988	£-1,095,131	£-1,350,698	£-3,010,491
30% SR @LAR : 70% SO	15%	£2,634,427	£-2,017,666	£-2,164,608	£-2,429,281	£-4,083,485
30% SR @LAR : 70% SO	20%	£1,269,153	£-3,109,288	£-3,256,056	£-3,519,882	£-5,168,792
30% SR @LAR : 70% SO	25%	£-107,905	£-4,212,694	£-4,359,316	£-4,622,341	£-6,266,247
30% SR @LAR : 70% SO	30%	£-1,496,589	£-5,327,725	£-5,474,227	£-5,736,497	£-7,375,688
30% SR @LAR : 70% SO	35%	£-2,896,738	£-6,454,221	£-6,600,633	£-6,862,193	£-8,500,260
30% SR @LAR : 70% SO	40%	£-4,308,194	£-7,592,026	£-7,738,372	£-7,999,269	£-9,650,467
30% SR @LAR : 70% SO	45%	£-5,730,799	£-8,748,011	£-8,896,552	£-9,160,800	£-10,812,344
30% SR @LAR : 70% SO	50%	£-7,164,392	£-9,925,650	£-10,074,181	£-10,337,842	£-11,985,725

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,057,957	£584,905	£437,274	£169,775	£-1,902,091
30% SR @LAR : 70% SO	5%	£4,728,988	£-470,411	£-617,785	£-884,293	£-2,549,972
30% SR @LAR : 70% SO	10%	£3,387,758	£-1,537,988	£-1,695,131	£-1,950,698	£-3,610,491
30% SR @LAR : 70% SO	15%	£2,034,427	£-2,617,666	£-2,764,608	£-3,029,281	£-4,683,485
30% SR @LAR : 70% SO	20%	£669,153	£-3,709,288	£-3,856,056	£-4,119,882	£-5,768,792
30% SR @LAR : 70% SO	25%	£-707,905	£-4,812,694	£-4,959,316	£-5,222,341	£-6,866,247
30% SR @LAR : 70% SO	30%	£-2,096,589	£-5,927,725	£-6,074,227	£-6,336,497	£-7,975,688
30% SR @LAR : 70% SO	35%	£-3,496,738	£-7,054,221	£-7,200,633	£-7,462,193	£-9,100,260
30% SR @LAR : 70% SO	40%	£-4,908,194	£-8,192,026	£-8,338,372	£-8,599,269	£-10,250,467
30% SR @LAR : 70% SO	45%	£-6,330,799	£-9,348,011	£-9,496,552	£-9,760,800	£-11,412,344
30% SR @LAR : 70% SO	50%	£-7,764,392	£-10,525,650	£-10,674,181	£-10,937,842	£-12,585,725

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,297,957	£2,178,095	£2,322,726	£2,590,226	£4,262,091
30% SR @LAR : 70% SO	5%	£1,968,988	£3,230,411	£3,377,785	£3,644,293	£5,309,972
30% SR @LAR : 70% SO	10%	£627,758	£4,297,988	£4,445,131	£4,710,698	£6,370,491
30% SR @LAR : 70% SO	15%	£-725,573	£5,377,666	£5,524,608	£5,789,281	£7,443,485
30% SR @LAR : 70% SO	20%	£-2,090,847	£6,469,288	£6,616,056	£6,879,882	£8,528,792
30% SR @LAR : 70% SO	25%	£-3,467,905	£7,572,694	£7,719,316	£7,982,341	£9,626,247
30% SR @LAR : 70% SO	30%	£-4,856,589	£8,687,725	£8,834,227	£9,096,497	£10,735,688
30% SR @LAR : 70% SO	35%	£-6,256,738	£9,814,221	£9,960,633	£10,222,193	£11,860,260
30% SR @LAR : 70% SO	40%	£-7,668,194	£10,952,026	£11,098,372	£11,359,269	£13,010,467
30% SR @LAR : 70% SO	45%	£-9,090,799	£12,108,011	£12,256,552	£12,520,800	£14,172,344
30% SR @LAR : 70% SO	50%	£-10,524,392	£13,285,650	£13,434,181	£13,697,842	£15,345,725

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £750 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,941,239	£12,472,824	£12,325,193	£12,057,694	£10,385,828
30% SR @LAR : 70% SO	5%	£16,504,168	£11,304,769	£11,157,396	£10,890,887	£9,225,208
30% SR @LAR : 70% SO	10%	£15,050,200	£10,124,453	£9,977,310	£9,711,743	£8,051,951
30% SR @LAR : 70% SO	15%	£13,584,129	£8,932,035	£8,785,094	£8,520,421	£6,866,217
30% SR @LAR : 70% SO	20%	£12,106,116	£7,727,675	£7,580,908	£7,371,082	£5,668,171
30% SR @LAR : 70% SO	25%	£10,616,320	£6,511,531	£6,364,909	£6,101,884	£4,457,978
30% SR @LAR : 70% SO	30%	£9,114,898	£5,283,762	£5,137,259	£4,874,988	£3,235,799
30% SR @LAR : 70% SO	35%	£7,602,010	£4,044,526	£3,898,115	£3,636,554	£2,001,739
30% SR @LAR : 70% SO	40%	£6,077,814	£2,793,983	£2,647,637	£2,386,741	£756,139
30% SR @LAR : 70% SO	45%	£4,542,471	£1,532,293	£1,385,984	£1,125,708	£-508,659
30% SR @LAR : 70% SO	50%	£2,996,139	£259,613	£113,315	£-148,618	£-1,796,500

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,781,239	£7,312,824	£7,165,193	£6,897,694	£5,225,828
30% SR @LAR : 70% SO	5%	£11,344,168	£6,144,769	£5,997,396	£5,730,887	£4,065,208
30% SR @LAR : 70% SO	10%	£9,890,200	£4,964,453	£4,817,310	£4,551,743	£2,891,951
30% SR @LAR : 70% SO	15%	£8,424,129	£3,772,035	£3,625,094	£3,360,421	£1,706,217
30% SR @LAR : 70% SO	20%	£6,946,116	£2,567,675	£2,420,908	£2,157,082	£508,171
30% SR @LAR : 70% SO	25%	£5,456,320	£1,351,531	£1,204,909	£941,884	£-702,022
30% SR @LAR : 70% SO	30%	£3,954,898	£123,762	£-22,741	£-285,012	£-1,924,201
30% SR @LAR : 70% SO	35%	£2,442,010	£-115,474	£-1,261,885	£-1,523,446	£-3,158,202
30% SR @LAR : 70% SO	40%	£917,814	£-2,366,017	£-2,512,363	£-2,773,259	£-4,403,861
30% SR @LAR : 70% SO	45%	£-617,529	£-3,627,707	£-3,774,016	£-4,034,292	£-5,668,659
30% SR @LAR : 70% SO	50%	£-2,163,861	£-4,900,387	£-5,046,685	£-5,308,618	£-6,956,500

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,661,239	£4,192,824	£4,045,193	£3,777,694	£2,105,828
30% SR @LAR : 70% SO	5%	£8,224,168	£3,024,769	£2,877,396	£2,610,887	£945,209
30% SR @LAR : 70% SO	10%	£6,770,200	£1,844,453	£1,697,310	£1,431,743	£-228,049
30% SR @LAR : 70% SO	15%	£5,304,129	£652,035	£505,094	£240,421	£-1,413,783
30% SR @LAR : 70% SO	20%	£3,826,116	£-552,325	£-699,092	£-962,918	£-2,611,829
30% SR @LAR : 70% SO	25%	£2,336,320	£-1,768,469	£-1,915,091	£-2,178,116	£-3,822,022
30% SR @LAR : 70% SO	30%	£834,898	£-2,996,238	£-3,142,741	£-3,405,012	£-5,044,201
30% SR @LAR : 70% SO	35%	£-677,950	£-4,235,474	£-4,381,885	£-4,643,446	£-6,278,202
30% SR @LAR : 70% SO	40%	£-2,202,186	£-5,466,017	£-5,632,363	£-5,893,259	£-7,523,861
30% SR @LAR : 70% SO	45%	£-3,737,529	£-6,747,707	£-6,894,016	£-7,154,292	£-8,788,659
30% SR @LAR : 70% SO	50%	£-5,283,861	£-8,020,387	£-8,166,685	£-8,428,618	£-10,076,500

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,061,239	£3,592,824	£3,445,193	£3,177,694	£1,505,828
30% SR @LAR : 70% SO	5%	£7,624,168	£2,424,769	£2,277,396	£2,010,887	£345,209
30% SR @LAR : 70% SO	10%	£6,170,200	£1,244,453	£1,097,310	£831,743	£-328,049
30% SR @LAR : 70% SO	15%	£4,704,129	£52,035	£-84,906	£-359,579	£-2,013,783
30% SR @LAR : 70% SO	20%	£3,226,116	£-1,152,325	£-1,299,092	£-1,562,918	£-3,211,829
30% SR @LAR : 70% SO	25%	£1,736,320	£-2,368,469	£-2,515,091	£-2,778,116	£-4,422,022
30% SR @LAR : 70% SO	30%	£234,898	£-3,596,238	£-3,742,741	£-4,005,012	£-5,644,201
30% SR @LAR : 70% SO	35%	£-1,277,950	£-4,835,474	£-4,981,885	£-5,243,446	£-6,878,202
30% SR @LAR : 70% SO	40%	£-2,802,186	£-6,066,017	£-6,232,363	£-6,493,259	£-8,123,861
30% SR @LAR : 70% SO	45%	£-4,337,529	£-7,347,707	£-7,494,016	£-7,754,292	£-9,388,659
30% SR @LAR : 70% SO	50%	£-5,883,861	£-8,620,387	£-8,766,685	£-9,028,618	£-10,676,500

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,301,239	£632,824	£685,193	£417,694	£1,254,172
30% SR @LAR : 70% SO	5%	£4,864,168	£-335,231	£-482,604	£-749,113	£-2,414,792
30% SR @LAR : 70% SO	10%	£3,410,200	£-1,515,547	£-1,662,690	£-1,928,257	£-3,588,049
30% SR @LAR : 70% SO	15%	£1,944,129	£-2,707,965	£-2,854,906	£-3,119,579	£-4,773,783
30% SR @LAR : 70% SO	20%	£466,116	£-3,912,325	£-4,059,092	£-4,322,918	£-5,971,829
30% SR @LAR : 70% SO	25%	£-1,023,680	£-5,128,469	£-5,275,091	£-5,538,116	£-7,182,022
30% SR @LAR : 70% SO	30%	£-2,525,102	£-6,356,238	£-6,502,741	£-6,765,012	£-8,404,201
30% SR @LAR : 70% SO	35%	£-4,037,990	£-7,595,474	£-7,741,885	£-8,003,446	£-9,638,202
30% SR @LAR : 70% SO	40%	£-5,562,186	£-8,846,017	£-8,992,363	£-9,253,259	£-10,883,861
30% SR @LAR : 70% SO	45%	£-7,097,529	£-10,107,707	£-10,254,016	£-10,514,292	£-12,148,659
30% SR @LAR : 70% SO	50%	£-8,643,861	£-11,380,387	£-11,526,685	£-11,788,618	£-13,436,500

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £775 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,912,721	£15,480,743	£15,333,111	£15,065,613	£13,393,746
30% SR @LAR : 70% SO	5%	£19,368,176	£14,200,165	£14,052,792	£13,786,284	£12,120,605
30% SR @LAR : 70% SO	10%	£17,811,557	£12,907,328	£12,760,184	£12,494,618	£10,834,824
30% SR @LAR : 70% SO	15%	£16,243,020	£11,602,388	£11,455,446	£11,190,773	£9,536,569
30% SR @LAR : 70% SO	20%	£14,662,722	£10,285,504	£10,138,737	£9,874,912	£8,226,002
30% SR @LAR : 70% SO	25%	£13,061,627	£8,956,838	£8,810,216	£8,547,191	£6,903,285
30% SR @LAR : 70% SO	30%	£11,447,682	£7,616,546	£7,470,043	£7,207,773	£5,568,583
30% SR @LAR : 70% SO	35%	£9,822,273	£6,264,788	£6,118,378	£5,856,817	£4,222,061
30% SR @LAR : 70% SO	40%	£8,185,555	£4,901,724	£4,755,377	£4,494,480	£2,863,879
30% SR @LAR : 70% SO	45%	£6,537,689	£3,527,511	£3,381,202	£3,120,926	£1,494,203
30% SR @LAR : 70% SO	50%	£4,878,835	£2,142,309	£1,996,010	£1,736,312	£113,195

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,752,721	£10,320,743	£10,173,111	£9,905,613	£8,233,746
30% SR @LAR : 70% SO	5%	£14,208,176	£9,040,165	£8,892,792	£8,626,284	£6,960,605
30% SR @LAR : 70% SO	10%	£12,651,557	£7,747,328	£7,600,184	£7,334,618	£5,674,824
30% SR @LAR : 70% SO	15%	£11,083,020	£6,442,388	£6,295,446	£6,030,773	£4,376,569
30% SR @LAR : 70% SO	20%	£9,502,722	£5,125,504	£4,978,737	£4,714,912	£3,066,002
30% SR @LAR : 70% SO	25%	£7,901,627	£3,796,838	£3,650,216	£3,387,191	£1,743,285
30% SR @LAR : 70% SO	30%	£6,287,682	£2,456,546	£2,310,043	£2,047,773	£408,583
30% SR @LAR : 70% SO	35%	£4,662,273	£1,104,788	£958,378	£696,817	£-937,939
30% SR @LAR : 70% SO	40%	£3,025,555	£-258,276	£-404,623	£-665,520	£-2,296,121
30% SR @LAR : 70% SO	45%	£1,377,689	£-1,632,489	£-1,778,798	£-2,039,074	£-3,665,797
30% SR @LAR : 70% SO	50%	£-281,165	£-3,017,691	£-3,163,990	£-3,423,688	£-5,046,805

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,632,721	£7,200,743	£7,053,111	£6,785,613	£5,113,746
30% SR @LAR : 70% SO	5%	£11,088,176	£5,920,165	£5,772,792	£5,506,284	£3,840,605
30% SR @LAR : 70% SO	10%	£9,531,557	£4,627,328	£4,480,184	£4,214,618	£2,554,824
30% SR @LAR : 70% SO	15%	£7,963,020	£3,322,388	£3,175,446	£2,910,773	£1,256,569
30% SR @LAR : 70% SO	20%	£6,382,722	£2,005,504	£1,858,737	£1,594,912	£-63,998
30% SR @LAR : 70% SO	25%	£4,781,627	£676,838	£530,216	£267,191	£-1,376,715
30% SR @LAR : 70% SO	30%	£3,167,682	£-663,454	£-809,957	£-1,072,227	£-2,711,417
30% SR @LAR : 70% SO	35%	£1,542,273	£-2,015,212	£-2,161,622	£-2,423,183	£-4,057,939
30% SR @LAR : 70% SO	40%	£-94,445	£-3,378,276	£-3,524,623	£-3,785,520	£-5,416,121
30% SR @LAR : 70% SO	45%	£-1,742,311	£-4,752,489	£-4,898,798	£-5,159,074	£-6,785,797
30% SR @LAR : 70% SO	50%	£-3,401,165	£-6,137,691	£-6,283,990	£-6,543,688	£-8,166,805

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,032,721	£6,600,743	£6,453,111	£6,185,613	£4,513,746
30% SR @LAR : 70% SO	5%	£10,488,176	£5,320,165	£5,172,792	£4,906,284	£3,240,605
30% SR @LAR : 70% SO	10%	£8,931,557	£4,027,328	£3,880,184	£3,614,618	£1,954,824
30% SR @LAR : 70% SO	15%	£7,363,020	£2,722,388	£2,575,446	£2,310,773	£656,569
30% SR @LAR : 70% SO	20%	£5,782,722	£1,405,504	£1,258,737	£994,912	£-653,998
30% SR @LAR : 70% SO	25%	£4,181,627	£76,838	£-69,784	£-332,809	£-1,976,715
30% SR @LAR : 70% SO	30%	£2,567,682	£-1,263,454	£-1,409,957	£-1,672,227	£-3,311,417
30% SR @LAR : 70% SO	35%	£942,273	£-2,615,212	£-2,761,622	£-3,023,183	£-4,657,939
30% SR @LAR : 70% SO	40%	£-694,445	£-3,978,276	£-4,124,623	£-4,385,520	£-6,016,121
30% SR @LAR : 70% SO	45%	£-2,342,311	£-5,352,489	£-5,498,798	£-5,759,074	£-7,385,797
30% SR @LAR : 70% SO	50%	£-4,001,165	£-6,737,691	£-6,883,990	£-7,143,688	£-8,766,805

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,272,721	£3,840,743	£3,693,111	£3,425,613	£1,753,746
30% SR @LAR : 70% SO	5%	£7,728,176	£2,560,165	£2,412,792	£2,146,284	£480,605
30% SR @LAR : 70% SO	10%	£6,171,557	£1,267,328	£1,120,184	£854,618	£-305,176
30% SR @LAR : 70% SO	15%	£4,603,020	£-37,812	£-184,554	£-449,227	£-1,033,431
30% SR @LAR : 70% SO	20%	£3,022,722	£-1,354,496	£-1,501,263	£-1,765,088	£-3,413,998
30% SR @LAR : 70% SO	25%	£1,421,627	£-2,683,162	£-2,829,784	£-3,092,809	£-4,736,715
30% SR @LAR : 70% SO	30%	£-192,318	£-4,023,454	£-4,169,957	£-4,432,227	£-6,071,417
30% SR @LAR : 70% SO	35%	£-1,817,727	£-5,375,212	£-5,521,622	£-5,783,183	£-7,417,939
30% SR @LAR : 70% SO	40%	£-3,454,445	£-6,738,276	£-6,884,623	£-7,145,520	£-8,776,121
30% SR @LAR : 70% SO	45%	£-5,102,311	£-8,112,489	£-8,258,798	£-8,519,074	£-10,145,797
30% SR @LAR : 70% SO	50%	£-6,761,165	£-9,497,691	£-9,643,990	£-9,903,688	£-11,526,805

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area £800 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,884,204	£18,488,662	£18,341,030	£18,073,531	£16,401,665
30% SR @LAR : 70% SO	5%	£22,212,845	£17,079,782	£16,932,408	£16,665,899	£15,000,220
30% SR @LAR : 70% SO	10%	£20,529,413	£15,658,640	£15,511,497	£15,245,930	£13,586,138
30% SR @LAR : 70% SO	15%	£18,834,063	£14,225,397	£14,078,456	£13,813,783	£12,159,578
30% SR @LAR : 70% SO	20%	£17,126,951	£12,780,211	£12,633,444	£12,369,619	£10,720,708
30% SR @LAR : 70% SO	25%	£15,408,235	£11,323,242	£11,176,620	£10,913,595	£9,269,689
30% SR @LAR : 70% SO	30%	£13,678,070	£9,854,647	£9,708,144	£9,445,874	£7,806,685
30% SR @LAR : 70% SO	35%	£11,932,070	£8,374,587	£8,228,175	£7,966,615	£6,331,859
30% SR @LAR : 70% SO	40%	£10,167,049	£6,883,219	£6,736,873	£6,475,976	£4,845,374
30% SR @LAR : 70% SO	45%	£8,390,881	£5,380,703	£5,234,393	£4,974,118	£3,347,394
30% SR @LAR : 70% SO	50%	£6,603,723	£3,867,198	£3,720,899	£3,461,201	£1,838,084

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,724,204	£13,328,662	£13,181,030	£12,913,531	£11,241,665
30% SR @LAR : 70% SO	5%	£17,052,845	£11,919,782	£11,772,408	£11,505,899	£9,840,220
30% SR @LAR : 70% SO	10%	£15,369,413	£10,498,640	£10,351,497	£10,085,930	£8,426,138
30% SR @LAR : 70% SO	15%	£13,674,063	£9,065,397	£8,918,456	£8,653,783	£6,999,578
30% SR @LAR : 70% SO	20%	£11,966,951	£7,620,211	£7,473,444	£7,209,619	£5,560,708
30% SR @LAR : 70% SO	25%	£10,248,235	£6,163,242	£6,016,620	£5,753,595	£4,109,689
30% SR @LAR : 70% SO	30%	£8,518,070	£4,694,647	£4,548,144	£4,285,874	£2,646,685
30% SR @LAR : 70% SO	35%	£6,772,070	£3,214,587	£3,068,175	£2,806,615	£1,171,859
30% SR @LAR : 70% SO	40%	£5,007,049	£1,723,219	£1,576,873	£1,315,976	£-314,626
30% SR @LAR : 70% SO	45%	£3,230,881	£220,703	£74,393	£-185,882	£-1,812,606
30% SR @LAR : 70% SO	50%	£1,443,723	£-1,292,802	£-1,438,101	£-1,698,799	£-3,321,916

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,604,204	£10,208,662	£10,061,030	£9,793,531	£8,121,665
30% SR @LAR : 70% SO	5%	£13,932,845	£8,799,782	£8,652,408	£8,385,899	£6,720,220
30% SR @LAR : 70% SO	10%	£12,249,413	£7,378,640	£7,231,497	£6,965,930	£5,306,138
30% SR @LAR : 70% SO	15%	£10,554,063	£5,945,397	£5,798,456	£5,533,783	£3,879,578
30% SR @LAR : 70% SO	20%	£8,846,951	£4,500,211	£4,353,444	£4,089,619	£2,440,708
30% SR @LAR : 70% SO	25%	£7,128,235	£3,043,242	£2,896,620	£2,633,595	£989,689
30% SR @LAR : 70% SO	30%	£5,398,070	£1,574,647	£1,428,144	£1,165,874	£-473,315
30% SR @LAR : 70% SO	35%	£3,652,070	£94,587	£-51,825	£-313,385	£-1,948,141
30% SR @LAR : 70% SO	40%	£1,887,049	£-1,396,781	£-1,543,127	£-1,804,024	£-3,434,626
30% SR @LAR : 70% SO	45%	£110,881	£-2,899,297	£-3,045,607	£-3,305,882	£-4,932,606
30% SR @LAR : 70% SO	50%	£-1,676,277	£-4,412,802	£-4,559,101	£-4,818,799	£-6,441,916

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,004,204	£9,608,662	£9,461,030	£9,193,531	£7,521,665
30% SR @LAR : 70% SO	5%	£13,332,845	£8,199,782	£8,052,408	£7,785,899	£6,120,220
30% SR @LAR : 70% SO	10%	£11,649,413	£6,778,640	£6,631,497	£6,365,930	£4,706,138
30% SR @LAR : 70% SO	15%	£9,954,063	£5,345,397	£5,198,456	£4,933,783	£3,279,578
30% SR @LAR : 70% SO	20%	£8,246,951	£3,900,211	£3,753,444	£3,489,619	£1,840,708
30% SR @LAR : 70% SO	25%	£6,528,235	£2,443,242	£2,296,620	£2,033,595	£389,689
30% SR @LAR : 70% SO	30%	£4,798,070	£974,647	£828,144	£565,874	£-1,073,315
30% SR @LAR : 70% SO	35%	£3,052,070	£-505,413	£-651,825	£-913,385	£-2,548,141
30% SR @LAR : 70% SO	40%	£1,287,049	£-1,996,781	£-2,143,127	£-2,404,024	£-4,034,626
30% SR @LAR : 70% SO	45%	£-488,119	£-3,499,297	£-3,645,607	£-3,905,882	£-5,532,606
30% SR @LAR : 70% SO	50%	£-2,276,277	£-5,012,802	£-5,159,101	£-5,418,799	£-7,041,916

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,244,204	£6,848,662	£6,701,030	£6,433,531	£4,761,665
30% SR @LAR : 70% SO	5%	£10,572,845	£5,439,782	£5,292,408	£5,025,899	£3,360,220
30% SR @LAR : 70% SO	10%	£8,889,413	£4,018,640	£3,871,497	£3,605,930	£1,946,138
30% SR @LAR : 70% SO	15%	£7,194,063	£2,585,397	£2,438,456	£2,173,783	£519,578
30% SR @LAR : 70% SO	20%	£5,486,951	£1,140,211	£993,444	£729,619	£-919,292
30% SR @LAR : 70% SO	25%	£3,768,235	£-316,758	£-463,380	£-726,405	£-2,370,311
30% SR @LAR : 70% SO	30%	£2,038,070	£-1,785,353	£-1,931,856	£-2,194,126	£-3,833,315
30% SR @LAR : 70% SO	35%	£292,070	£-3,265,413	£-3,411,825	£-3,673,385	£-5,308,141
30% SR @LAR : 70% SO	40%	£-1,472,951	£-4,756,781	£-4,903,127	£-5,164,024	£-6,794,626
30% SR @LAR : 70% SO	45%	£-3,249,119	£-6,259,297	£-6,405,607	£-6,665,882	£-8,292,606
30% SR @LAR : 70% SO	50%	£-5,036,277	£-7,772,802	£-7,919,101	£-8,178,799	£-9,801,916

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area
£825 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,855,686	£21,464,888	£21,319,476	£21,055,998	£19,409,257
30% SR @LAR : 70% SO	5%	£25,051,671	£19,930,413	£19,785,254	£19,522,751	£17,873,902
30% SR @LAR : 70% SO	10%	£23,235,580	£18,383,862	£18,238,931	£17,977,355	£16,325,583
30% SR @LAR : 70% SO	15%	£21,407,573	£16,825,394	£16,680,661	£16,418,993	£14,764,788
30% SR @LAR : 70% SO	20%	£19,567,803	£15,251,185	£15,104,417	£14,840,591	£13,191,681
30% SR @LAR : 70% SO	25%	£17,716,429	£13,659,978	£13,513,357	£13,250,332	£11,606,425
30% SR @LAR : 70% SO	30%	£15,853,607	£12,057,147	£11,910,644	£11,648,374	£10,009,184
30% SR @LAR : 70% SO	35%	£13,979,493	£10,442,849	£10,296,439	£10,034,878	£8,400,122
30% SR @LAR : 70% SO	40%	£12,094,244	£8,817,245	£8,670,898	£8,410,003	£6,779,401
30% SR @LAR : 70% SO	45%	£10,190,671	£7,180,492	£7,034,183	£6,773,908	£5,147,184
30% SR @LAR : 70% SO	50%	£8,269,277	£5,532,751	£5,386,453	£5,126,754	£3,503,638

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,695,686	£16,304,888	£16,159,476	£15,895,998	£14,249,257
30% SR @LAR : 70% SO	5%	£19,891,671	£14,770,413	£14,625,254	£14,362,751	£12,713,902
30% SR @LAR : 70% SO	10%	£18,075,580	£13,223,862	£13,078,931	£12,817,355	£11,165,583
30% SR @LAR : 70% SO	15%	£16,247,573	£11,665,394	£11,520,661	£11,258,993	£9,604,788
30% SR @LAR : 70% SO	20%	£14,407,803	£10,091,185	£9,944,417	£9,680,591	£8,031,681
30% SR @LAR : 70% SO	25%	£12,556,429	£8,499,978	£8,353,357	£8,090,332	£6,446,425
30% SR @LAR : 70% SO	30%	£10,693,607	£6,897,147	£6,750,644	£6,488,374	£4,849,184
30% SR @LAR : 70% SO	35%	£8,819,493	£5,282,849	£5,136,439	£4,874,878	£3,240,122
30% SR @LAR : 70% SO	40%	£6,934,244	£3,657,245	£3,510,898	£3,250,003	£1,619,401
30% SR @LAR : 70% SO	45%	£5,030,671	£2,020,492	£1,874,183	£1,613,908	£0
30% SR @LAR : 70% SO	50%	£3,109,277	£372,751	£226,453	£-33,246	£-1,656,362

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,575,686	£13,194,888	£13,039,476	£12,775,998	£11,129,257
30% SR @LAR : 70% SO	5%	£16,771,671	£11,650,413	£11,505,254	£11,242,751	£9,593,902
30% SR @LAR : 70% SO	10%	£14,955,580	£10,103,862	£9,958,931	£9,697,355	£8,045,583
30% SR @LAR : 70% SO	15%	£13,127,573	£8,545,394	£8,400,661	£8,138,993	£6,484,788
30% SR @LAR : 70% SO	20%	£11,287,803	£6,971,185	£6,824,417	£6,560,591	£4,911,681
30% SR @LAR : 70% SO	25%	£9,436,429	£5,379,978	£5,233,357	£4,970,332	£3,326,425
30% SR @LAR : 70% SO	30%	£7,573,607	£3,777,147	£3,630,644	£3,368,374	£1,729,184
30% SR @LAR : 70% SO	35%	£5,699,493	£2,162,849	£2,016,439	£1,754,878	£120,122
30% SR @LAR : 70% SO	40%	£3,814,244	£537,245	£390,898	£130,003	£-1,500,599
30% SR @LAR : 70% SO	45%	£1,910,671	£-1,099,508	£-1,245,817	£-1,506,092	£-3,132,816
30% SR @LAR : 70% SO	50%	£0,000,000	£-2,747,249	£-2,893,547	£-3,153,246	£-4,776,362

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,975,686	£12,584,888	£12,439,476	£12,175,998	£10,529,257
30% SR @LAR : 70% SO	5%	£16,171,671	£11,050,413	£10,905,254	£10,642,751	£8,993,902
30% SR @LAR : 70% SO	10%	£14,355,580	£9,503,862	£9,358,931	£9,097,355	£7,445,583
30% SR @LAR : 70% SO	15%	£12,527,573	£7,945,394	£7,800,661	£7,538,993	£5,884,788
30% SR @LAR : 70% SO	20%	£10,687,803	£6,371,185	£6,224,417	£5,960,591	£4,311,681
30% SR @LAR : 70% SO	25%	£8,836,429	£4,779,978	£4,633,357	£4,370,332	£2,726,425
30% SR @LAR : 70% SO	30%	£6,973,607	£3,177,147	£3,030,644	£2,768,374	£1,129,184
30% SR @LAR : 70% SO	35%	£5,099,493	£1,562,849	£1,416,439	£1,154,878	£-479,878
30% SR @LAR : 70% SO	40%	£3,214,244	£-62,755	£-208,102	£-469,997	£-2,100,599
30% SR @LAR : 70% SO	45%	£1,310,671	£-1,699,508	£-1,845,817	£-2,106,092	£-3,732,816
30% SR @LAR : 70% SO	50%	£-610,723	£-3,347,249	£-3,493,547	£-3,753,246	£-5,376,362

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,215,686	£9,824,888	£9,679,476	£9,415,998	£7,769,257
30% SR @LAR : 70% SO	5%	£13,411,671	£8,290,413	£8,145,254	£7,882,751	£6,233,902
30% SR @LAR : 70% SO	10%	£11,595,580	£6,743,862	£6,598,931	£6,337,355	£4,685,583
30% SR @LAR : 70% SO	15%	£9,767,573	£5,185,394	£5,040,661	£4,778,993	£3,124,788
30% SR @LAR : 70% SO	20%	£7,927,803	£3,611,185	£3,464,417	£3,200,591	£1,551,681
30% SR @LAR : 70% SO	25%	£6,076,429	£2,019,978	£1,873,357	£1,610,332	£-33,575
30% SR @LAR : 70% SO	30%	£4,213,607	£417,147	£270,644	£8,374	£-1,630,816
30% SR @LAR : 70% SO	35%	£2,339,493	£-1,197,151	£-1,343,561	£-1,605,122	£-3,239,878
30% SR @LAR : 70% SO	40%	£454,244	£-2,822,755	£-2,969,102	£-3,229,997	£-4,860,599
30% SR @LAR : 70% SO	45%	£-1,449,329	£-4,459,508	£-4,605,817	£-4,866,092	£-6,492,816
30% SR @LAR : 70% SO	50%	£-3,370,723	£-6,107,249	£-6,253,547	£-6,513,246	£-8,136,362

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Low Density

Value Area
£850 per sq ft

No Units 300
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£29,827,168	£24,436,371	£24,290,958	£24,027,480	£22,380,740
30% SR @LAR : 70% SO	5%	£27,890,122	£22,768,864	£22,623,706	£22,361,203	£20,720,558
30% SR @LAR : 70% SO	10%	£25,941,002	£21,089,284	£20,944,351	£20,682,776	£19,047,928
30% SR @LAR : 70% SO	15%	£23,979,963	£19,397,785	£19,253,052	£18,992,357	£17,363,014
30% SR @LAR : 70% SO	20%	£22,007,163	£17,694,525	£17,549,964	£17,290,102	£15,661,139
30% SR @LAR : 70% SO	25%	£20,022,759	£15,979,660	£15,835,243	£15,576,170	£13,941,268
30% SR @LAR : 70% SO	30%	£18,026,906	£14,253,347	£14,109,047	£13,848,601	£12,209,412
30% SR @LAR : 70% SO	35%	£16,019,761	£12,508,461	£12,362,051	£12,100,490	£10,465,734
30% SR @LAR : 70% SO	40%	£14,001,482	£10,748,242	£10,601,895	£10,341,000	£8,710,397
30% SR @LAR : 70% SO	45%	£11,972,224	£8,976,874	£8,830,565	£8,570,290	£6,943,566
30% SR @LAR : 70% SO	50%	£9,931,043	£7,194,517	£7,048,219	£6,788,520	£5,165,404

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£24,667,168	£19,276,371	£19,130,958	£18,867,480	£17,220,740
30% SR @LAR : 70% SO	5%	£22,730,122	£17,608,864	£17,463,706	£17,201,203	£15,560,558
30% SR @LAR : 70% SO	10%	£20,781,002	£15,929,284	£15,784,351	£15,522,776	£13,887,928
30% SR @LAR : 70% SO	15%	£18,819,963	£14,237,785	£14,093,052	£13,832,357	£12,203,014
30% SR @LAR : 70% SO	20%	£16,847,163	£12,534,525	£12,389,964	£12,130,102	£10,501,139
30% SR @LAR : 70% SO	25%	£14,862,759	£10,819,660	£10,675,243	£10,416,170	£8,781,268
30% SR @LAR : 70% SO	30%	£12,866,906	£9,093,347	£8,949,047	£8,688,601	£7,049,412
30% SR @LAR : 70% SO	35%	£10,859,761	£7,348,461	£7,202,051	£6,940,490	£5,305,734
30% SR @LAR : 70% SO	40%	£8,841,482	£5,588,242	£5,441,895	£5,181,000	£3,550,397
30% SR @LAR : 70% SO	45%	£6,812,224	£3,816,874	£3,670,565	£3,410,290	£1,783,566
30% SR @LAR : 70% SO	50%	£4,771,043	£2,034,517	£1,888,219	£1,628,520	£5,404

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,547,168	£16,156,371	£16,010,958	£15,747,480	£14,100,740
30% SR @LAR : 70% SO	5%	£19,610,122	£14,488,864	£14,343,706	£14,081,203	£12,440,558
30% SR @LAR : 70% SO	10%	£17,661,002	£12,809,284	£12,664,351	£12,402,776	£10,767,928
30% SR @LAR : 70% SO	15%	£15,699,963	£11,117,785	£10,973,052	£10,712,357	£9,083,014
30% SR @LAR : 70% SO	20%	£13,727,163	£9,414,525	£9,269,964	£9,010,102	£7,381,139
30% SR @LAR : 70% SO	25%	£11,742,759	£7,699,660	£7,555,243	£7,296,170	£5,661,268
30% SR @LAR : 70% SO	30%	£9,746,906	£5,973,347	£5,829,047	£5,568,601	£3,929,412
30% SR @LAR : 70% SO	35%	£7,739,761	£4,228,461	£4,082,051	£3,820,490	£2,185,734
30% SR @LAR : 70% SO	40%	£5,721,482	£2,468,242	£2,321,895	£2,061,000	£430,397
30% SR @LAR : 70% SO	45%	£3,692,224	£696,874	£550,565	£290,290	£-1,336,434
30% SR @LAR : 70% SO	50%	£1,651,043	£-1,085,483	£-1,231,781	£-1,481,480	£-3,114,596

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,947,168	£15,556,371	£15,410,958	£15,147,480	£13,500,740
30% SR @LAR : 70% SO	5%	£19,010,122	£13,888,864	£13,743,706	£13,481,203	£11,840,558
30% SR @LAR : 70% SO	10%	£17,061,002	£12,209,284	£12,064,351	£11,802,776	£10,167,928
30% SR @LAR : 70% SO	15%	£15,099,963	£10,517,785	£10,373,052	£10,112,357	£8,483,014
30% SR @LAR : 70% SO	20%	£13,127,163	£8,814,525	£8,669,964	£8,410,102	£6,781,139
30% SR @LAR : 70% SO	25%	£11,142,759	£7,099,660	£6,955,243	£6,696,170	£5,061,268
30% SR @LAR : 70% SO	30%	£9,146,906	£5,373,347	£5,229,047	£4,968,601	£3,329,412
30% SR @LAR : 70% SO	35%	£7,139,761	£3,628,461	£3,482,051	£3,220,490	£1,585,734
30% SR @LAR : 70% SO	40%	£5,121,482	£1,868,242	£1,721,895	£1,461,000	£-169,603
30% SR @LAR : 70% SO	45%	£3,092,224	£96,874	£-49,435	£-308,710	£-1,936,434
30% SR @LAR : 70% SO	50%	£1,051,043	£-1,685,483	£-1,831,781	£-2,081,480	£-3,714,596

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,187,168	£12,796,371	£12,650,958	£12,387,480	£10,740,740
30% SR @LAR : 70% SO	5%	£16,250,122	£11,128,864	£10,983,706	£10,721,203	£9,080,558
30% SR @LAR : 70% SO	10%	£14,301,002	£9,449,284	£9,304,351	£9,042,776	£7,407,928
30% SR @LAR : 70% SO	15%	£12,339,963	£7,757,785	£7,613,052	£7,352,357	£5,723,014
30% SR @LAR : 70% SO	20%	£10,367,163	£6,054,525	£5,909,964	£5,650,102	£4,021,139
30% SR @LAR : 70% SO	25%	£8,382,759	£4,339,660	£4,195,243	£3,936,170	£2,301,268
30% SR @LAR : 70% SO	30%	£6,386,906	£2,613,347	£2,469,047	£2,208,601	£569,412
30% SR @LAR : 70% SO	35%	£4,379,761	£868,461	£722,051	£460,490	£-117,266
30% SR @LAR : 70% SO	40%	£2,361,482	£-891,758	£-1,036,105	£-1,290,000	£-2,929,603
30% SR @LAR : 70% SO	45%	£32,224	£-2,663,126	£-2,809,435	£-3,069,710	£-4,696,434
30% SR @LAR : 70% SO	50%	£-1,708,957	£-4,445,483	£-4,591,781	£-4,851,480	£-6,474,596

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£675 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£1,069,572	-£8,541,689	-£8,738,835	-£9,138,918	-£11,639,438
30% SR @LAR : 70% SO	5%	-£2,386,617	-£9,485,128	-£9,681,929	-£10,080,703	-£12,573,041
30% SR @LAR : 70% SO	10%	-£3,721,915	-£10,446,821	-£10,643,315	-£11,040,852	-£13,525,459
30% SR @LAR : 70% SO	15%	-£5,075,258	-£11,426,557	-£11,622,783	-£12,019,154	-£14,496,477
30% SR @LAR : 70% SO	20%	-£6,446,435	-£12,424,129	-£12,620,122	-£13,015,399	-£15,485,880
30% SR @LAR : 70% SO	25%	-£7,835,237	-£13,439,325	-£13,635,123	-£14,029,376	-£16,493,453
30% SR @LAR : 70% SO	30%	-£9,241,456	-£14,471,938	-£14,667,576	-£15,060,874	-£17,518,980
30% SR @LAR : 70% SO	35%	-£10,664,882	-£15,521,757	-£15,717,274	-£16,109,684	-£18,562,246
30% SR @LAR : 70% SO	40%	-£12,105,304	-£16,588,574	-£16,784,005	-£17,175,595	-£19,623,035
30% SR @LAR : 70% SO	45%	-£13,562,514	-£17,672,179	-£17,867,559	-£18,258,397	-£20,701,133
30% SR @LAR : 70% SO	50%	-£15,036,305	-£18,772,363	-£18,967,728	-£19,357,879	-£21,796,324

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£6,229,572	-£13,701,689	-£13,896,835	-£14,298,918	-£16,799,438
30% SR @LAR : 70% SO	5%	-£7,546,617	-£14,645,128	-£14,841,929	-£15,240,703	-£17,733,041
30% SR @LAR : 70% SO	10%	-£8,881,915	-£15,606,821	-£15,803,315	-£16,200,852	-£18,685,459
30% SR @LAR : 70% SO	15%	-£10,235,258	-£16,586,557	-£16,782,783	-£17,179,154	-£19,656,477
30% SR @LAR : 70% SO	20%	-£11,606,435	-£17,584,129	-£17,780,122	-£18,175,399	-£20,645,880
30% SR @LAR : 70% SO	25%	-£12,995,237	-£18,599,325	-£18,795,123	-£19,189,376	-£21,653,453
30% SR @LAR : 70% SO	30%	-£14,401,456	-£19,631,938	-£19,827,576	-£20,220,874	-£22,678,980
30% SR @LAR : 70% SO	35%	-£15,824,882	-£20,681,757	-£20,877,274	-£21,269,684	-£23,722,246
30% SR @LAR : 70% SO	40%	-£17,265,304	-£21,748,574	-£21,944,005	-£22,335,595	-£24,783,035
30% SR @LAR : 70% SO	45%	-£18,722,514	-£22,832,179	-£23,027,559	-£23,418,397	-£25,861,133
30% SR @LAR : 70% SO	50%	-£20,196,305	-£23,932,363	-£24,127,728	-£24,517,879	-£26,956,324

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£9,349,572	-£16,821,689	-£17,016,835	-£17,418,918	-£19,919,438
30% SR @LAR : 70% SO	5%	-£10,666,617	-£17,765,128	-£17,961,929	-£18,360,703	-£20,853,041
30% SR @LAR : 70% SO	10%	-£12,001,915	-£18,726,821	-£18,923,315	-£19,320,852	-£21,805,459
30% SR @LAR : 70% SO	15%	-£13,355,258	-£19,706,557	-£19,902,783	-£20,299,154	-£22,776,477
30% SR @LAR : 70% SO	20%	-£14,726,435	-£20,704,129	-£20,900,122	-£21,295,399	-£23,765,880
30% SR @LAR : 70% SO	25%	-£16,115,237	-£21,719,325	-£21,915,123	-£22,308,376	-£24,773,453
30% SR @LAR : 70% SO	30%	-£17,521,456	-£22,751,938	-£22,947,576	-£23,340,874	-£25,798,980
30% SR @LAR : 70% SO	35%	-£18,944,882	-£23,801,757	-£23,997,274	-£24,389,684	-£26,842,246
30% SR @LAR : 70% SO	40%	-£20,385,304	-£24,868,574	-£25,064,005	-£25,455,595	-£27,903,035
30% SR @LAR : 70% SO	45%	-£21,842,514	-£25,952,179	-£26,147,559	-£26,538,397	-£28,981,133
30% SR @LAR : 70% SO	50%	-£23,316,305	-£27,052,363	-£27,247,728	-£27,637,879	-£30,076,324

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£9,949,572	-£17,421,689	-£17,616,835	-£18,018,918	-£20,519,438
30% SR @LAR : 70% SO	5%	-£11,266,617	-£18,365,128	-£18,561,929	-£18,960,703	-£21,453,041
30% SR @LAR : 70% SO	10%	-£12,601,915	-£19,326,821	-£19,523,315	-£19,920,852	-£22,405,459
30% SR @LAR : 70% SO	15%	-£13,955,258	-£20,306,557	-£20,502,783	-£20,899,154	-£23,376,477
30% SR @LAR : 70% SO	20%	-£15,326,435	-£21,304,129	-£21,500,122	-£21,895,399	-£24,365,880
30% SR @LAR : 70% SO	25%	-£16,715,237	-£22,319,325	-£22,515,123	-£22,909,376	-£25,373,453
30% SR @LAR : 70% SO	30%	-£18,121,456	-£23,351,938	-£23,547,576	-£23,940,874	-£26,398,980
30% SR @LAR : 70% SO	35%	-£19,544,882	-£24,401,757	-£24,597,274	-£24,989,684	-£27,442,246
30% SR @LAR : 70% SO	40%	-£20,985,304	-£25,468,574	-£25,664,005	-£26,055,595	-£28,503,035
30% SR @LAR : 70% SO	45%	-£22,442,514	-£26,552,179	-£26,747,559	-£27,138,397	-£29,581,133
30% SR @LAR : 70% SO	50%	-£23,916,305	-£27,652,363	-£27,847,728	-£28,237,879	-£30,676,324

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£12,709,572	-£20,181,689	-£20,376,835	-£20,778,918	-£23,279,438
30% SR @LAR : 70% SO	5%	-£14,026,617	-£21,125,128	-£21,321,929	-£21,720,703	-£24,213,041
30% SR @LAR : 70% SO	10%	-£15,361,915	-£22,086,821	-£22,283,315	-£22,680,852	-£25,165,459
30% SR @LAR : 70% SO	15%	-£16,715,258	-£23,066,557	-£23,262,783	-£23,659,154	-£26,136,477
30% SR @LAR : 70% SO	20%	-£18,086,435	-£24,064,129	-£24,260,122	-£24,655,399	-£27,125,880
30% SR @LAR : 70% SO	25%	-£19,475,237	-£25,079,325	-£25,275,123	-£25,669,376	-£28,133,453
30% SR @LAR : 70% SO	30%	-£20,881,456	-£26,111,938	-£26,307,576	-£26,700,874	-£29,158,980
30% SR @LAR : 70% SO	35%	-£22,304,882	-£27,161,757	-£27,357,274	-£27,749,684	-£30,202,246
30% SR @LAR : 70% SO	40%	-£23,745,304	-£28,228,574	-£28,424,005	-£28,815,595	-£31,263,035
30% SR @LAR : 70% SO	45%	-£25,202,514	-£29,312,179	-£29,507,559	-£29,898,397	-£32,341,133
30% SR @LAR : 70% SO	50%	-£26,676,305	-£30,412,363	-£30,607,728	-£30,997,879	-£33,436,324

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area	£700 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,782,971	£4,646,683	£4,843,830	£5,243,912	£7,744,432
30% SR @LAR : 70% SO	5%	£1,343,712	£5,734,296	£5,931,098	£6,329,872	£8,822,209
30% SR @LAR : 70% SO	10%	£115,258	£6,840,163	£7,036,658	£7,434,195	£9,918,802
30% SR @LAR : 70% SO	15%	£1,612,774	£7,964,073	£8,160,299	£8,556,671	£11,033,994
30% SR @LAR : 70% SO	20%	£3,128,126	£9,105,819	£9,301,812	£9,697,089	£12,167,570
30% SR @LAR : 70% SO	25%	£4,661,102	£10,265,190	£10,460,987	£10,855,240	£13,319,317
30% SR @LAR : 70% SO	30%	£6,211,494	£11,441,976	£11,637,615	£12,030,912	£14,489,018
30% SR @LAR : 70% SO	35%	£7,779,094	£12,635,969	£12,831,486	£13,223,896	£15,676,458
30% SR @LAR : 70% SO	40%	£9,363,690	£13,846,960	£14,042,391	£14,433,981	£16,881,421
30% SR @LAR : 70% SO	45%	£10,965,075	£15,074,739	£15,270,119	£15,660,957	£18,103,694
30% SR @LAR : 70% SO	50%	£12,583,038	£16,319,096	£16,514,463	£16,904,614	£19,343,059

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,377,029	£9,806,683	£10,003,830	£10,403,912	£12,904,432
30% SR @LAR : 70% SO	5%	£3,816,288	£10,994,296	£11,091,098	£11,499,872	£13,982,209
30% SR @LAR : 70% SO	10%	£5,275,258	£12,000,163	£12,196,658	£12,594,195	£15,078,802
30% SR @LAR : 70% SO	15%	£6,772,774	£13,124,073	£13,320,299	£13,716,671	£16,193,994
30% SR @LAR : 70% SO	20%	£8,288,126	£14,265,819	£14,461,812	£14,857,089	£17,327,570
30% SR @LAR : 70% SO	25%	£9,821,102	£15,425,190	£15,620,987	£16,015,240	£18,479,317
30% SR @LAR : 70% SO	30%	£11,371,494	£16,601,976	£16,797,615	£17,190,912	£19,649,018
30% SR @LAR : 70% SO	35%	£12,939,094	£17,795,969	£17,991,486	£18,383,896	£20,836,458
30% SR @LAR : 70% SO	40%	£14,523,690	£19,006,960	£19,202,391	£19,593,981	£22,041,421
30% SR @LAR : 70% SO	45%	£16,125,075	£20,234,739	£20,430,119	£20,820,957	£23,263,694
30% SR @LAR : 70% SO	50%	£17,743,038	£21,479,096	£21,674,463	£22,064,614	£24,503,059

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,497,029	£12,926,683	£13,123,830	£13,523,912	£16,024,432
30% SR @LAR : 70% SO	5%	£6,936,288	£14,014,296	£14,211,098	£14,609,872	£17,102,209
30% SR @LAR : 70% SO	10%	£8,395,258	£15,120,163	£15,316,658	£15,714,195	£18,198,802
30% SR @LAR : 70% SO	15%	£9,892,774	£16,244,073	£16,440,299	£16,836,671	£19,313,994
30% SR @LAR : 70% SO	20%	£11,408,126	£17,385,819	£17,581,812	£17,977,089	£20,447,570
30% SR @LAR : 70% SO	25%	£12,941,102	£18,545,190	£18,740,987	£19,135,240	£21,599,317
30% SR @LAR : 70% SO	30%	£14,491,494	£19,721,976	£19,917,615	£20,310,912	£22,769,018
30% SR @LAR : 70% SO	35%	£16,059,094	£20,915,969	£21,111,486	£21,503,896	£23,956,458
30% SR @LAR : 70% SO	40%	£17,643,690	£22,126,960	£22,322,391	£22,713,981	£25,161,421
30% SR @LAR : 70% SO	45%	£19,245,075	£23,354,739	£23,550,119	£23,940,957	£26,383,694
30% SR @LAR : 70% SO	50%	£20,863,038	£24,599,096	£24,794,463	£25,184,614	£27,623,059

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,097,029	£13,526,683	£13,723,830	£14,123,912	£16,624,432
30% SR @LAR : 70% SO	5%	£7,536,288	£14,614,296	£14,811,098	£15,209,872	£17,702,209
30% SR @LAR : 70% SO	10%	£8,995,258	£15,720,163	£15,916,658	£16,314,195	£18,798,802
30% SR @LAR : 70% SO	15%	£10,492,774	£16,844,073	£17,040,299	£17,436,671	£19,913,994
30% SR @LAR : 70% SO	20%	£12,008,126	£17,985,819	£18,181,812	£18,577,089	£21,047,570
30% SR @LAR : 70% SO	25%	£13,541,102	£19,145,190	£19,340,987	£19,735,240	£22,199,317
30% SR @LAR : 70% SO	30%	£15,091,494	£20,321,976	£20,517,615	£20,910,912	£23,369,018
30% SR @LAR : 70% SO	35%	£16,659,094	£21,515,969	£21,711,486	£22,103,896	£24,556,458
30% SR @LAR : 70% SO	40%	£18,243,690	£22,726,960	£22,922,391	£23,313,981	£25,761,421
30% SR @LAR : 70% SO	45%	£19,845,075	£23,954,739	£24,150,119	£24,540,957	£26,983,694
30% SR @LAR : 70% SO	50%	£21,463,038	£25,199,096	£25,394,463	£25,784,614	£28,223,059

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,857,029	£16,286,683	£16,483,830	£16,883,912	£19,384,432
30% SR @LAR : 70% SO	5%	£10,296,288	£17,374,296	£17,571,098	£17,969,872	£20,462,209
30% SR @LAR : 70% SO	10%	£11,755,258	£18,480,163	£18,676,658	£19,074,195	£21,558,802
30% SR @LAR : 70% SO	15%	£13,252,774	£19,604,073	£19,800,299	£20,196,671	£22,673,994
30% SR @LAR : 70% SO	20%	£14,768,126	£20,745,819	£20,941,812	£21,337,089	£23,807,570
30% SR @LAR : 70% SO	25%	£16,301,102	£21,905,190	£22,100,987	£22,495,240	£24,959,317
30% SR @LAR : 70% SO	30%	£17,851,494	£23,081,976	£23,277,615	£23,670,912	£26,129,018
30% SR @LAR : 70% SO	35%	£19,419,094	£24,275,969	£24,471,486	£24,863,896	£27,316,458
30% SR @LAR : 70% SO	40%	£21,003,690	£25,486,960	£25,682,391	£26,073,981	£28,521,421
30% SR @LAR : 70% SO	45%	£22,605,075	£26,714,739	£26,910,119	£27,300,957	£29,743,694
30% SR @LAR : 70% SO	50%	£24,223,038	£27,959,096	£28,154,463	£28,544,614	£30,983,059

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £725 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,619,439	-£751,678	-£948,824	-£1,348,907	-£3,849,427
30% SR @LAR : 70% SO	5%	£5,038,173	-£1,983,465	-£2,180,267	-£2,579,041	-£5,071,377
30% SR @LAR : 70% SO	10%	£3,438,928	-£3,233,505	-£3,430,000	-£3,827,538	-£6,312,143
30% SR @LAR : 70% SO	15%	£1,821,910	-£4,501,590	-£4,697,816	-£5,094,187	-£7,571,510
30% SR @LAR : 70% SO	20%	£187,326	-£5,787,509	-£5,983,502	-£6,378,779	-£8,849,261
30% SR @LAR : 70% SO	25%	-£1,486,966	-£7,091,054	-£7,286,851	-£7,681,104	-£10,145,182
30% SR @LAR : 70% SO	30%	-£3,181,533	-£8,412,014	-£8,607,654	-£9,000,950	-£11,459,057
30% SR @LAR : 70% SO	35%	-£4,893,306	-£9,750,181	-£9,945,698	-£10,338,108	-£12,790,670
30% SR @LAR : 70% SO	40%	-£6,622,076	-£11,105,347	-£11,300,777	-£11,692,367	-£14,139,807
30% SR @LAR : 70% SO	45%	-£8,367,635	-£12,477,299	-£12,672,680	-£13,063,517	-£15,506,253
30% SR @LAR : 70% SO	50%	-£10,129,772	-£13,865,830	-£14,061,197	-£14,451,348	-£16,889,793

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,459,439	-£5,911,678	-£6,106,824	-£6,508,907	-£9,009,427
30% SR @LAR : 70% SO	5%	-£121,827	-£7,143,465	-£7,340,267	-£7,739,041	-£10,231,377
30% SR @LAR : 70% SO	10%	-£1,721,072	-£8,393,505	-£8,590,000	-£8,987,538	-£11,472,143
30% SR @LAR : 70% SO	15%	-£3,338,090	-£9,661,590	-£9,857,816	-£10,254,187	-£12,731,510
30% SR @LAR : 70% SO	20%	-£4,972,674	-£10,947,509	-£11,143,502	-£11,538,779	-£14,009,261
30% SR @LAR : 70% SO	25%	-£6,646,966	-£12,251,054	-£12,446,851	-£12,841,104	-£15,305,182
30% SR @LAR : 70% SO	30%	-£8,341,533	-£13,572,014	-£13,767,654	-£14,160,950	-£16,619,057
30% SR @LAR : 70% SO	35%	-£10,053,306	-£14,910,181	-£15,105,698	-£15,498,108	-£17,950,670
30% SR @LAR : 70% SO	40%	-£11,782,076	-£16,265,347	-£16,460,777	-£16,852,367	-£19,299,807
30% SR @LAR : 70% SO	45%	-£13,527,635	-£17,637,299	-£17,832,680	-£18,223,517	-£20,666,253
30% SR @LAR : 70% SO	50%	-£15,289,772	-£19,025,830	-£19,221,197	-£19,611,348	-£22,049,793

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£1,660,561	-£9,031,678	-£9,226,824	-£9,628,907	-£12,129,427
30% SR @LAR : 70% SO	5%	-£3,241,827	-£10,263,465	-£10,460,267	-£10,859,041	-£13,351,377
30% SR @LAR : 70% SO	10%	-£4,841,072	-£11,513,505	-£11,710,000	-£12,107,538	-£14,592,143
30% SR @LAR : 70% SO	15%	-£6,458,090	-£12,781,590	-£12,977,816	-£13,374,187	-£15,851,510
30% SR @LAR : 70% SO	20%	-£8,092,674	-£14,067,509	-£14,263,502	-£14,658,779	-£17,129,261
30% SR @LAR : 70% SO	25%	-£9,766,966	-£15,371,054	-£15,566,851	-£15,961,104	-£18,425,182
30% SR @LAR : 70% SO	30%	-£11,461,533	-£16,692,014	-£16,897,654	-£17,280,950	-£19,739,057
30% SR @LAR : 70% SO	35%	-£13,173,306	-£18,030,181	-£18,225,698	-£18,618,108	-£21,070,670
30% SR @LAR : 70% SO	40%	-£14,902,076	-£19,385,347	-£19,580,777	-£19,972,367	-£22,419,807
30% SR @LAR : 70% SO	45%	-£16,647,635	-£20,757,299	-£20,952,680	-£21,343,517	-£23,786,253
30% SR @LAR : 70% SO	50%	-£18,409,772	-£22,145,830	-£22,341,197	-£22,731,348	-£25,169,793

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£2,260,561	-£9,631,678	-£9,826,824	-£10,228,907	-£12,729,427
30% SR @LAR : 70% SO	5%	-£3,841,827	-£10,863,465	-£11,060,267	-£11,459,041	-£13,951,377
30% SR @LAR : 70% SO	10%	-£5,441,072	-£12,113,505	-£12,310,000	-£12,707,538	-£15,192,143
30% SR @LAR : 70% SO	15%	-£7,058,090	-£13,381,590	-£13,577,816	-£13,974,187	-£16,451,510
30% SR @LAR : 70% SO	20%	-£8,692,674	-£14,667,509	-£14,863,502	-£15,258,779	-£17,729,261
30% SR @LAR : 70% SO	25%	-£10,366,966	-£15,971,054	-£16,166,851	-£16,561,104	-£19,025,182
30% SR @LAR : 70% SO	30%	-£12,061,533	-£17,292,014	-£17,487,654	-£17,880,950	-£20,339,057
30% SR @LAR : 70% SO	35%	-£13,773,306	-£18,630,181	-£18,825,698	-£19,218,108	-£21,670,670
30% SR @LAR : 70% SO	40%	-£15,502,076	-£19,985,347	-£20,180,777	-£20,572,367	-£23,019,807
30% SR @LAR : 70% SO	45%	-£17,247,635	-£21,357,299	-£21,552,680	-£21,943,517	-£24,386,253
30% SR @LAR : 70% SO	50%	-£19,009,772	-£22,745,830	-£22,941,197	-£23,331,348	-£25,769,793

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£9,020,561	-£12,911,678	-£12,998,824	-£12,998,907	-£15,489,427
30% SR @LAR : 70% SO	5%	-£8,601,827	-£13,623,465	-£13,820,267	-£14,219,041	-£16,711,377
30% SR @LAR : 70% SO	10%	-£8,201,072	-£14,373,505	-£14,673,505	-£15,070,000	-£17,952,143
30% SR @LAR : 70% SO	15%	-£8,819,090	-£15,141,590	-£15,337,816	-£16,734,187	-£19,211,510
30% SR @LAR : 70% SO	20%	-£11,452,674	-£17,427,509	-£17,623,502	-£18,018,779	-£20,489,261
30% SR @LAR : 70% SO	25%	-£13,126,966	-£18,731,054	-£18,926,851	-£19,321,104	-£21,785,182
30% SR @LAR : 70% SO	30%	-£14,821,533	-£20,052,014	-£20,247,654	-£20,640,950	-£23,099,057
30% SR @LAR : 70% SO	35%	-£16,533,306	-£21,390,181	-£21,585,698	-£21,978,108	-£24,430,670
30% SR @LAR : 70% SO	40%	-£18,262,076	-£22,745,347	-£22,940,777	-£23,332,367	-£25,779,807
30% SR @LAR : 70% SO	45%	-£20,007,635	-£24,117,299	-£24,312,680	-£24,703,517	-£27,146,253
30% SR @LAR : 70% SO	50%	-£21,769,772	-£25,505,830	-£25,701,197	-£26,091,348	-£28,529,793

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £750 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,455,906	£3,096,087	£2,901,904	£2,507,833	£44,894
30% SR @LAR : 70% SO	5%	£8,732,349	£1,740,520	£1,546,676	£1,153,895	£-1,320,835
30% SR @LAR : 70% SO	10%	£6,990,812	£366,975	£173,433	£-221,458	£-2,706,064
30% SR @LAR : 70% SO	15%	£5,231,502	£-1,039,973	£-1,236,199	£-1,632,570	£-4,109,894
30% SR @LAR : 70% SO	20%	£3,454,627	£-2,470,355	£-2,666,349	£-3,061,626	£-5,532,108
30% SR @LAR : 70% SO	25%	£1,660,390	£-3,918,363	£-4,114,161	£-4,508,413	£-6,972,490
30% SR @LAR : 70% SO	30%	£-153,305	£-5,383,787	£-5,579,425	£-6,072,723	£-8,430,828
30% SR @LAR : 70% SO	35%	£-2,009,541	£-6,866,417	£-7,061,934	£-7,454,344	£-9,906,906
30% SR @LAR : 70% SO	40%	£-3,882,774	£-8,366,044	£-8,561,475	£-8,953,065	£-11,400,505
30% SR @LAR : 70% SO	45%	£-5,772,796	£-9,882,460	£-10,077,841	£-10,468,679	£-12,911,414
30% SR @LAR : 70% SO	50%	£-7,679,396	£-11,415,455	£-11,610,821	£-12,000,972	£-14,439,416

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,295,906	£2,063,913	£2,258,096	£2,652,167	£5,115,106
30% SR @LAR : 70% SO	5%	£3,572,349	£3,419,480	£3,613,324	£4,006,105	£6,490,835
30% SR @LAR : 70% SO	10%	£1,830,812	£4,793,025	£4,986,567	£5,381,458	£7,866,064
30% SR @LAR : 70% SO	15%	£71,502	£6,199,973	£6,396,199	£6,792,570	£9,269,894
30% SR @LAR : 70% SO	20%	£-1,705,373	£7,630,355	£7,826,349	£8,221,626	£10,692,108
30% SR @LAR : 70% SO	25%	£-3,499,610	£9,078,363	£9,274,161	£9,668,413	£12,132,490
30% SR @LAR : 70% SO	30%	£-5,313,305	£10,543,787	£10,739,425	£11,132,723	£13,590,828
30% SR @LAR : 70% SO	35%	£-7,169,541	£12,029,417	£12,221,934	£12,614,344	£15,066,906
30% SR @LAR : 70% SO	40%	£-9,042,774	£13,526,044	£13,721,475	£14,113,065	£16,560,505
30% SR @LAR : 70% SO	45%	£-10,932,796	£15,042,460	£15,237,841	£15,628,679	£18,071,414
30% SR @LAR : 70% SO	50%	£-12,839,396	£16,575,455	£16,770,821	£17,160,972	£19,599,416

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,175,906	£5,183,913	£5,378,096	£5,772,167	£8,235,106
30% SR @LAR : 70% SO	5%	£452,349	£6,539,480	£6,733,324	£7,126,105	£9,600,835
30% SR @LAR : 70% SO	10%	£-1,289,188	£7,913,025	£8,106,567	£8,501,458	£10,986,064
30% SR @LAR : 70% SO	15%	£-3,048,498	£9,319,973	£9,516,199	£9,912,570	£12,389,894
30% SR @LAR : 70% SO	20%	£-4,825,373	£10,750,355	£10,946,349	£11,341,626	£13,812,108
30% SR @LAR : 70% SO	25%	£-6,619,610	£12,198,363	£12,394,161	£12,788,413	£15,252,490
30% SR @LAR : 70% SO	30%	£-8,433,305	£13,663,787	£13,859,425	£14,252,723	£16,710,828
30% SR @LAR : 70% SO	35%	£-10,289,541	£15,146,417	£15,341,934	£15,734,344	£18,186,906
30% SR @LAR : 70% SO	40%	£-12,162,774	£16,646,044	£16,841,475	£17,233,065	£19,680,505
30% SR @LAR : 70% SO	45%	£-14,052,796	£18,162,460	£18,357,841	£18,748,679	£21,191,414
30% SR @LAR : 70% SO	50%	£-15,959,396	£19,695,455	£19,890,821	£20,280,972	£22,719,416

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,575,906	£5,783,913	£5,978,096	£6,372,167	£8,835,106
30% SR @LAR : 70% SO	5%	£-147,651	£7,139,480	£7,333,324	£7,726,105	£10,200,835
30% SR @LAR : 70% SO	10%	£-1,899,188	£8,513,025	£8,706,567	£9,101,458	£11,586,064
30% SR @LAR : 70% SO	15%	£-3,648,498	£9,919,973	£10,116,199	£10,512,570	£12,989,894
30% SR @LAR : 70% SO	20%	£-5,425,373	£11,350,355	£11,546,349	£11,941,626	£14,412,108
30% SR @LAR : 70% SO	25%	£-7,219,610	£12,798,363	£12,994,161	£13,388,413	£15,852,490
30% SR @LAR : 70% SO	30%	£-9,033,305	£14,263,787	£14,459,425	£14,852,723	£17,310,828
30% SR @LAR : 70% SO	35%	£-10,889,541	£15,746,417	£15,941,934	£16,334,344	£18,786,906
30% SR @LAR : 70% SO	40%	£-12,762,774	£17,246,044	£17,441,475	£17,833,065	£20,280,505
30% SR @LAR : 70% SO	45%	£-14,652,796	£18,762,460	£18,957,841	£19,348,679	£21,791,414
30% SR @LAR : 70% SO	50%	£-16,559,396	£20,295,455	£20,490,821	£20,880,972	£23,319,416

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-1,184,094	£8,543,913	£8,738,096	£9,132,167	£11,595,106
30% SR @LAR : 70% SO	5%	£-2,907,651	£9,899,480	£10,093,324	£10,486,105	£12,960,835
30% SR @LAR : 70% SO	10%	£-4,649,188	£11,273,025	£11,466,567	£11,861,458	£14,346,064
30% SR @LAR : 70% SO	15%	£-6,408,498	£12,679,973	£12,876,199	£13,272,570	£15,749,894
30% SR @LAR : 70% SO	20%	£-8,185,373	£14,110,355	£14,306,349	£14,701,626	£17,172,108
30% SR @LAR : 70% SO	25%	£-9,979,610	£15,558,363	£15,754,161	£16,148,413	£18,612,490
30% SR @LAR : 70% SO	30%	£-11,793,305	£17,023,787	£17,219,425	£17,612,723	£20,070,828
30% SR @LAR : 70% SO	35%	£-13,649,541	£18,506,417	£18,701,934	£19,094,344	£21,546,906
30% SR @LAR : 70% SO	40%	£-15,522,774	£20,006,044	£20,201,475	£20,593,065	£23,040,505
30% SR @LAR : 70% SO	45%	£-17,412,796	£21,522,460	£21,717,841	£22,108,679	£24,551,414
30% SR @LAR : 70% SO	50%	£-19,319,396	£23,055,455	£23,250,821	£23,640,972	£26,079,416

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £775 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,292,374	£6,932,554	£6,738,371	£6,344,301	£3,881,362
30% SR @LAR : 70% SO	5%	£12,426,809	£5,434,981	£5,241,136	£4,848,356	£2,393,476
30% SR @LAR : 70% SO	10%	£10,543,265	£3,919,428	£3,725,886	£3,334,324	£887,058
30% SR @LAR : 70% SO	15%	£8,641,949	£2,386,103	£2,192,826	£1,802,412	£-647,410
30% SR @LAR : 70% SO	20%	£6,723,066	£835,210	£642,163	£252,826	£-2,213,797
30% SR @LAR : 70% SO	25%	£4,786,822	£-744,227	£-940,025	£-1,334,277	£-3,798,355
30% SR @LAR : 70% SO	30%	£2,833,423	£-2,353,825	£-2,549,464	£-2,942,761	£-5,400,866
30% SR @LAR : 70% SO	35%	£863,078	£-3,980,629	£-4,176,146	£-4,568,556	£-7,021,118
30% SR @LAR : 70% SO	40%	£-1,141,160	£-5,624,431	£-5,819,861	£-6,211,452	£-8,658,891
30% SR @LAR : 70% SO	45%	£-3,175,356	£-7,285,020	£-7,480,401	£-7,871,239	£-10,313,974
30% SR @LAR : 70% SO	50%	£-5,226,130	£-8,962,188	£-9,157,554	£-9,547,706	£-11,986,150

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,132,374	£1,772,554	£1,578,371	£1,184,301	£-1,278,638
30% SR @LAR : 70% SO	5%	£7,266,809	£274,981	£81,136	£-111,644	£-2,766,524
30% SR @LAR : 70% SO	10%	£5,383,265	£-1,240,572	£-1,434,114	£-1,825,676	£-4,272,942
30% SR @LAR : 70% SO	15%	£3,481,949	£-2,773,897	£-2,967,174	£-3,357,588	£-5,807,410
30% SR @LAR : 70% SO	20%	£1,563,066	£-4,324,790	£-4,517,837	£-4,907,174	£-7,373,797
30% SR @LAR : 70% SO	25%	£-373,178	£-5,904,227	£-6,100,025	£-6,494,277	£-8,958,355
30% SR @LAR : 70% SO	30%	£-2,326,577	£-7,513,825	£-7,709,464	£-8,102,761	£-10,560,866
30% SR @LAR : 70% SO	35%	£-4,296,922	£-9,140,629	£-9,336,146	£-9,728,556	£-12,181,118
30% SR @LAR : 70% SO	40%	£-6,301,160	£-10,784,431	£-10,979,861	£-11,371,452	£-13,818,891
30% SR @LAR : 70% SO	45%	£-8,335,356	£-12,445,020	£-12,640,401	£-13,031,239	£-15,473,974
30% SR @LAR : 70% SO	50%	£-10,386,130	£-14,122,188	£-14,317,554	£-14,707,706	£-17,146,150

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,012,374	£-1,347,446	£-1,541,629	£-1,935,699	£-4,998,638
30% SR @LAR : 70% SO	5%	£4,146,809	£-2,845,019	£-3,038,864	£-3,431,644	£-5,886,524
30% SR @LAR : 70% SO	10%	£2,263,265	£-4,360,572	£-4,554,114	£-4,945,676	£-7,392,942
30% SR @LAR : 70% SO	15%	£361,949	£-5,893,897	£-6,087,174	£-6,477,588	£-8,927,410
30% SR @LAR : 70% SO	20%	£-1,556,934	£-7,444,790	£-7,637,837	£-8,027,174	£-10,493,797
30% SR @LAR : 70% SO	25%	£-3,493,178	£-9,024,227	£-9,220,025	£-9,614,277	£-12,078,355
30% SR @LAR : 70% SO	30%	£-5,446,577	£-10,633,825	£-10,829,464	£-11,222,761	£-13,680,866
30% SR @LAR : 70% SO	35%	£-7,416,922	£-12,260,629	£-12,456,146	£-12,848,556	£-15,301,118
30% SR @LAR : 70% SO	40%	£-9,421,160	£-13,904,431	£-14,099,861	£-14,691,452	£-16,938,891
30% SR @LAR : 70% SO	45%	£-11,455,356	£-15,565,020	£-15,760,401	£-16,151,239	£-18,593,974
30% SR @LAR : 70% SO	50%	£-13,506,130	£-17,242,188	£-17,437,554	£-17,827,706	£-20,266,150

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,412,374	£-1,947,446	£-2,141,629	£-2,535,699	£-4,998,638
30% SR @LAR : 70% SO	5%	£3,546,809	£-3,445,019	£-3,638,864	£-4,031,644	£-6,486,524
30% SR @LAR : 70% SO	10%	£1,663,265	£-4,960,572	£-5,154,114	£-5,545,676	£-7,992,942
30% SR @LAR : 70% SO	15%	£-238,051	£-6,493,897	£-6,687,174	£-7,077,588	£-9,527,410
30% SR @LAR : 70% SO	20%	£-2,156,934	£-8,044,790	£-8,237,837	£-8,627,174	£-11,093,797
30% SR @LAR : 70% SO	25%	£-4,093,178	£-9,624,227	£-9,820,025	£-10,214,277	£-12,678,355
30% SR @LAR : 70% SO	30%	£-6,046,577	£-11,233,825	£-11,429,464	£-11,822,761	£-14,280,866
30% SR @LAR : 70% SO	35%	£-8,016,922	£-12,860,629	£-13,056,146	£-13,448,556	£-15,901,118
30% SR @LAR : 70% SO	40%	£-10,021,160	£-14,504,431	£-14,699,861	£-15,091,452	£-17,538,891
30% SR @LAR : 70% SO	45%	£-12,055,356	£-16,165,020	£-16,360,401	£-16,751,239	£-19,193,974
30% SR @LAR : 70% SO	50%	£-14,106,130	£-17,842,188	£-18,037,554	£-18,427,706	£-20,866,150

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,652,374	£-4,707,446	£-4,901,629	£-5,295,699	£-7,758,638
30% SR @LAR : 70% SO	5%	£786,809	£-6,205,019	£-6,398,864	£-6,791,644	£-9,246,524
30% SR @LAR : 70% SO	10%	£-1,096,735	£-7,720,572	£-7,914,114	£-8,305,676	£-10,752,942
30% SR @LAR : 70% SO	15%	£-2,998,051	£-9,253,897	£-9,447,174	£-9,837,588	£-12,287,410
30% SR @LAR : 70% SO	20%	£-4,916,934	£-10,804,790	£-10,997,837	£-11,387,174	£-13,853,797
30% SR @LAR : 70% SO	25%	£-6,853,178	£-12,384,227	£-12,580,025	£-12,974,277	£-15,438,355
30% SR @LAR : 70% SO	30%	£-8,806,577	£-13,993,825	£-14,189,464	£-14,582,761	£-17,040,866
30% SR @LAR : 70% SO	35%	£-10,776,922	£-15,620,629	£-15,816,146	£-16,208,556	£-18,661,118
30% SR @LAR : 70% SO	40%	£-12,781,160	£-17,264,431	£-17,459,861	£-17,851,452	£-20,298,891
30% SR @LAR : 70% SO	45%	£-14,815,356	£-18,925,020	£-19,120,401	£-19,511,239	£-21,953,974
30% SR @LAR : 70% SO	50%	£-16,866,130	£-20,602,188	£-20,797,554	£-21,187,706	£-23,626,150

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area £800 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,128,842	£10,769,022	£10,574,839	£10,180,769	£7,717,829
30% SR @LAR : 70% SO	5%	£16,100,512	£9,108,685	£8,914,841	£8,522,060	£6,067,180
30% SR @LAR : 70% SO	10%	£14,054,205	£7,430,368	£7,236,826	£6,845,263	£4,397,998
30% SR @LAR : 70% SO	15%	£11,990,125	£5,734,278	£5,541,002	£5,150,587	£2,710,495
30% SR @LAR : 70% SO	20%	£9,908,478	£4,020,622	£3,827,575	£3,438,238	£1,004,885
30% SR @LAR : 70% SO	25%	£7,809,470	£2,289,605	£2,096,750	£1,708,423	£-729,586
30% SR @LAR : 70% SO	30%	£5,693,308	£541,435	£348,736	£-39,240	£-2,497,346
30% SR @LAR : 70% SO	35%	£3,560,198	£-1,242,355	£-1,437,872	£-1,830,282	£-4,282,844
30% SR @LAR : 70% SO	40%	£1,410,346	£-3,051,404	£-3,246,835	£-3,638,425	£-6,085,866
30% SR @LAR : 70% SO	45%	£-767,578	£-4,877,242	£-5,072,622	£-5,463,459	£-7,906,196
30% SR @LAR : 70% SO	50%	£-2,983,599	£-6,719,657	£-6,915,023	£-7,305,174	£-9,743,619

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,968,842	£5,609,022	£5,414,839	£5,020,769	£2,557,829
30% SR @LAR : 70% SO	5%	£10,940,512	£3,948,685	£3,754,841	£3,362,060	£907,180
30% SR @LAR : 70% SO	10%	£8,894,205	£2,270,368	£2,076,826	£1,685,263	£-762,002
30% SR @LAR : 70% SO	15%	£6,830,125	£574,278	£381,002	£-9,413	£-2,449,505
30% SR @LAR : 70% SO	20%	£4,748,478	£-1,139,378	£-1,332,425	£-1,721,762	£-4,155,115
30% SR @LAR : 70% SO	25%	£2,649,470	£-2,870,395	£-3,063,250	£-3,451,577	£-5,889,586
30% SR @LAR : 70% SO	30%	£533,308	£-4,618,565	£-4,811,264	£-5,199,240	£-7,657,346
30% SR @LAR : 70% SO	35%	£-1,599,802	£-6,402,355	£-6,597,872	£-6,990,282	£-9,442,844
30% SR @LAR : 70% SO	40%	£-3,749,654	£-8,211,404	£-8,406,835	£-8,798,425	£-11,245,866
30% SR @LAR : 70% SO	45%	£-5,927,578	£-10,037,242	£-10,232,622	£-10,623,459	£-13,066,196
30% SR @LAR : 70% SO	50%	£-8,143,599	£-11,879,657	£-12,075,023	£-12,465,174	£-14,903,619

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,848,842	£2,489,022	£2,294,839	£1,900,769	£562,171
30% SR @LAR : 70% SO	5%	£7,820,512	£828,685	£634,841	£242,060	£-2,212,820
30% SR @LAR : 70% SO	10%	£5,774,205	£-849,632	£-1,043,174	£-1,434,737	£-3,892,002
30% SR @LAR : 70% SO	15%	£3,710,125	£-2,545,722	£-2,738,998	£-3,129,413	£-5,569,505
30% SR @LAR : 70% SO	20%	£1,628,478	£-4,259,378	£-4,452,425	£-4,841,762	£-7,275,115
30% SR @LAR : 70% SO	25%	£-470,530	£-5,990,395	£-6,183,250	£-6,571,577	£-9,009,586
30% SR @LAR : 70% SO	30%	£-2,586,692	£-7,738,565	£-7,931,264	£-8,319,240	£-10,777,346
30% SR @LAR : 70% SO	35%	£-4,719,802	£-9,522,355	£-9,717,872	£-10,110,282	£-12,562,844
30% SR @LAR : 70% SO	40%	£-6,869,654	£-11,331,404	£-11,526,835	£-11,918,425	£-14,365,866
30% SR @LAR : 70% SO	45%	£-9,047,578	£-13,157,242	£-13,352,622	£-13,743,459	£-16,186,196
30% SR @LAR : 70% SO	50%	£-11,263,599	£-14,999,657	£-15,195,023	£-15,585,174	£-18,023,619

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,248,842	£1,889,022	£1,694,839	£1,300,769	£-1,162,171
30% SR @LAR : 70% SO	5%	£7,220,512	£228,685	£34,841	£-957,940	£-2,812,820
30% SR @LAR : 70% SO	10%	£5,174,205	£-1,449,632	£-1,643,174	£-2,034,737	£-4,492,002
30% SR @LAR : 70% SO	15%	£3,110,125	£-3,145,722	£-3,338,998	£-3,729,413	£-6,169,505
30% SR @LAR : 70% SO	20%	£1,028,478	£-4,859,378	£-5,052,425	£-5,441,762	£-7,875,115
30% SR @LAR : 70% SO	25%	£-1,070,530	£-6,590,395	£-6,783,250	£-7,171,577	£-9,609,586
30% SR @LAR : 70% SO	30%	£-3,186,692	£-8,338,565	£-8,531,264	£-8,919,240	£-11,377,346
30% SR @LAR : 70% SO	35%	£-5,319,802	£-10,122,355	£-10,317,872	£-10,710,282	£-13,162,844
30% SR @LAR : 70% SO	40%	£-7,469,654	£-11,931,404	£-12,126,835	£-12,518,425	£-14,965,866
30% SR @LAR : 70% SO	45%	£-9,647,578	£-13,757,242	£-13,952,622	£-14,343,459	£-16,786,196
30% SR @LAR : 70% SO	50%	£-11,863,599	£-15,599,657	£-15,795,023	£-16,185,174	£-18,623,619

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,488,842	£870,978	£1,065,161	£1,459,231	£3,922,171
30% SR @LAR : 70% SO	5%	£4,460,512	£2,631,315	£2,725,159	£3,117,940	£5,672,820
30% SR @LAR : 70% SO	10%	£2,414,205	£4,209,632	£4,403,174	£4,794,737	£7,242,002
30% SR @LAR : 70% SO	15%	£350,125	£5,905,722	£6,098,998	£6,489,413	£8,929,505
30% SR @LAR : 70% SO	20%	£-1,731,522	£7,619,378	£7,812,425	£8,201,762	£10,635,115
30% SR @LAR : 70% SO	25%	£-3,830,530	£9,350,395	£9,543,250	£9,931,577	£12,369,586
30% SR @LAR : 70% SO	30%	£-5,946,692	£11,098,565	£11,291,264	£11,679,240	£14,137,346
30% SR @LAR : 70% SO	35%	£-8,079,802	£12,862,355	£13,077,872	£13,470,282	£15,922,844
30% SR @LAR : 70% SO	40%	£-10,229,654	£14,691,404	£14,886,835	£15,278,425	£17,725,866
30% SR @LAR : 70% SO	45%	£-12,407,578	£16,517,242	£16,712,622	£17,103,459	£19,546,196
30% SR @LAR : 70% SO	50%	£-14,623,599	£18,359,657	£18,555,023	£18,945,174	£21,383,619

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£825 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,942,526	£14,605,490	£14,411,306	£14,017,236	£11,554,297
30% SR @LAR : 70% SO	5%	£19,761,329	£12,774,584	£12,580,740	£12,187,959	£9,733,079
30% SR @LAR : 70% SO	10%	£17,549,536	£10,925,699	£10,732,157	£10,340,594	£7,893,329
30% SR @LAR : 70% SO	15%	£15,314,887	£9,059,041	£8,865,765	£8,475,350	£6,035,258
30% SR @LAR : 70% SO	20%	£13,062,672	£7,174,817	£6,981,769	£6,592,432	£4,159,079
30% SR @LAR : 70% SO	25%	£10,793,095	£5,273,231	£5,080,376	£4,692,049	£2,265,003
30% SR @LAR : 70% SO	30%	£8,506,365	£3,354,492	£3,161,793	£2,774,406	£353,244
30% SR @LAR : 70% SO	35%	£6,202,686	£1,418,804	£1,226,226	£839,713	£-1,600,036
30% SR @LAR : 70% SO	40%	£3,882,267	£-541,767	£-737,198	£-1,128,788	£-3,576,228
30% SR @LAR : 70% SO	45%	£1,545,310	£-2,540,776	£-2,736,156	£-3,126,993	£-5,569,730
30% SR @LAR : 70% SO	50%	£-820,304	£-4,556,362	£-4,751,728	£-5,141,879	£-7,580,324

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,782,526	£9,445,490	£9,251,306	£8,857,236	£6,394,297
30% SR @LAR : 70% SO	5%	£14,601,329	£7,614,584	£7,420,740	£7,027,959	£4,573,079
30% SR @LAR : 70% SO	10%	£12,389,536	£5,765,699	£5,572,157	£5,180,594	£2,733,329
30% SR @LAR : 70% SO	15%	£10,154,887	£3,899,041	£3,705,765	£3,315,350	£875,258
30% SR @LAR : 70% SO	20%	£7,902,672	£2,014,817	£1,821,769	£1,432,432	£-1,000,921
30% SR @LAR : 70% SO	25%	£5,633,095	£113,231	£-79,624	£-467,951	£-2,894,997
30% SR @LAR : 70% SO	30%	£3,346,365	£-1,805,508	£-1,998,207	£-2,385,594	£-4,806,756
30% SR @LAR : 70% SO	35%	£1,042,686	£-3,741,196	£-3,933,774	£-4,320,287	£-6,760,036
30% SR @LAR : 70% SO	40%	£-1,277,733	£-5,701,767	£-5,897,198	£-6,288,788	£-8,736,228
30% SR @LAR : 70% SO	45%	£-3,614,690	£-7,700,776	£-7,896,156	£-8,286,993	£-10,729,730
30% SR @LAR : 70% SO	50%	£-5,980,304	£-9,716,362	£-9,911,728	£-10,301,879	£-12,740,324

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,662,526	£6,325,490	£6,131,306	£5,737,236	£3,274,297
30% SR @LAR : 70% SO	5%	£11,481,329	£4,494,584	£4,300,740	£3,907,959	£1,453,079
30% SR @LAR : 70% SO	10%	£9,269,536	£2,645,699	£2,452,157	£2,060,594	£-386,671
30% SR @LAR : 70% SO	15%	£7,034,887	£779,041	£585,765	£195,350	£-2,244,742
30% SR @LAR : 70% SO	20%	£4,782,672	£-1,105,183	£-1,298,231	£-1,687,588	£-4,120,921
30% SR @LAR : 70% SO	25%	£2,513,095	£-3,006,769	£-3,199,624	£-3,587,951	£-6,014,997
30% SR @LAR : 70% SO	30%	£226,365	£-4,925,508	£-5,118,207	£-5,505,594	£-7,926,756
30% SR @LAR : 70% SO	35%	£-2,077,314	£-6,861,196	£-7,053,774	£-7,440,287	£-9,880,036
30% SR @LAR : 70% SO	40%	£-4,397,733	£-8,821,767	£-9,017,198	£-9,408,788	£-11,856,228
30% SR @LAR : 70% SO	45%	£-6,734,690	£-10,820,776	£-11,016,156	£-11,406,993	£-13,849,730
30% SR @LAR : 70% SO	50%	£-9,100,304	£-12,836,362	£-13,031,728	£-13,421,879	£-15,860,324

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,062,526	£5,725,490	£5,531,306	£5,137,236	£2,674,297
30% SR @LAR : 70% SO	5%	£10,881,329	£3,894,584	£3,700,740	£3,307,959	£853,079
30% SR @LAR : 70% SO	10%	£8,669,536	£2,045,699	£1,852,157	£1,460,594	£-386,671
30% SR @LAR : 70% SO	15%	£6,434,887	£179,041	£-14,235	£-404,650	£-2,844,742
30% SR @LAR : 70% SO	20%	£4,182,672	£-1,705,183	£-1,898,231	£-2,287,588	£-4,720,921
30% SR @LAR : 70% SO	25%	£1,913,095	£-3,606,769	£-3,799,624	£-4,187,951	£-6,614,997
30% SR @LAR : 70% SO	30%	£-373,635	£-5,525,508	£-5,718,207	£-6,105,594	£-8,526,756
30% SR @LAR : 70% SO	35%	£-2,677,314	£-7,461,196	£-7,653,774	£-8,040,287	£-10,480,036
30% SR @LAR : 70% SO	40%	£-4,997,733	£-9,421,767	£-9,617,198	£-10,008,788	£-12,456,228
30% SR @LAR : 70% SO	45%	£-7,334,690	£-11,420,776	£-11,616,156	£-12,006,993	£-14,449,730
30% SR @LAR : 70% SO	50%	£-9,700,304	£-13,436,362	£-13,631,728	£-14,021,879	£-16,460,324

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,302,526	£2,965,490	£2,771,306	£2,377,236	£-65,703
30% SR @LAR : 70% SO	5%	£8,121,329	£1,134,584	£940,740	£547,959	£-1,906,921
30% SR @LAR : 70% SO	10%	£5,909,536	£-714,301	£-907,843	£-1,299,406	£-3,746,671
30% SR @LAR : 70% SO	15%	£3,674,887	£-2,580,959	£-2,774,235	£-3,164,650	£-5,604,742
30% SR @LAR : 70% SO	20%	£1,422,672	£-4,465,183	£-4,658,231	£-5,047,588	£-7,480,921
30% SR @LAR : 70% SO	25%	£-846,905	£-6,366,769	£-6,559,624	£-6,947,951	£-9,374,997
30% SR @LAR : 70% SO	30%	£-3,133,635	£-8,285,508	£-8,478,207	£-8,865,594	£-11,286,756
30% SR @LAR : 70% SO	35%	£-5,437,314	£-10,221,196	£-10,413,774	£-10,800,287	£-13,240,036
30% SR @LAR : 70% SO	40%	£-7,757,733	£-12,181,767	£-12,377,198	£-12,768,788	£-15,216,228
30% SR @LAR : 70% SO	45%	£-10,094,690	£-14,180,776	£-14,376,156	£-14,766,993	£-17,209,730
30% SR @LAR : 70% SO	50%	£-12,460,304	£-16,196,362	£-16,391,728	£-16,781,879	£-19,220,324

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density

Value Area
£850 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,730,585	£18,441,957	£18,247,774	£17,853,704	£15,390,765
30% SR @LAR : 70% SO	5%	£23,380,430	£16,439,985	£16,246,141	£15,853,360	£13,398,480
30% SR @LAR : 70% SO	10%	£21,012,568	£14,420,034	£14,226,492	£13,834,929	£11,387,663
30% SR @LAR : 70% SO	15%	£18,627,203	£12,382,309	£12,189,032	£11,798,618	£9,358,526
30% SR @LAR : 70% SO	20%	£16,214,873	£10,327,018	£10,133,970	£9,744,633	£7,311,280
30% SR @LAR : 70% SO	25%	£13,774,230	£8,254,365	£8,061,510	£7,673,183	£5,246,138
30% SR @LAR : 70% SO	30%	£11,316,434	£6,164,559	£5,971,861	£5,584,475	£3,163,311
30% SR @LAR : 70% SO	35%	£8,841,688	£4,057,806	£3,865,228	£3,478,715	£1,063,012
30% SR @LAR : 70% SO	40%	£6,350,201	£1,934,310	£1,741,816	£1,356,111	£-1,070,638
30% SR @LAR : 70% SO	45%	£3,842,178	£-208,861	£-404,242	£-795,079	£-3,237,816
30% SR @LAR : 70% SO	50%	£1,317,827	£-2,398,125	£-2,593,491	£-2,983,642	£-5,422,087

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£20,570,585	£13,281,957	£13,087,774	£12,693,704	£10,230,765
30% SR @LAR : 70% SO	5%	£18,220,430	£11,279,985	£11,086,141	£10,693,360	£8,238,480
30% SR @LAR : 70% SO	10%	£15,852,568	£9,260,034	£9,066,492	£8,674,929	£6,227,663
30% SR @LAR : 70% SO	15%	£13,467,203	£7,222,309	£7,029,032	£6,638,618	£4,198,526
30% SR @LAR : 70% SO	20%	£11,054,873	£5,167,018	£4,973,970	£4,584,633	£2,151,280
30% SR @LAR : 70% SO	25%	£8,614,230	£3,094,365	£2,901,510	£2,513,183	£86,138
30% SR @LAR : 70% SO	30%	£6,156,434	£1,004,559	£811,861	£424,475	£-1,996,689
30% SR @LAR : 70% SO	35%	£3,681,688	£-1,102,194	£-1,294,772	£-1,681,285	£-4,096,988
30% SR @LAR : 70% SO	40%	£1,190,201	£-3,225,690	£-3,418,184	£-3,803,889	£-6,230,638
30% SR @LAR : 70% SO	45%	£-1,317,822	£-5,368,861	£-5,564,242	£-5,955,079	£-8,397,816
30% SR @LAR : 70% SO	50%	£-3,842,173	£-7,558,125	£-7,753,491	£-8,143,642	£-10,582,087

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,450,585	£10,161,957	£9,967,774	£9,573,704	£7,110,765
30% SR @LAR : 70% SO	5%	£15,100,430	£8,159,985	£7,966,141	£7,573,360	£5,118,480
30% SR @LAR : 70% SO	10%	£12,732,568	£6,140,034	£5,946,492	£5,554,929	£3,107,663
30% SR @LAR : 70% SO	15%	£10,347,203	£4,102,309	£3,909,032	£3,518,618	£1,078,526
30% SR @LAR : 70% SO	20%	£7,934,873	£2,047,018	£1,853,970	£1,464,633	£-968,720
30% SR @LAR : 70% SO	25%	£5,494,230	£-25,635	£-218,490	£-606,817	£-3,033,862
30% SR @LAR : 70% SO	30%	£3,036,434	£-2,115,441	£-2,308,139	£-2,695,525	£-5,116,689
30% SR @LAR : 70% SO	35%	£561,688	£-4,222,194	£-4,414,772	£-4,801,285	£-7,216,988
30% SR @LAR : 70% SO	40%	£-1,929,799	£-6,345,690	£-6,538,184	£-6,923,889	£-9,350,638
30% SR @LAR : 70% SO	45%	£-4,437,822	£-8,488,861	£-8,684,242	£-9,075,079	£-11,517,816
30% SR @LAR : 70% SO	50%	£-6,962,173	£-10,678,125	£-10,873,491	£-11,263,642	£-13,702,087

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£16,850,585	£9,561,957	£9,367,774	£8,973,704	£6,510,765
30% SR @LAR : 70% SO	5%	£14,500,430	£7,559,985	£7,366,141	£6,973,360	£4,518,480
30% SR @LAR : 70% SO	10%	£12,132,568	£5,540,034	£5,346,492	£4,954,929	£2,507,663
30% SR @LAR : 70% SO	15%	£9,747,203	£3,502,309	£3,309,032	£2,918,618	£478,526
30% SR @LAR : 70% SO	20%	£7,334,873	£1,447,018	£1,253,970	£864,633	£-1,568,720
30% SR @LAR : 70% SO	25%	£4,894,230	£-625,635	£-818,490	£-1,206,817	£-3,633,862
30% SR @LAR : 70% SO	30%	£2,436,434	£-2,715,441	£-2,908,139	£-3,295,525	£-5,716,689
30% SR @LAR : 70% SO	35%	£-38,312	£-4,822,194	£-5,014,772	£-5,401,285	£-7,816,988
30% SR @LAR : 70% SO	40%	£-2,529,799	£-6,945,690	£-7,138,184	£-7,523,889	£-9,950,638
30% SR @LAR : 70% SO	45%	£-5,037,822	£-9,088,861	£-9,284,242	£-9,675,079	£-12,117,816
30% SR @LAR : 70% SO	50%	£-7,562,173	£-11,278,125	£-11,473,491	£-11,863,642	£-14,302,087

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,090,585	£6,801,957	£6,607,774	£6,213,704	£3,750,765
30% SR @LAR : 70% SO	5%	£11,740,430	£4,799,985	£4,606,141	£4,213,360	£1,758,480
30% SR @LAR : 70% SO	10%	£9,372,568	£2,780,034	£2,586,492	£2,194,929	£-252,337
30% SR @LAR : 70% SO	15%	£6,987,203	£742,309	£549,032	£158,618	£-2,281,474
30% SR @LAR : 70% SO	20%	£4,574,873	£-1,312,982	£-1,506,030	£-1,895,367	£-4,328,720
30% SR @LAR : 70% SO	25%	£2,134,230	£-3,385,635	£-3,578,490	£-3,966,817	£-6,393,862
30% SR @LAR : 70% SO	30%	£-323,566	£-5,475,441	£-5,668,139	£-6,055,525	£-8,476,689
30% SR @LAR : 70% SO	35%	£-2,798,312	£-7,582,194	£-7,774,772	£-8,161,285	£-10,576,988
30% SR @LAR : 70% SO	40%	£-5,289,799	£-9,705,690	£-9,898,184	£-10,283,889	£-12,710,638
30% SR @LAR : 70% SO	45%	£-7,797,822	£-11,848,861	£-12,044,242	£-12,435,079	£-14,877,816
30% SR @LAR : 70% SO	50%	£-10,322,173	£-14,038,125	£-14,233,491	£-14,623,642	£-17,062,087

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area	£675 per sq ft
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No Units	600
Site Area	1. Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£26,172,261	-£37,934,024	-£38,222,828	-£38,892,647	-£43,079,019
30% SR @LAR : 70% SO	5%	-£27,846,461	-£39,020,135	-£39,308,436	-£39,976,223	-£44,149,891
30% SR @LAR : 70% SO	10%	-£29,551,191	-£40,136,778	-£40,424,628	-£41,090,503	-£45,252,227
30% SR @LAR : 70% SO	15%	-£31,286,125	-£41,283,623	-£41,571,079	-£42,235,163	-£46,385,693
30% SR @LAR : 70% SO	20%	-£33,050,941	-£42,460,351	-£42,747,466	-£43,409,879	-£47,549,956
30% SR @LAR : 70% SO	25%	-£34,845,313	-£43,666,635	-£43,953,465	-£44,614,322	-£48,744,682
30% SR @LAR : 70% SO	30%	-£36,668,919	-£44,902,153	-£45,188,750	-£45,848,169	-£49,969,538
30% SR @LAR : 70% SO	35%	-£38,521,434	-£46,166,580	-£46,452,998	-£47,111,093	-£51,224,192
30% SR @LAR : 70% SO	40%	-£40,402,534	-£47,459,591	-£47,745,883	-£48,402,768	-£52,508,309
30% SR @LAR : 70% SO	45%	-£42,311,895	-£48,780,864	-£49,067,082	-£49,722,872	-£53,821,555
30% SR @LAR : 70% SO	50%	-£44,249,193	-£50,130,074	-£50,416,272	-£51,071,075	-£55,163,600

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£31,332,261	-£43,094,024	-£43,382,828	-£44,052,647	-£48,239,019
30% SR @LAR : 70% SO	5%	-£33,006,461	-£44,180,135	-£44,468,436	-£45,136,223	-£49,309,891
30% SR @LAR : 70% SO	10%	-£34,711,191	-£45,296,778	-£45,584,628	-£46,250,503	-£50,412,227
30% SR @LAR : 70% SO	15%	-£36,446,125	-£46,443,623	-£46,731,079	-£47,395,163	-£51,545,693
30% SR @LAR : 70% SO	20%	-£38,210,941	-£47,620,351	-£47,907,466	-£48,569,879	-£52,709,956
30% SR @LAR : 70% SO	25%	-£40,005,313	-£48,826,635	-£49,113,465	-£49,774,322	-£53,904,682
30% SR @LAR : 70% SO	30%	-£41,828,919	-£50,062,153	-£50,348,750	-£51,008,169	-£55,129,538
30% SR @LAR : 70% SO	35%	-£43,681,434	-£51,326,580	-£51,612,998	-£52,271,093	-£56,384,192
30% SR @LAR : 70% SO	40%	-£45,562,534	-£52,619,591	-£52,905,883	-£53,562,768	-£57,668,309
30% SR @LAR : 70% SO	45%	-£47,471,895	-£53,940,864	-£54,227,082	-£54,882,872	-£58,981,555
30% SR @LAR : 70% SO	50%	-£49,409,193	-£55,290,074	-£55,576,272	-£56,231,075	-£60,323,600

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£34,452,261	-£46,214,024	-£46,502,828	-£47,172,647	-£51,359,019
30% SR @LAR : 70% SO	5%	-£36,126,461	-£47,300,135	-£47,588,436	-£48,256,223	-£52,429,891
30% SR @LAR : 70% SO	10%	-£37,831,191	-£48,416,778	-£48,704,628	-£49,370,503	-£53,532,227
30% SR @LAR : 70% SO	15%	-£39,566,125	-£49,563,623	-£49,851,079	-£50,515,163	-£54,665,693
30% SR @LAR : 70% SO	20%	-£41,330,941	-£50,740,351	-£51,027,466	-£51,689,879	-£55,829,956
30% SR @LAR : 70% SO	25%	-£43,125,313	-£51,946,635	-£52,233,465	-£52,894,322	-£57,024,682
30% SR @LAR : 70% SO	30%	-£44,948,919	-£53,182,153	-£53,468,750	-£54,128,169	-£58,249,538
30% SR @LAR : 70% SO	35%	-£46,801,434	-£54,446,580	-£54,732,998	-£55,391,093	-£59,504,192
30% SR @LAR : 70% SO	40%	-£48,682,534	-£55,739,591	-£56,025,883	-£56,682,768	-£60,788,309
30% SR @LAR : 70% SO	45%	-£50,591,895	-£57,060,864	-£57,347,082	-£58,002,872	-£62,101,555
30% SR @LAR : 70% SO	50%	-£52,529,193	-£58,410,074	-£58,696,272	-£59,351,075	-£63,443,600

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£35,052,261	-£46,814,024	-£47,102,828	-£47,772,647	-£51,959,019
30% SR @LAR : 70% SO	5%	-£36,726,461	-£47,900,135	-£48,188,436	-£48,856,223	-£53,029,891
30% SR @LAR : 70% SO	10%	-£38,431,191	-£49,016,778	-£49,304,628	-£49,970,503	-£54,132,227
30% SR @LAR : 70% SO	15%	-£40,166,125	-£50,163,623	-£50,451,079	-£51,115,163	-£55,265,693
30% SR @LAR : 70% SO	20%	-£41,930,941	-£51,340,351	-£51,627,466	-£52,289,879	-£56,429,956
30% SR @LAR : 70% SO	25%	-£43,725,313	-£52,546,635	-£52,833,465	-£53,494,322	-£57,624,682
30% SR @LAR : 70% SO	30%	-£45,548,919	-£53,782,153	-£54,068,750	-£54,728,169	-£58,849,538
30% SR @LAR : 70% SO	35%	-£47,401,434	-£55,046,580	-£55,332,998	-£55,991,093	-£60,104,192
30% SR @LAR : 70% SO	40%	-£49,282,534	-£56,339,591	-£56,625,883	-£57,282,768	-£61,388,309
30% SR @LAR : 70% SO	45%	-£51,191,895	-£57,660,864	-£57,947,082	-£58,602,872	-£62,701,555
30% SR @LAR : 70% SO	50%	-£53,129,193	-£59,010,074	-£59,296,272	-£59,951,075	-£64,043,600

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£37,812,261	-£49,574,024	-£49,862,828	-£50,532,647	-£54,719,019
30% SR @LAR : 70% SO	5%	-£39,486,461	-£50,660,135	-£50,948,436	-£51,618,223	-£55,799,891
30% SR @LAR : 70% SO	10%	-£41,191,191	-£51,776,778	-£52,064,628	-£52,730,503	-£56,892,227
30% SR @LAR : 70% SO	15%	-£42,926,125	-£52,923,623	-£53,211,079	-£53,875,163	-£58,025,693
30% SR @LAR : 70% SO	20%	-£44,690,941	-£54,100,351	-£54,387,466	-£55,049,879	-£59,189,956
30% SR @LAR : 70% SO	25%	-£46,485,313	-£55,306,635	-£55,593,465	-£56,254,322	-£60,384,682
30% SR @LAR : 70% SO	30%	-£48,308,919	-£56,542,153	-£56,828,750	-£57,488,169	-£61,609,538
30% SR @LAR : 70% SO	35%	-£50,161,434	-£57,806,580	-£58,092,998	-£58,751,093	-£62,864,192
30% SR @LAR : 70% SO	40%	-£52,042,534	-£59,099,591	-£59,385,883	-£60,042,768	-£64,148,309
30% SR @LAR : 70% SO	45%	-£53,951,895	-£60,420,864	-£60,707,082	-£61,362,872	-£65,461,555
30% SR @LAR : 70% SO	50%	-£55,889,193	-£61,770,074	-£62,056,272	-£62,711,075	-£66,803,600

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £700 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£20,635,528	-£32,397,291	-£32,686,096	-£33,355,916	-£37,542,286
30% SR @LAR : 70% SO	5%	-£22,512,475	-£33,686,150	-£33,974,449	-£34,642,237	-£38,815,905
30% SR @LAR : 70% SO	10%	-£24,419,951	-£35,005,537	-£35,293,388	-£35,959,264	-£40,120,987
30% SR @LAR : 70% SO	15%	-£26,357,631	-£36,355,130	-£36,642,586	-£37,306,670	-£41,457,199
30% SR @LAR : 70% SO	20%	-£28,325,193	-£37,734,604	-£38,021,718	-£38,684,131	-£42,824,208
30% SR @LAR : 70% SO	25%	-£30,322,312	-£39,143,634	-£39,430,462	-£40,091,320	-£44,221,680
30% SR @LAR : 70% SO	30%	-£32,348,663	-£40,581,897	-£40,868,494	-£41,527,913	-£45,649,283
30% SR @LAR : 70% SO	35%	-£34,403,924	-£42,049,070	-£42,335,488	-£42,993,583	-£47,106,682
30% SR @LAR : 70% SO	40%	-£36,487,770	-£43,544,828	-£43,831,119	-£44,488,005	-£48,593,544
30% SR @LAR : 70% SO	45%	-£38,599,877	-£45,068,847	-£45,355,064	-£46,010,854	-£50,109,538
30% SR @LAR : 70% SO	50%	-£40,739,921	-£46,620,802	-£46,907,000	-£47,561,803	-£51,654,328

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£25,795,528	-£37,557,291	-£37,846,096	-£38,515,916	-£42,702,286
30% SR @LAR : 70% SO	5%	-£27,672,475	-£38,846,150	-£39,134,449	-£39,802,237	-£43,975,905
30% SR @LAR : 70% SO	10%	-£29,579,951	-£40,165,537	-£40,453,388	-£41,119,264	-£45,280,987
30% SR @LAR : 70% SO	15%	-£31,517,631	-£41,515,130	-£41,802,586	-£42,466,670	-£46,617,199
30% SR @LAR : 70% SO	20%	-£33,485,193	-£42,894,604	-£43,181,718	-£43,844,131	-£47,984,208
30% SR @LAR : 70% SO	25%	-£35,482,312	-£44,303,634	-£44,590,462	-£45,251,320	-£49,381,680
30% SR @LAR : 70% SO	30%	-£37,508,663	-£45,741,897	-£46,028,494	-£46,687,913	-£50,809,283
30% SR @LAR : 70% SO	35%	-£39,563,924	-£47,209,070	-£47,495,488	-£48,153,583	-£52,266,682
30% SR @LAR : 70% SO	40%	-£41,647,770	-£48,704,828	-£48,991,119	-£49,648,005	-£53,753,544
30% SR @LAR : 70% SO	45%	-£43,759,877	-£50,228,847	-£50,515,064	-£51,170,854	-£55,269,538
30% SR @LAR : 70% SO	50%	-£45,899,921	-£51,780,802	-£52,067,000	-£52,721,803	-£56,814,328

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£28,915,528	-£40,677,291	-£40,966,096	-£41,635,916	-£45,822,286
30% SR @LAR : 70% SO	5%	-£30,792,475	-£41,966,150	-£42,254,449	-£42,922,237	-£47,095,905
30% SR @LAR : 70% SO	10%	-£32,699,951	-£43,285,537	-£43,573,388	-£44,239,264	-£48,400,987
30% SR @LAR : 70% SO	15%	-£34,637,631	-£44,635,130	-£44,922,586	-£45,586,670	-£49,737,199
30% SR @LAR : 70% SO	20%	-£36,605,193	-£46,014,604	-£46,301,718	-£46,964,131	-£51,104,208
30% SR @LAR : 70% SO	25%	-£38,602,312	-£47,423,634	-£47,710,462	-£48,371,320	-£52,501,680
30% SR @LAR : 70% SO	30%	-£40,628,663	-£48,861,897	-£49,148,494	-£49,807,913	-£53,929,283
30% SR @LAR : 70% SO	35%	-£42,683,924	-£50,329,070	-£50,615,488	-£51,273,583	-£55,386,682
30% SR @LAR : 70% SO	40%	-£44,767,770	-£51,824,828	-£52,111,119	-£52,768,005	-£56,873,544
30% SR @LAR : 70% SO	45%	-£46,879,877	-£53,348,847	-£53,635,064	-£54,290,854	-£58,389,538
30% SR @LAR : 70% SO	50%	-£49,019,921	-£54,900,802	-£55,187,000	-£55,841,803	-£59,934,328

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£29,515,528	-£41,277,291	-£41,566,096	-£42,235,916	-£46,422,286
30% SR @LAR : 70% SO	5%	-£31,392,475	-£42,566,150	-£42,854,449	-£43,522,237	-£47,695,905
30% SR @LAR : 70% SO	10%	-£33,299,951	-£43,885,537	-£44,173,388	-£44,839,264	-£49,000,987
30% SR @LAR : 70% SO	15%	-£35,237,631	-£45,235,130	-£45,522,586	-£46,186,670	-£50,337,199
30% SR @LAR : 70% SO	20%	-£37,205,193	-£46,614,604	-£46,901,718	-£47,564,131	-£51,704,208
30% SR @LAR : 70% SO	25%	-£39,202,312	-£48,023,634	-£48,310,462	-£48,971,320	-£53,101,680
30% SR @LAR : 70% SO	30%	-£41,228,663	-£49,461,897	-£49,748,494	-£50,407,913	-£54,529,283
30% SR @LAR : 70% SO	35%	-£43,283,924	-£50,929,070	-£51,215,488	-£51,873,583	-£55,986,682
30% SR @LAR : 70% SO	40%	-£45,367,770	-£52,424,828	-£52,711,119	-£53,368,005	-£57,473,544
30% SR @LAR : 70% SO	45%	-£47,479,877	-£53,948,847	-£54,235,064	-£54,890,854	-£58,989,538
30% SR @LAR : 70% SO	50%	-£49,619,921	-£55,500,802	-£55,787,000	-£56,441,803	-£60,534,328

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£32,275,528	-£44,037,291	-£44,326,096	-£44,995,916	-£49,182,286
30% SR @LAR : 70% SO	5%	-£34,152,475	-£45,326,150	-£45,614,449	-£46,282,237	-£50,455,905
30% SR @LAR : 70% SO	10%	-£36,059,951	-£46,645,537	-£46,933,388	-£47,599,264	-£51,760,987
30% SR @LAR : 70% SO	15%	-£37,997,631	-£47,995,130	-£48,282,586	-£48,946,670	-£53,097,199
30% SR @LAR : 70% SO	20%	-£39,965,193	-£49,374,604	-£49,661,718	-£50,324,131	-£54,464,208
30% SR @LAR : 70% SO	25%	-£41,962,312	-£50,783,634	-£51,070,462	-£51,731,320	-£55,861,680
30% SR @LAR : 70% SO	30%	-£43,988,663	-£52,221,897	-£52,508,494	-£53,167,913	-£57,289,283
30% SR @LAR : 70% SO	35%	-£46,043,924	-£53,689,070	-£53,975,488	-£54,633,583	-£58,746,682
30% SR @LAR : 70% SO	40%	-£48,127,770	-£55,184,828	-£55,471,119	-£56,128,005	-£60,233,544
30% SR @LAR : 70% SO	45%	-£50,239,877	-£56,708,847	-£56,995,064	-£57,650,854	-£61,749,538
30% SR @LAR : 70% SO	50%	-£52,379,921	-£58,260,802	-£58,547,000	-£59,201,803	-£63,294,328

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £725 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£15,098,797	-£26,860,560	-£27,149,364	-£27,819,183	-£32,005,554
30% SR @LAR : 70% SO	5%	-£17,178,489	-£28,352,164	-£28,640,463	-£29,308,251	-£33,481,919
30% SR @LAR : 70% SO	10%	-£19,288,711	-£29,874,297	-£30,162,147	-£30,828,023	-£34,989,747
30% SR @LAR : 70% SO	15%	-£21,429,138	-£31,426,635	-£31,714,091	-£32,378,176	-£36,528,705
30% SR @LAR : 70% SO	20%	-£23,599,445	-£33,008,856	-£33,295,970	-£33,958,383	-£38,098,460
30% SR @LAR : 70% SO	25%	-£25,799,310	-£34,620,632	-£34,907,461	-£35,568,319	-£39,698,678
30% SR @LAR : 70% SO	30%	-£28,028,408	-£36,261,642	-£36,548,238	-£37,207,657	-£41,329,026
30% SR @LAR : 70% SO	35%	-£30,286,415	-£37,931,560	-£38,217,978	-£38,876,073	-£42,989,172
30% SR @LAR : 70% SO	40%	-£32,573,007	-£39,630,064	-£39,916,355	-£40,573,242	-£44,678,781
30% SR @LAR : 70% SO	45%	-£34,887,860	-£41,356,829	-£41,643,047	-£42,298,837	-£46,397,520
30% SR @LAR : 70% SO	50%	-£37,230,650	-£43,111,530	-£43,397,728	-£44,062,532	-£48,145,057

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£20,258,797	-£32,020,560	-£32,309,364	-£32,979,183	-£37,168,554
30% SR @LAR : 70% SO	5%	-£22,338,489	-£33,512,164	-£33,800,463	-£34,488,251	-£38,641,919
30% SR @LAR : 70% SO	10%	-£24,448,711	-£35,034,297	-£35,322,147	-£35,988,023	-£40,149,747
30% SR @LAR : 70% SO	15%	-£26,589,138	-£36,586,635	-£36,874,091	-£37,538,176	-£41,688,705
30% SR @LAR : 70% SO	20%	-£28,759,445	-£38,168,856	-£38,455,970	-£39,118,383	-£43,258,460
30% SR @LAR : 70% SO	25%	-£30,959,310	-£39,780,632	-£40,067,461	-£40,728,319	-£44,858,678
30% SR @LAR : 70% SO	30%	-£33,188,408	-£41,421,642	-£41,708,238	-£42,367,657	-£46,489,026
30% SR @LAR : 70% SO	35%	-£35,446,415	-£43,091,560	-£43,377,978	-£44,036,073	-£48,149,172
30% SR @LAR : 70% SO	40%	-£37,733,007	-£44,790,064	-£45,076,355	-£45,733,242	-£49,838,781
30% SR @LAR : 70% SO	45%	-£40,047,860	-£46,516,829	-£46,803,047	-£47,458,837	-£51,557,520
30% SR @LAR : 70% SO	50%	-£42,390,650	-£48,271,530	-£48,557,728	-£49,212,532	-£53,305,057

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£23,378,797	-£35,140,560	-£35,429,364	-£36,099,183	-£40,288,554
30% SR @LAR : 70% SO	5%	-£25,458,489	-£36,632,164	-£36,920,463	-£37,588,251	-£41,781,919
30% SR @LAR : 70% SO	10%	-£27,568,711	-£38,154,297	-£38,442,147	-£39,108,023	-£43,269,747
30% SR @LAR : 70% SO	15%	-£29,709,138	-£39,706,635	-£39,994,091	-£40,658,176	-£44,808,705
30% SR @LAR : 70% SO	20%	-£31,879,445	-£41,288,856	-£41,575,970	-£42,238,383	-£46,378,460
30% SR @LAR : 70% SO	25%	-£34,079,310	-£42,900,632	-£43,187,461	-£43,848,319	-£47,978,678
30% SR @LAR : 70% SO	30%	-£36,308,408	-£44,541,642	-£44,828,238	-£45,487,657	-£49,609,026
30% SR @LAR : 70% SO	35%	-£38,566,415	-£46,211,560	-£46,497,978	-£47,156,073	-£51,269,172
30% SR @LAR : 70% SO	40%	-£40,853,007	-£47,910,064	-£48,196,355	-£48,853,242	-£52,958,781
30% SR @LAR : 70% SO	45%	-£43,167,860	-£49,636,829	-£49,923,047	-£50,578,837	-£54,677,520
30% SR @LAR : 70% SO	50%	-£45,510,650	-£51,391,530	-£51,677,728	-£52,332,532	-£56,425,057

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£23,378,797	-£35,140,560	-£35,429,364	-£36,099,183	-£40,288,554
30% SR @LAR : 70% SO	5%	-£25,458,489	-£36,632,164	-£36,920,463	-£37,588,251	-£41,781,919
30% SR @LAR : 70% SO	10%	-£27,568,711	-£38,154,297	-£38,442,147	-£39,108,023	-£43,269,747
30% SR @LAR : 70% SO	15%	-£29,709,138	-£39,706,635	-£39,994,091	-£40,658,176	-£44,808,705
30% SR @LAR : 70% SO	20%	-£31,879,445	-£41,288,856	-£41,575,970	-£42,238,383	-£46,378,460
30% SR @LAR : 70% SO	25%	-£34,079,310	-£42,900,632	-£43,187,461	-£43,848,319	-£47,978,678
30% SR @LAR : 70% SO	30%	-£36,308,408	-£44,541,642	-£44,828,238	-£45,487,657	-£49,609,026
30% SR @LAR : 70% SO	35%	-£38,566,415	-£46,211,560	-£46,497,978	-£47,156,073	-£51,269,172
30% SR @LAR : 70% SO	40%	-£40,853,007	-£47,910,064	-£48,196,355	-£48,853,242	-£52,958,781
30% SR @LAR : 70% SO	45%	-£43,167,860	-£49,636,829	-£49,923,047	-£50,578,837	-£54,677,520
30% SR @LAR : 70% SO	50%	-£45,510,650	-£51,391,530	-£51,677,728	-£52,332,532	-£56,425,057

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£26,738,797	-£38,500,560	-£38,789,364	-£39,459,183	-£43,648,554
30% SR @LAR : 70% SO	5%	-£28,818,489	-£39,992,164	-£40,280,463	-£40,948,251	-£45,121,919
30% SR @LAR : 70% SO	10%	-£30,928,711	-£41,514,297	-£41,802,147	-£42,468,023	-£46,629,747
30% SR @LAR : 70% SO	15%	-£33,069,138	-£43,066,635	-£43,354,091	-£44,018,176	-£48,168,705
30% SR @LAR : 70% SO	20%	-£35,239,445	-£44,648,856	-£44,935,970	-£45,598,383	-£49,738,460
30% SR @LAR : 70% SO	25%	-£37,439,310	-£46,260,632	-£46,547,461	-£47,208,319	-£51,338,678
30% SR @LAR : 70% SO	30%	-£39,668,408	-£47,901,642	-£48,188,238	-£48,847,657	-£52,969,026
30% SR @LAR : 70% SO	35%	-£41,926,415	-£49,571,560	-£49,857,978	-£50,516,073	-£54,629,172
30% SR @LAR : 70% SO	40%	-£44,213,007	-£51,270,064	-£51,556,355	-£52,213,242	-£56,318,781
30% SR @LAR : 70% SO	45%	-£46,527,860	-£52,996,829	-£53,283,047	-£53,938,837	-£58,037,520
30% SR @LAR : 70% SO	50%	-£48,870,650	-£54,751,530	-£55,037,728	-£55,692,532	-£59,785,057

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £750 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-9,562,065	£-21,323,827	£-21,612,632	£-22,282,451	£-26,468,822
30% SR @LAR : 70% SO	5%	£-11,844,927	£-23,018,601	£-23,306,901	£-23,974,688	£-28,148,356
30% SR @LAR : 70% SO	10%	£-14,158,318	£-24,743,904	£-25,031,755	£-25,697,631	£-29,859,354
30% SR @LAR : 70% SO	15%	£-16,501,914	£-26,499,412	£-26,786,867	£-27,450,953	£-31,601,482
30% SR @LAR : 70% SO	20%	£-18,875,391	£-28,284,801	£-28,571,917	£-29,234,328	£-33,374,406
30% SR @LAR : 70% SO	25%	£-21,278,425	£-30,099,747	£-30,386,576	£-31,047,434	£-35,177,794
30% SR @LAR : 70% SO	30%	£-23,710,692	£-31,943,926	£-32,230,523	£-32,889,942	£-37,011,311
30% SR @LAR : 70% SO	35%	£-26,171,869	£-33,817,014	£-34,103,432	£-34,761,527	£-38,874,626
30% SR @LAR : 70% SO	40%	£-28,661,630	£-35,718,688	£-36,004,978	£-36,661,865	£-40,767,404
30% SR @LAR : 70% SO	45%	£-31,179,652	£-37,648,622	£-37,934,840	£-38,590,629	£-42,689,313
30% SR @LAR : 70% SO	50%	£-33,725,612	£-39,606,493	£-39,892,691	£-40,547,494	£-44,640,019

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-14,722,085	£-26,483,827	£-26,772,632	£-27,442,451	£-31,628,822
30% SR @LAR : 70% SO	5%	£-17,004,927	£-28,178,601	£-28,466,901	£-29,134,688	£-33,308,356
30% SR @LAR : 70% SO	10%	£-19,318,318	£-29,903,904	£-30,191,755	£-30,857,631	£-35,019,354
30% SR @LAR : 70% SO	15%	£-21,661,914	£-31,659,412	£-31,946,867	£-32,610,953	£-36,761,482
30% SR @LAR : 70% SO	20%	£-24,035,391	£-33,444,801	£-33,731,917	£-34,394,328	£-38,534,406
30% SR @LAR : 70% SO	25%	£-26,438,425	£-35,259,747	£-35,546,576	£-36,207,434	£-40,337,794
30% SR @LAR : 70% SO	30%	£-28,870,692	£-37,103,926	£-37,390,523	£-38,049,942	£-42,171,311
30% SR @LAR : 70% SO	35%	£-31,331,869	£-38,977,014	£-39,263,432	£-39,921,527	£-44,034,626
30% SR @LAR : 70% SO	40%	£-33,821,630	£-40,878,688	£-41,164,978	£-41,821,865	£-45,927,404
30% SR @LAR : 70% SO	45%	£-36,339,652	£-42,808,622	£-43,094,840	£-43,750,629	£-47,849,313
30% SR @LAR : 70% SO	50%	£-38,885,612	£-44,766,493	£-45,052,691	£-45,707,494	£-49,800,019

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-17,842,085	£-29,603,827	£-29,892,632	£-30,562,451	£-34,748,822
30% SR @LAR : 70% SO	5%	£-20,124,927	£-31,298,601	£-31,586,901	£-32,254,688	£-36,428,356
30% SR @LAR : 70% SO	10%	£-22,438,318	£-33,023,904	£-33,311,755	£-33,977,631	£-38,139,354
30% SR @LAR : 70% SO	15%	£-24,781,914	£-34,779,412	£-35,066,867	£-35,730,953	£-39,881,482
30% SR @LAR : 70% SO	20%	£-27,155,391	£-36,564,801	£-36,851,917	£-37,514,328	£-41,654,406
30% SR @LAR : 70% SO	25%	£-29,558,425	£-38,379,747	£-38,666,576	£-39,327,434	£-43,457,794
30% SR @LAR : 70% SO	30%	£-31,990,692	£-40,223,926	£-40,510,523	£-41,169,942	£-45,291,311
30% SR @LAR : 70% SO	35%	£-34,451,869	£-42,097,014	£-42,383,432	£-43,041,527	£-47,154,626
30% SR @LAR : 70% SO	40%	£-36,941,630	£-43,998,688	£-44,284,978	£-44,941,865	£-49,047,404
30% SR @LAR : 70% SO	45%	£-39,459,652	£-45,928,622	£-46,214,840	£-46,870,629	£-50,969,313
30% SR @LAR : 70% SO	50%	£-42,005,612	£-47,886,493	£-48,172,691	£-48,827,494	£-52,920,019

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-18,442,085	£-30,203,827	£-30,492,632	£-31,162,451	£-35,348,822
30% SR @LAR : 70% SO	5%	£-20,724,927	£-31,898,601	£-32,186,901	£-32,854,688	£-37,028,356
30% SR @LAR : 70% SO	10%	£-23,038,318	£-33,623,904	£-33,911,755	£-34,577,631	£-38,739,354
30% SR @LAR : 70% SO	15%	£-25,381,914	£-35,379,412	£-35,666,867	£-36,330,953	£-40,481,482
30% SR @LAR : 70% SO	20%	£-27,755,391	£-37,164,801	£-37,451,917	£-38,114,328	£-42,254,406
30% SR @LAR : 70% SO	25%	£-30,158,425	£-38,979,747	£-39,266,576	£-39,927,434	£-44,057,794
30% SR @LAR : 70% SO	30%	£-32,590,692	£-40,823,926	£-41,110,523	£-41,769,942	£-45,891,311
30% SR @LAR : 70% SO	35%	£-35,051,869	£-42,697,014	£-42,983,432	£-43,641,527	£-47,754,626
30% SR @LAR : 70% SO	40%	£-37,541,630	£-44,598,688	£-44,884,978	£-45,541,865	£-49,647,404
30% SR @LAR : 70% SO	45%	£-40,059,652	£-46,528,622	£-46,814,840	£-47,470,629	£-51,569,313
30% SR @LAR : 70% SO	50%	£-42,605,612	£-48,486,493	£-48,772,691	£-49,427,494	£-53,520,019

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£-21,202,085	£-32,863,827	£-33,252,632	£-33,922,451	£-38,108,822
30% SR @LAR : 70% SO	5%	£-23,484,927	£-34,658,601	£-34,946,901	£-35,614,688	£-39,798,356
30% SR @LAR : 70% SO	10%	£-25,798,318	£-36,483,904	£-36,671,755	£-37,337,631	£-41,499,354
30% SR @LAR : 70% SO	15%	£-28,141,914	£-38,339,412	£-38,426,867	£-39,090,953	£-43,241,482
30% SR @LAR : 70% SO	20%	£-30,515,391	£-40,224,801	£-40,211,917	£-40,874,328	£-45,014,406
30% SR @LAR : 70% SO	25%	£-32,918,425	£-42,139,747	£-42,026,576	£-42,687,434	£-46,817,794
30% SR @LAR : 70% SO	30%	£-35,350,692	£-44,083,926	£-43,870,523	£-44,529,942	£-48,651,311
30% SR @LAR : 70% SO	35%	£-37,811,869	£-46,057,014	£-45,743,432	£-46,401,527	£-50,514,626
30% SR @LAR : 70% SO	40%	£-40,301,630	£-48,058,688	£-47,644,978	£-48,301,865	£-52,407,404
30% SR @LAR : 70% SO	45%	£-42,819,652	£-49,988,622	£-49,574,840	£-50,230,629	£-54,329,313
30% SR @LAR : 70% SO	50%	£-45,365,612	£-51,946,493	£-51,532,691	£-52,187,494	£-56,280,019

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £775 per sq ft

No Units 600
 Site Area 1. Ha

Sales value inflation 10%
 Build cost inflation 5%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,025,332	£15,787,096	£16,075,900	£16,745,719	£20,932,090
30% SR @LAR : 70% SO	5%	£6,510,941	£17,684,615	£17,972,915	£18,640,702	£22,814,370
30% SR @LAR : 70% SO	10%	£9,027,078	£19,612,664	£19,900,514	£20,566,390	£24,728,114
30% SR @LAR : 70% SO	15%	£11,573,419	£21,570,918	£21,858,374	£22,522,458	£26,672,987
30% SR @LAR : 70% SO	20%	£14,149,643	£23,559,053	£23,846,169	£24,508,581	£28,648,658
30% SR @LAR : 70% SO	25%	£16,755,423	£25,576,746	£25,863,574	£26,524,432	£30,654,791
30% SR @LAR : 70% SO	30%	£19,390,436	£27,623,670	£27,910,267	£28,569,685	£32,691,056
30% SR @LAR : 70% SO	35%	£22,054,359	£29,699,504	£29,985,922	£30,644,017	£34,757,116
30% SR @LAR : 70% SO	40%	£24,746,866	£31,803,924	£32,090,215	£32,747,102	£36,852,641
30% SR @LAR : 70% SO	45%	£27,467,635	£33,936,604	£34,222,822	£34,878,612	£38,977,295
30% SR @LAR : 70% SO	50%	£30,216,340	£36,097,221	£36,383,419	£37,038,222	£41,130,747

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,185,332	£20,947,096	£21,235,900	£21,905,719	£26,092,090
30% SR @LAR : 70% SO	5%	£11,670,941	£22,844,615	£23,132,915	£23,800,702	£27,974,370
30% SR @LAR : 70% SO	10%	£14,187,078	£24,772,664	£25,060,514	£25,726,390	£29,888,114
30% SR @LAR : 70% SO	15%	£16,733,419	£26,730,918	£27,018,374	£27,682,458	£31,832,987
30% SR @LAR : 70% SO	20%	£19,309,643	£28,719,053	£29,006,169	£29,668,581	£33,808,658
30% SR @LAR : 70% SO	25%	£21,915,423	£30,736,746	£31,023,574	£31,684,432	£35,814,791
30% SR @LAR : 70% SO	30%	£24,550,436	£32,783,670	£33,070,267	£33,729,685	£37,851,056
30% SR @LAR : 70% SO	35%	£27,214,359	£34,859,504	£35,145,922	£35,804,017	£39,917,116
30% SR @LAR : 70% SO	40%	£29,906,866	£36,963,924	£37,250,215	£37,907,102	£42,012,641
30% SR @LAR : 70% SO	45%	£32,627,635	£39,096,604	£39,382,822	£40,038,612	£44,137,295
30% SR @LAR : 70% SO	50%	£35,376,340	£41,257,221	£41,543,419	£42,198,222	£46,290,747

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,305,332	£24,067,096	£24,355,900	£25,025,719	£29,212,090
30% SR @LAR : 70% SO	5%	£14,790,941	£25,964,615	£26,252,915	£26,920,702	£31,094,370
30% SR @LAR : 70% SO	10%	£17,307,078	£27,892,664	£28,180,514	£28,846,390	£33,008,114
30% SR @LAR : 70% SO	15%	£19,853,419	£29,850,918	£30,138,374	£30,802,458	£34,952,987
30% SR @LAR : 70% SO	20%	£22,429,643	£31,839,053	£32,126,169	£32,788,581	£36,928,658
30% SR @LAR : 70% SO	25%	£25,035,423	£33,856,746	£34,143,574	£34,804,432	£38,934,791
30% SR @LAR : 70% SO	30%	£27,670,436	£35,903,670	£36,190,267	£36,849,685	£40,971,056
30% SR @LAR : 70% SO	35%	£30,334,359	£37,979,504	£38,265,922	£38,924,017	£43,037,116
30% SR @LAR : 70% SO	40%	£33,026,866	£40,083,924	£40,370,215	£41,027,102	£45,132,641
30% SR @LAR : 70% SO	45%	£35,747,635	£42,216,604	£42,502,822	£43,158,612	£47,257,295
30% SR @LAR : 70% SO	50%	£38,496,340	£44,377,221	£44,663,419	£45,318,222	£49,410,747

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,305,332	£24,667,096	£24,955,900	£25,625,719	£29,812,090
30% SR @LAR : 70% SO	5%	£14,790,941	£26,564,615	£26,852,915	£27,520,702	£31,694,370
30% SR @LAR : 70% SO	10%	£17,307,078	£28,492,664	£28,780,514	£29,446,390	£33,608,114
30% SR @LAR : 70% SO	15%	£19,853,419	£30,450,918	£30,738,374	£31,402,458	£35,552,987
30% SR @LAR : 70% SO	20%	£22,429,643	£32,439,053	£32,726,169	£33,388,581	£37,528,658
30% SR @LAR : 70% SO	25%	£25,035,423	£34,456,746	£34,743,574	£35,404,432	£39,534,791
30% SR @LAR : 70% SO	30%	£27,670,436	£36,503,670	£36,790,267	£37,449,685	£41,571,056
30% SR @LAR : 70% SO	35%	£30,334,359	£38,579,504	£38,865,922	£39,524,017	£43,637,116
30% SR @LAR : 70% SO	40%	£33,026,866	£40,683,924	£40,970,215	£41,627,102	£45,732,641
30% SR @LAR : 70% SO	45%	£35,747,635	£42,816,604	£43,102,822	£43,758,612	£47,857,295
30% SR @LAR : 70% SO	50%	£38,496,340	£44,977,221	£45,263,419	£45,918,222	£50,010,747

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,865,332	£27,427,096	£27,715,900	£28,385,719	£32,572,090
30% SR @LAR : 70% SO	5%	£18,150,941	£29,324,615	£29,612,915	£30,280,702	£34,454,370
30% SR @LAR : 70% SO	10%	£20,667,078	£31,252,664	£31,540,514	£32,206,390	£36,368,114
30% SR @LAR : 70% SO	15%	£23,213,419	£33,210,918	£33,498,374	£34,162,458	£38,312,987
30% SR @LAR : 70% SO	20%	£25,789,643	£35,199,053	£35,486,169	£36,148,581	£40,288,658
30% SR @LAR : 70% SO	25%	£28,395,423	£37,216,746	£37,503,574	£38,164,432	£42,294,791
30% SR @LAR : 70% SO	30%	£31,030,436	£39,263,670	£39,550,267	£40,209,685	£44,331,056
30% SR @LAR : 70% SO	35%	£33,694,359	£41,339,504	£41,625,922	£42,284,017	£46,397,116
30% SR @LAR : 70% SO	40%	£36,386,866	£43,443,924	£43,730,215	£44,387,102	£48,492,641
30% SR @LAR : 70% SO	45%	£39,107,635	£45,576,604	£45,862,822	£46,518,612	£50,617,295
30% SR @LAR : 70% SO	50%	£41,856,340	£47,737,221	£48,023,419	£48,678,222	£52,770,747

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £800 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,488,685	£1,250,363	£10,539,168	£11,208,987	£15,395,359
30% SR @LAR : 70% SO	5%	£1,207,825	£12,381,501	£12,669,800	£13,337,587	£17,511,256
30% SR @LAR : 70% SO	10%	£3,957,580	£14,543,167	£14,831,017	£15,496,892	£19,658,616
30% SR @LAR : 70% SO	15%	£6,737,539	£16,735,038	£17,022,494	£17,686,578	£21,837,107
30% SR @LAR : 70% SO	20%	£9,547,379	£18,956,790	£19,243,905	£19,906,317	£24,046,394
30% SR @LAR : 70% SO	25%	£12,386,777	£21,208,099	£21,494,928	£22,155,785	£26,286,145
30% SR @LAR : 70% SO	30%	£15,255,407	£23,488,640	£23,775,237	£24,434,657	£28,556,026
30% SR @LAR : 70% SO	35%	£18,152,946	£25,798,093	£26,084,509	£26,742,606	£30,855,704
30% SR @LAR : 70% SO	40%	£21,079,071	£28,136,128	£28,422,420	£29,079,306	£33,184,845
30% SR @LAR : 70% SO	45%	£24,033,457	£30,502,426	£30,788,644	£31,444,434	£35,543,117
30% SR @LAR : 70% SO	50%	£27,015,780	£32,896,660	£33,182,858	£33,837,662	£37,930,187

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,671,315	£15,410,363	£15,699,188	£16,368,987	£20,555,359
30% SR @LAR : 70% SO	5%	£6,367,825	£17,541,501	£17,829,800	£18,497,587	£22,671,256
30% SR @LAR : 70% SO	10%	£9,117,580	£19,703,167	£19,991,017	£20,658,892	£24,818,616
30% SR @LAR : 70% SO	15%	£11,897,539	£21,895,038	£22,182,494	£22,846,578	£26,997,107
30% SR @LAR : 70% SO	20%	£14,707,379	£24,116,790	£24,403,905	£25,066,317	£29,206,394
30% SR @LAR : 70% SO	25%	£17,546,777	£26,368,099	£26,654,928	£27,315,785	£31,446,145
30% SR @LAR : 70% SO	30%	£20,415,407	£28,648,640	£28,935,237	£29,594,657	£33,716,026
30% SR @LAR : 70% SO	35%	£23,312,946	£30,958,093	£31,244,509	£31,902,606	£36,015,704
30% SR @LAR : 70% SO	40%	£26,239,071	£33,296,128	£33,582,420	£34,239,306	£38,344,845
30% SR @LAR : 70% SO	45%	£29,193,457	£35,662,426	£35,948,644	£36,604,434	£40,703,117
30% SR @LAR : 70% SO	50%	£32,175,780	£38,056,660	£38,342,858	£38,997,662	£43,090,187

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,791,315	£18,530,363	£18,819,188	£19,488,987	£23,675,359
30% SR @LAR : 70% SO	5%	£9,487,825	£20,661,501	£20,949,800	£21,617,587	£25,791,256
30% SR @LAR : 70% SO	10%	£12,237,580	£22,823,167	£23,111,017	£23,776,892	£27,938,616
30% SR @LAR : 70% SO	15%	£15,017,539	£25,015,038	£25,302,494	£25,966,578	£30,117,107
30% SR @LAR : 70% SO	20%	£17,827,379	£27,236,790	£27,523,905	£28,186,317	£32,326,394
30% SR @LAR : 70% SO	25%	£20,666,777	£29,488,099	£29,774,928	£30,435,785	£34,566,145
30% SR @LAR : 70% SO	30%	£23,535,407	£31,768,640	£32,055,237	£32,714,657	£36,836,026
30% SR @LAR : 70% SO	35%	£26,432,946	£34,078,093	£34,364,509	£35,022,606	£39,135,704
30% SR @LAR : 70% SO	40%	£29,359,071	£36,416,128	£36,702,420	£37,359,306	£41,464,845
30% SR @LAR : 70% SO	45%	£32,313,457	£38,782,426	£39,068,644	£39,724,434	£43,823,117
30% SR @LAR : 70% SO	50%	£35,295,780	£41,176,660	£41,462,858	£42,117,662	£46,210,187

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,391,315	£19,130,363	£19,419,188	£20,088,987	£24,275,359
30% SR @LAR : 70% SO	5%	£10,087,825	£21,261,501	£21,549,800	£22,217,587	£26,391,256
30% SR @LAR : 70% SO	10%	£12,837,580	£23,423,167	£23,711,017	£24,376,892	£28,538,616
30% SR @LAR : 70% SO	15%	£15,617,539	£25,615,038	£25,902,494	£26,566,578	£30,717,107
30% SR @LAR : 70% SO	20%	£18,427,379	£27,836,790	£28,123,905	£28,786,317	£32,926,394
30% SR @LAR : 70% SO	25%	£21,266,777	£30,088,099	£30,374,928	£31,035,785	£35,166,145
30% SR @LAR : 70% SO	30%	£24,135,407	£32,368,640	£32,655,237	£33,314,657	£37,436,026
30% SR @LAR : 70% SO	35%	£27,032,946	£34,678,093	£34,964,509	£35,622,606	£39,735,704
30% SR @LAR : 70% SO	40%	£29,959,071	£37,016,128	£37,302,420	£37,959,306	£42,064,845
30% SR @LAR : 70% SO	45%	£32,913,457	£39,382,426	£39,668,644	£40,324,434	£44,423,117
30% SR @LAR : 70% SO	50%	£35,895,780	£41,776,660	£42,062,858	£42,717,662	£46,810,187

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,151,315	£21,890,363	£22,179,188	£22,848,987	£27,035,359
30% SR @LAR : 70% SO	5%	£12,847,825	£24,021,501	£24,309,800	£24,977,587	£29,151,256
30% SR @LAR : 70% SO	10%	£15,597,580	£26,183,167	£26,471,017	£27,136,892	£31,298,616
30% SR @LAR : 70% SO	15%	£18,377,539	£28,375,038	£28,662,494	£29,326,578	£33,477,107
30% SR @LAR : 70% SO	20%	£21,187,379	£30,596,790	£30,883,905	£31,546,317	£35,686,394
30% SR @LAR : 70% SO	25%	£24,026,777	£32,848,099	£33,134,928	£33,795,785	£37,926,145
30% SR @LAR : 70% SO	30%	£26,895,407	£35,128,640	£35,415,237	£36,074,657	£40,196,026
30% SR @LAR : 70% SO	35%	£29,792,946	£37,438,093	£37,724,509	£38,382,606	£42,495,704
30% SR @LAR : 70% SO	40%	£32,719,071	£39,776,128	£39,062,420	£40,719,306	£44,824,845
30% SR @LAR : 70% SO	45%	£35,673,457	£42,142,426	£42,428,644	£43,084,434	£47,183,117
30% SR @LAR : 70% SO	50%	£38,655,780	£44,536,660	£44,822,858	£45,477,662	£49,570,187

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area £825 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,942,206	£4,713,631	£5,002,435	£5,672,255	£9,858,626
30% SR @LAR : 70% SO	5%	£4,022,309	£7,089,993	£7,378,293	£8,048,080	£12,219,748
30% SR @LAR : 70% SO	10%	£1,072,341	£9,496,883	£9,784,734	£10,450,610	£14,612,333
30% SR @LAR : 70% SO	15%	£1,936,481	£11,933,979	£12,221,435	£12,885,520	£17,036,048
30% SR @LAR : 70% SO	20%	£4,991,546	£14,400,956	£14,688,071	£15,350,484	£19,490,561
30% SR @LAR : 70% SO	25%	£8,076,168	£16,897,490	£17,184,318	£17,845,176	£21,975,537
30% SR @LAR : 70% SO	30%	£11,190,023	£19,423,257	£19,709,853	£20,369,272	£24,490,642
30% SR @LAR : 70% SO	35%	£14,332,787	£21,977,933	£22,264,350	£22,922,446	£27,035,545
30% SR @LAR : 70% SO	40%	£17,504,136	£24,561,194	£24,847,485	£25,504,371	£29,609,910
30% SR @LAR : 70% SO	45%	£20,703,746	£27,172,715	£27,458,933	£28,114,723	£32,213,407
30% SR @LAR : 70% SO	50%	£23,931,294	£29,812,175	£30,098,372	£30,753,176	£34,845,701

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,782,206	£9,873,631	£10,162,435	£10,832,255	£16,018,626
30% SR @LAR : 70% SO	5%	£1,137,691	£12,249,993	£12,538,293	£13,208,080	£17,379,748
30% SR @LAR : 70% SO	10%	£4,087,659	£14,656,883	£14,944,734	£15,610,610	£19,772,333
30% SR @LAR : 70% SO	15%	£7,096,481	£17,093,979	£17,381,435	£18,045,520	£22,196,048
30% SR @LAR : 70% SO	20%	£10,151,546	£19,560,956	£19,848,071	£20,510,484	£24,650,561
30% SR @LAR : 70% SO	25%	£13,236,168	£22,057,490	£22,344,318	£23,005,176	£27,135,537
30% SR @LAR : 70% SO	30%	£16,350,023	£24,583,257	£24,869,853	£25,529,272	£29,650,642
30% SR @LAR : 70% SO	35%	£19,492,787	£27,137,933	£27,424,350	£28,082,446	£32,195,545
30% SR @LAR : 70% SO	40%	£22,664,136	£29,721,194	£30,007,485	£30,664,371	£34,769,910
30% SR @LAR : 70% SO	45%	£25,863,746	£32,332,715	£32,618,933	£33,274,723	£37,373,407
30% SR @LAR : 70% SO	50%	£29,091,294	£34,972,175	£35,258,372	£35,913,176	£40,005,701

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,337,794	£12,993,631	£13,282,435	£13,952,255	£18,138,626
30% SR @LAR : 70% SO	5%	£4,257,691	£15,369,993	£15,658,293	£16,328,080	£20,499,748
30% SR @LAR : 70% SO	10%	£7,207,659	£17,776,883	£18,064,734	£18,730,610	£22,892,333
30% SR @LAR : 70% SO	15%	£10,216,481	£20,213,979	£20,501,435	£21,165,520	£25,316,048
30% SR @LAR : 70% SO	20%	£13,271,546	£22,680,956	£22,968,071	£23,630,484	£27,770,561
30% SR @LAR : 70% SO	25%	£16,356,168	£25,177,490	£25,464,318	£26,125,176	£30,255,537
30% SR @LAR : 70% SO	30%	£19,470,023	£27,703,257	£27,989,853	£28,649,272	£32,770,642
30% SR @LAR : 70% SO	35%	£22,612,787	£30,257,933	£30,544,350	£31,202,446	£35,315,545
30% SR @LAR : 70% SO	40%	£25,784,136	£32,841,194	£33,127,485	£33,784,371	£37,889,910
30% SR @LAR : 70% SO	45%	£28,983,746	£35,452,715	£35,738,933	£36,394,723	£40,493,407
30% SR @LAR : 70% SO	50%	£32,211,294	£38,092,175	£38,378,372	£39,033,176	£43,125,701

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,937,794	£13,593,631	£13,882,435	£14,552,255	£18,738,626
30% SR @LAR : 70% SO	5%	£4,857,691	£15,969,993	£16,258,293	£16,928,080	£21,099,748
30% SR @LAR : 70% SO	10%	£7,807,659	£18,376,883	£18,664,734	£19,330,610	£23,492,333
30% SR @LAR : 70% SO	15%	£10,816,481	£20,813,979	£21,101,435	£21,765,520	£25,916,048
30% SR @LAR : 70% SO	20%	£13,871,546	£23,280,956	£23,568,071	£24,230,484	£28,370,561
30% SR @LAR : 70% SO	25%	£16,956,168	£25,777,490	£26,064,318	£26,725,176	£30,855,537
30% SR @LAR : 70% SO	30%	£20,070,023	£28,303,257	£28,589,853	£29,249,272	£33,370,642
30% SR @LAR : 70% SO	35%	£23,212,787	£30,857,933	£31,144,350	£31,802,446	£35,915,545
30% SR @LAR : 70% SO	40%	£26,384,136	£33,441,194	£33,727,485	£34,384,371	£38,489,910
30% SR @LAR : 70% SO	45%	£29,583,746	£36,052,715	£36,338,933	£36,994,723	£41,093,407
30% SR @LAR : 70% SO	50%	£32,811,294	£38,692,175	£38,978,372	£39,633,176	£43,725,701

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,697,794	£16,353,631	£16,642,435	£17,312,255	£21,498,626
30% SR @LAR : 70% SO	5%	£7,617,691	£18,729,993	£19,018,293	£19,688,080	£23,859,748
30% SR @LAR : 70% SO	10%	£10,567,659	£21,136,883	£21,424,734	£22,090,610	£26,252,333
30% SR @LAR : 70% SO	15%	£13,576,481	£23,573,979	£23,861,435	£24,525,520	£28,676,048
30% SR @LAR : 70% SO	20%	£16,631,546	£26,040,956	£26,328,071	£26,990,484	£31,130,561
30% SR @LAR : 70% SO	25%	£19,716,168	£28,537,490	£28,824,318	£29,485,176	£33,615,537
30% SR @LAR : 70% SO	30%	£22,830,023	£31,063,257	£31,349,853	£32,009,272	£36,130,642
30% SR @LAR : 70% SO	35%	£25,972,787	£33,617,933	£33,904,350	£34,562,446	£38,675,545
30% SR @LAR : 70% SO	40%	£29,144,136	£36,201,194	£36,487,485	£37,144,371	£41,249,910
30% SR @LAR : 70% SO	45%	£32,343,746	£38,812,715	£39,098,933	£39,754,723	£43,853,407
30% SR @LAR : 70% SO	50%	£35,571,294	£41,452,175	£41,738,372	£42,393,176	£46,485,701

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

High Density

Value Area
£850 per sq ft

No Units 600
Site Area 1. Ha

Sales value inflation 10%
Build cost inflation 5%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£12,395,727	£810,730	£526,266	-£135,523	-£4,321,894
30% SR @LAR : 70% SO	5%	£9,233,561	-£1,799,226	-£2,087,526	-£2,755,314	-£6,928,982
30% SR @LAR : 70% SO	10%	£6,041,324	-£4,452,083	-£4,739,933	-£5,405,809	-£9,567,533
30% SR @LAR : 70% SO	15%	£2,819,336	-£7,135,144	-£7,422,600	-£8,086,684	-£12,237,213
30% SR @LAR : 70% SO	20%	-£438,676	-£9,848,086	-£10,135,202	-£10,797,614	-£14,937,691
30% SR @LAR : 70% SO	25%	-£3,769,263	-£12,590,586	-£12,877,414	-£13,538,272	-£17,668,632
30% SR @LAR : 70% SO	30%	-£7,129,084	-£15,362,318	-£15,648,915	-£16,308,334	-£20,429,703
30% SR @LAR : 70% SO	35%	-£10,517,814	-£18,162,960	-£18,449,377	-£19,107,473	-£23,220,571
30% SR @LAR : 70% SO	40%	-£13,935,128	-£20,992,186	-£21,278,477	-£21,935,364	-£26,040,903
30% SR @LAR : 70% SO	45%	-£17,380,704	-£23,849,673	-£24,135,891	-£24,791,681	-£28,890,365
30% SR @LAR : 70% SO	50%	-£20,854,217	-£26,735,099	-£27,021,295	-£27,676,100	-£31,768,624

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,235,727	-£4,349,270	-£4,633,734	-£5,295,523	-£9,481,894
30% SR @LAR : 70% SO	5%	£4,073,561	-£6,959,226	-£7,247,526	-£7,915,314	-£12,089,982
30% SR @LAR : 70% SO	10%	£881,324	-£9,612,083	-£9,899,933	-£10,565,809	-£14,727,533
30% SR @LAR : 70% SO	15%	-£2,340,654	-£12,295,144	-£12,582,600	-£13,248,684	-£17,397,213
30% SR @LAR : 70% SO	20%	-£5,598,676	-£15,008,086	-£15,295,202	-£15,957,614	-£20,097,691
30% SR @LAR : 70% SO	25%	-£8,929,263	-£17,750,586	-£18,037,414	-£18,698,272	-£22,828,632
30% SR @LAR : 70% SO	30%	-£12,289,084	-£20,522,318	-£20,808,915	-£21,468,334	-£25,589,703
30% SR @LAR : 70% SO	35%	-£15,677,814	-£23,322,960	-£23,609,377	-£24,267,473	-£28,380,571
30% SR @LAR : 70% SO	40%	-£19,095,128	-£26,152,186	-£26,438,477	-£27,095,364	-£31,200,903
30% SR @LAR : 70% SO	45%	-£22,540,704	-£29,009,673	-£29,295,891	-£29,951,681	-£34,050,365
30% SR @LAR : 70% SO	50%	-£26,014,217	-£31,895,099	-£32,181,295	-£32,836,100	-£36,928,624

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£4,115,727	-£7,469,270	-£7,753,734	-£8,415,523	-£12,601,894
30% SR @LAR : 70% SO	5%	£953,561	-£10,079,226	-£10,367,526	-£11,035,314	-£15,209,982
30% SR @LAR : 70% SO	10%	-£2,238,676	-£12,732,083	-£13,019,933	-£13,685,809	-£17,847,533
30% SR @LAR : 70% SO	15%	-£5,460,654	-£15,415,144	-£15,702,600	-£16,366,684	-£20,517,213
30% SR @LAR : 70% SO	20%	-£8,718,676	-£18,128,086	-£18,415,202	-£19,077,614	-£23,217,691
30% SR @LAR : 70% SO	25%	-£12,049,263	-£20,870,586	-£21,157,414	-£21,818,272	-£25,948,632
30% SR @LAR : 70% SO	30%	-£15,409,084	-£23,642,318	-£23,928,915	-£24,588,334	-£28,709,703
30% SR @LAR : 70% SO	35%	-£18,797,814	-£26,442,960	-£26,729,377	-£27,397,473	-£31,500,571
30% SR @LAR : 70% SO	40%	-£22,215,128	-£29,272,186	-£29,558,477	-£30,215,364	-£34,320,903
30% SR @LAR : 70% SO	45%	-£25,660,704	-£32,129,673	-£32,415,891	-£33,071,681	-£37,170,365
30% SR @LAR : 70% SO	50%	-£29,134,217	-£35,015,099	-£35,301,295	-£35,956,100	-£40,048,624

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,515,727	-£8,069,270	-£8,353,734	-£9,015,523	-£13,201,894
30% SR @LAR : 70% SO	5%	£353,561	-£10,679,226	-£10,967,526	-£11,635,314	-£15,809,982
30% SR @LAR : 70% SO	10%	-£2,838,676	-£13,332,083	-£13,619,933	-£14,285,809	-£18,447,533
30% SR @LAR : 70% SO	15%	-£6,060,654	-£16,015,144	-£16,302,600	-£16,966,684	-£21,117,213
30% SR @LAR : 70% SO	20%	-£9,318,676	-£18,728,086	-£19,015,202	-£19,677,614	-£23,817,691
30% SR @LAR : 70% SO	25%	-£12,649,263	-£21,470,586	-£21,757,414	-£22,418,272	-£26,548,632
30% SR @LAR : 70% SO	30%	-£16,009,084	-£24,242,318	-£24,528,915	-£25,188,334	-£29,309,703
30% SR @LAR : 70% SO	35%	-£19,397,814	-£27,042,960	-£27,329,377	-£27,997,473	-£32,100,571
30% SR @LAR : 70% SO	40%	-£22,815,128	-£29,872,186	-£30,158,477	-£30,815,364	-£34,920,903
30% SR @LAR : 70% SO	45%	-£26,260,704	-£32,729,673	-£33,015,891	-£33,671,681	-£37,770,365
30% SR @LAR : 70% SO	50%	-£29,734,217	-£35,615,099	-£35,901,295	-£36,556,100	-£40,648,624

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£755,727	-£10,829,270	-£11,113,734	-£11,775,523	-£15,961,894
30% SR @LAR : 70% SO	5%	-£2,409,439	-£13,439,226	-£13,727,526	-£14,395,314	-£18,589,982
30% SR @LAR : 70% SO	10%	-£5,598,676	-£16,092,083	-£16,379,933	-£17,045,809	-£21,207,533
30% SR @LAR : 70% SO	15%	-£8,820,654	-£18,775,144	-£19,062,600	-£19,726,684	-£23,877,213
30% SR @LAR : 70% SO	20%	-£12,078,676	-£21,488,086	-£21,775,202	-£22,437,614	-£26,577,691
30% SR @LAR : 70% SO	25%	-£15,409,263	-£24,230,586	-£24,517,414	-£25,178,272	-£29,308,632
30% SR @LAR : 70% SO	30%	-£18,769,084	-£27,002,318	-£27,288,915	-£27,948,334	-£32,069,703
30% SR @LAR : 70% SO	35%	-£22,157,814	-£29,802,960	-£30,089,377	-£30,747,473	-£34,860,571
30% SR @LAR : 70% SO	40%	-£25,575,128	-£32,632,186	-£32,918,477	-£33,575,364	-£37,680,903
30% SR @LAR : 70% SO	45%	-£29,020,704	-£35,489,673	-£35,775,891	-£36,431,681	-£40,530,365
30% SR @LAR : 70% SO	50%	-£32,494,217	-£38,375,099	-£38,661,295	-£39,316,100	-£43,408,624

Appendix 7 - Appraisal results of mixed use schemes

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area	£675 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,939,165	£4,488,105	£4,685,252	£5,085,334	£7,585,855
30% SR @LAR : 70% SO	5%	£1,369,322	£5,708,295	£5,905,097	£6,303,871	£8,796,208
30% SR @LAR : 70% SO	10%	£221,833	£6,946,738	£7,143,233	£7,540,770	£10,025,377
30% SR @LAR : 70% SO	15%	£1,851,926	£8,203,225	£8,399,451	£8,795,823	£11,273,145
30% SR @LAR : 70% SO	20%	£3,499,854	£9,477,547	£9,673,540	£10,068,817	£12,539,299
30% SR @LAR : 70% SO	25%	£5,165,406	£10,769,494	£10,965,291	£11,359,544	£13,823,622
30% SR @LAR : 70% SO	30%	£6,848,375	£12,078,857	£12,274,496	£12,667,793	£15,125,899
30% SR @LAR : 70% SO	35%	£8,548,551	£13,405,427	£13,600,943	£13,993,354	£16,445,915
30% SR @LAR : 70% SO	40%	£10,265,724	£14,748,994	£14,944,424	£15,336,015	£17,783,456
30% SR @LAR : 70% SO	45%	£11,999,685	£16,109,349	£16,304,730	£16,695,567	£19,138,304
30% SR @LAR : 70% SO	50%	£13,750,225	£17,486,283	£17,681,650	£18,071,801	£20,510,245

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,220,835	£9,648,105	£9,845,252	£10,245,334	£12,745,855
30% SR @LAR : 70% SO	5%	£3,790,678	£10,868,295	£11,065,097	£11,463,871	£13,956,208
30% SR @LAR : 70% SO	10%	£5,381,833	£12,106,738	£12,303,233	£12,700,770	£15,185,377
30% SR @LAR : 70% SO	15%	£7,011,926	£13,363,225	£13,559,451	£13,955,823	£16,433,145
30% SR @LAR : 70% SO	20%	£8,659,854	£14,637,547	£14,833,540	£15,228,817	£17,699,299
30% SR @LAR : 70% SO	25%	£10,325,406	£15,929,494	£16,125,291	£16,519,544	£18,983,622
30% SR @LAR : 70% SO	30%	£12,008,375	£17,238,857	£17,434,496	£17,827,793	£20,285,899
30% SR @LAR : 70% SO	35%	£13,708,551	£18,565,427	£18,760,943	£19,153,354	£21,605,915
30% SR @LAR : 70% SO	40%	£15,425,724	£19,909,994	£20,104,424	£20,496,015	£22,943,456
30% SR @LAR : 70% SO	45%	£17,159,685	£21,269,349	£21,464,730	£21,855,567	£24,298,304
30% SR @LAR : 70% SO	50%	£18,910,225	£22,646,283	£22,841,650	£23,231,801	£25,670,245

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,340,835	£12,786,105	£12,983,252	£13,383,334	£15,883,855
30% SR @LAR : 70% SO	5%	£6,910,678	£13,988,295	£14,185,097	£14,583,871	£17,076,208
30% SR @LAR : 70% SO	10%	£8,501,833	£15,226,738	£15,423,233	£15,820,770	£18,305,377
30% SR @LAR : 70% SO	15%	£10,131,926	£16,483,225	£16,679,451	£17,075,823	£19,553,145
30% SR @LAR : 70% SO	20%	£11,779,854	£17,757,547	£17,953,540	£18,348,817	£20,819,299
30% SR @LAR : 70% SO	25%	£13,445,406	£19,049,494	£19,245,291	£19,639,544	£22,103,622
30% SR @LAR : 70% SO	30%	£15,128,375	£20,358,857	£20,554,496	£20,947,793	£23,405,899
30% SR @LAR : 70% SO	35%	£16,828,551	£21,685,427	£21,880,943	£22,273,354	£24,725,915
30% SR @LAR : 70% SO	40%	£18,545,724	£23,028,994	£23,224,424	£23,616,015	£26,063,456
30% SR @LAR : 70% SO	45%	£20,279,685	£24,389,349	£24,584,730	£24,975,567	£27,418,304
30% SR @LAR : 70% SO	50%	£22,030,225	£25,766,283	£25,961,650	£26,351,801	£28,790,245

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,940,835	£13,386,105	£13,583,252	£13,983,334	£16,483,855
30% SR @LAR : 70% SO	5%	£7,510,678	£14,588,295	£14,785,097	£15,183,871	£17,676,208
30% SR @LAR : 70% SO	10%	£9,101,833	£15,826,738	£16,023,233	£16,420,770	£18,905,377
30% SR @LAR : 70% SO	15%	£10,731,926	£17,083,225	£17,279,451	£17,675,823	£20,153,145
30% SR @LAR : 70% SO	20%	£12,379,854	£18,357,547	£18,553,540	£18,948,817	£21,419,299
30% SR @LAR : 70% SO	25%	£14,045,406	£19,649,494	£19,845,291	£20,239,544	£22,703,622
30% SR @LAR : 70% SO	30%	£15,728,375	£20,958,857	£21,154,496	£21,547,793	£24,005,899
30% SR @LAR : 70% SO	35%	£17,428,551	£22,285,427	£22,480,943	£22,873,354	£25,325,915
30% SR @LAR : 70% SO	40%	£19,145,724	£23,628,994	£23,824,424	£24,216,015	£26,663,456
30% SR @LAR : 70% SO	45%	£20,879,685	£24,989,349	£25,184,730	£25,575,567	£28,018,304
30% SR @LAR : 70% SO	50%	£22,630,225	£26,366,283	£26,561,650	£26,951,801	£29,390,245

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£8,700,835	£16,126,105	£16,323,252	£16,723,334	£19,223,855
30% SR @LAR : 70% SO	5%	£10,270,678	£17,348,295	£17,545,097	£17,943,871	£20,436,208
30% SR @LAR : 70% SO	10%	£11,861,833	£18,586,738	£18,783,233	£19,180,770	£21,665,377
30% SR @LAR : 70% SO	15%	£13,491,926	£19,843,225	£20,039,451	£20,435,823	£22,913,145
30% SR @LAR : 70% SO	20%	£15,139,854	£21,117,547	£21,313,540	£21,708,817	£24,179,299
30% SR @LAR : 70% SO	25%	£16,805,406	£22,409,494	£22,605,291	£22,999,544	£25,463,622
30% SR @LAR : 70% SO	30%	£18,488,375	£23,718,857	£23,914,496	£24,307,793	£26,765,899
30% SR @LAR : 70% SO	35%	£20,188,551	£25,045,427	£25,240,943	£25,633,354	£28,085,915
30% SR @LAR : 70% SO	40%	£21,905,724	£26,388,994	£26,584,424	£26,976,015	£29,423,456
30% SR @LAR : 70% SO	45%	£23,639,685	£27,749,349	£27,944,730	£28,335,567	£30,778,304
30% SR @LAR : 70% SO	50%	£25,390,225	£29,126,283	£29,321,650	£29,711,801	£32,150,245

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area	£700 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,977,552	-£388,100	-£585,246	-£985,329	-£3,485,849
30% SR @LAR : 70% SO	5%	£5,255,607	-£1,762,713	-£1,959,515	-£2,358,289	-£4,850,626
30% SR @LAR : 70% SO	10%	£3,515,682	-£3,155,581	-£3,352,075	-£3,749,612	-£6,234,219
30% SR @LAR : 70% SO	15%	£1,757,984	-£4,566,492	-£4,762,717	-£5,159,089	-£7,636,411
30% SR @LAR : 70% SO	20%	-£17,544	-£5,995,237	-£6,191,230	-£6,586,507	-£9,056,989
30% SR @LAR : 70% SO	25%	-£1,837,520	-£7,441,608	-£7,637,405	-£8,031,658	-£10,495,736
30% SR @LAR : 70% SO	30%	-£3,674,913	-£8,905,395	-£9,101,034	-£9,494,331	-£11,952,437
30% SR @LAR : 70% SO	35%	-£5,529,513	-£10,386,389	-£10,581,906	-£10,974,315	-£13,426,878
30% SR @LAR : 70% SO	40%	-£7,401,110	-£11,884,380	-£12,079,810	-£12,471,400	-£14,918,841
30% SR @LAR : 70% SO	45%	-£9,289,495	-£13,399,159	-£13,594,540	-£13,985,378	-£16,428,113
30% SR @LAR : 70% SO	50%	-£11,194,459	-£14,930,517	-£15,125,884	-£15,516,035	-£17,954,480

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,817,552	-£5,948,100	-£5,745,246	-£6,146,329	-£8,646,849
30% SR @LAR : 70% SO	5%	£95,607	-£6,922,713	-£7,119,515	-£7,518,289	-£10,010,626
30% SR @LAR : 70% SO	10%	-£1,644,318	-£8,315,581	-£8,512,075	-£8,909,612	-£11,394,219
30% SR @LAR : 70% SO	15%	-£3,402,016	-£9,726,492	-£9,922,717	-£10,319,089	-£12,796,411
30% SR @LAR : 70% SO	20%	-£5,177,544	-£11,155,237	-£11,351,230	-£11,746,507	-£14,216,989
30% SR @LAR : 70% SO	25%	-£6,997,520	-£12,601,608	-£12,797,405	-£13,191,658	-£15,655,736
30% SR @LAR : 70% SO	30%	-£8,834,913	-£14,065,395	-£14,261,034	-£14,654,331	-£17,112,437
30% SR @LAR : 70% SO	35%	-£10,689,513	-£15,546,389	-£15,741,906	-£16,134,315	-£18,586,878
30% SR @LAR : 70% SO	40%	-£12,561,110	-£17,044,380	-£17,239,810	-£17,631,400	-£20,078,841
30% SR @LAR : 70% SO	45%	-£14,449,495	-£18,559,159	-£18,754,540	-£19,145,378	-£21,588,113
30% SR @LAR : 70% SO	50%	-£16,354,459	-£20,090,517	-£20,285,884	-£20,676,035	-£23,114,480

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£1,302,448	-£6,668,100	-£6,865,246	-£7,265,329	-£11,765,849
30% SR @LAR : 70% SO	5%	-£3,024,393	-£10,042,713	-£10,239,515	-£10,638,289	-£13,130,626
30% SR @LAR : 70% SO	10%	-£4,764,318	-£11,435,581	-£11,632,075	-£12,029,612	-£14,514,219
30% SR @LAR : 70% SO	15%	-£6,522,016	-£12,846,492	-£13,042,717	-£13,439,089	-£15,916,411
30% SR @LAR : 70% SO	20%	-£8,297,544	-£14,275,237	-£14,471,230	-£14,866,507	-£17,336,989
30% SR @LAR : 70% SO	25%	-£10,117,520	-£15,721,608	-£15,917,405	-£16,311,658	-£18,775,736
30% SR @LAR : 70% SO	30%	-£11,954,913	-£17,185,395	-£17,381,034	-£17,774,331	-£20,232,437
30% SR @LAR : 70% SO	35%	-£13,809,513	-£18,666,389	-£18,861,906	-£19,254,315	-£21,706,878
30% SR @LAR : 70% SO	40%	-£15,681,110	-£20,164,380	-£20,359,810	-£20,751,400	-£23,198,841
30% SR @LAR : 70% SO	45%	-£17,569,495	-£21,679,159	-£21,874,540	-£22,265,378	-£24,708,113
30% SR @LAR : 70% SO	50%	-£19,474,459	-£23,210,517	-£23,405,884	-£23,796,035	-£26,234,480

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£1,902,448	-£9,268,100	-£9,465,246	-£9,865,329	-£12,365,849
30% SR @LAR : 70% SO	5%	-£3,624,393	-£10,642,713	-£10,839,515	-£11,238,289	-£13,730,626
30% SR @LAR : 70% SO	10%	-£5,364,318	-£12,035,581	-£12,232,075	-£12,629,612	-£15,114,219
30% SR @LAR : 70% SO	15%	-£7,122,016	-£13,446,492	-£13,642,717	-£14,039,089	-£16,516,411
30% SR @LAR : 70% SO	20%	-£8,897,544	-£14,875,237	-£15,071,230	-£15,466,507	-£17,936,989
30% SR @LAR : 70% SO	25%	-£10,717,520	-£16,321,608	-£16,517,405	-£16,911,658	-£19,375,736
30% SR @LAR : 70% SO	30%	-£12,554,913	-£17,785,395	-£17,981,034	-£18,374,331	-£20,832,437
30% SR @LAR : 70% SO	35%	-£14,409,513	-£19,266,389	-£19,461,906	-£19,854,315	-£22,306,878
30% SR @LAR : 70% SO	40%	-£16,281,110	-£20,764,380	-£20,959,810	-£21,351,400	-£23,798,841
30% SR @LAR : 70% SO	45%	-£18,169,495	-£22,279,159	-£22,474,540	-£22,865,378	-£25,308,113
30% SR @LAR : 70% SO	50%	-£20,074,459	-£23,810,517	-£24,005,884	-£24,396,035	-£26,834,480

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	-£4,662,448	-£12,028,100	-£12,225,246	-£12,625,329	-£15,125,849
30% SR @LAR : 70% SO	5%	-£6,384,393	-£13,402,713	-£13,599,515	-£13,998,289	-£16,490,626
30% SR @LAR : 70% SO	10%	-£8,124,318	-£14,795,581	-£14,992,075	-£15,389,612	-£17,874,219
30% SR @LAR : 70% SO	15%	-£9,882,016	-£16,206,492	-£16,402,717	-£16,799,089	-£19,276,411
30% SR @LAR : 70% SO	20%	-£11,657,544	-£17,635,237	-£17,831,230	-£18,226,507	-£20,696,989
30% SR @LAR : 70% SO	25%	-£13,477,520	-£19,081,608	-£19,277,405	-£19,671,658	-£22,135,736
30% SR @LAR : 70% SO	30%	-£15,314,913	-£20,545,395	-£20,741,034	-£21,134,331	-£23,592,437
30% SR @LAR : 70% SO	35%	-£17,169,513	-£22,026,389	-£22,221,906	-£22,614,315	-£25,066,878
30% SR @LAR : 70% SO	40%	-£19,041,110	-£23,524,380	-£23,719,810	-£24,111,400	-£26,558,841
30% SR @LAR : 70% SO	45%	-£20,929,495	-£25,039,159	-£25,234,540	-£25,625,378	-£28,068,113
30% SR @LAR : 70% SO	50%	-£22,834,459	-£26,570,517	-£26,765,884	-£27,156,035	-£29,594,480

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area £725 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,015,939	£3,656,120	£3,461,937	£3,067,866	£604,927
30% SR @LAR : 70% SO	5%	£9,141,890	£2,150,063	£1,956,219	£1,563,437	£905,045
30% SR @LAR : 70% SO	10%	£7,249,863	£626,025	£432,483	£40,921	£2,443,061
30% SR @LAR : 70% SO	15%	£5,340,062	£929,758	£1,125,983	£1,522,355	£3,999,677
30% SR @LAR : 70% SO	20%	£3,412,695	£2,512,927	£2,708,920	£3,104,197	£5,574,679
30% SR @LAR : 70% SO	25%	£1,467,967	£4,113,722	£4,309,520	£4,703,772	£7,167,850
30% SR @LAR : 70% SO	30%	£501,451	£5,731,933	£5,927,572	£6,320,869	£8,778,975
30% SR @LAR : 70% SO	35%	£2,510,475	£7,367,351	£7,562,868	£7,955,277	£10,407,839
30% SR @LAR : 70% SO	40%	£4,536,496	£9,019,765	£9,215,197	£9,606,787	£12,054,227
30% SR @LAR : 70% SO	45%	£6,579,305	£10,688,969	£10,884,350	£11,275,187	£13,717,923
30% SR @LAR : 70% SO	50%	£8,638,692	£12,374,751	£12,570,117	£12,960,268	£15,398,713

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,855,939	£1,903,890	£1,696,063	£2,092,134	£4,565,073
30% SR @LAR : 70% SO	5%	£3,981,890	£3,009,937	£3,203,781	£3,596,563	£6,065,045
30% SR @LAR : 70% SO	10%	£2,089,863	£4,533,975	£4,727,517	£5,119,079	£7,603,061
30% SR @LAR : 70% SO	15%	£180,062	£6,089,758	£6,285,983	£6,682,355	£9,159,677
30% SR @LAR : 70% SO	20%	£1,747,305	£7,672,927	£7,868,920	£8,264,197	£10,734,679
30% SR @LAR : 70% SO	25%	£3,692,033	£9,273,722	£9,469,520	£9,863,772	£12,327,850
30% SR @LAR : 70% SO	30%	£5,661,451	£10,891,933	£11,087,572	£11,480,869	£13,938,975
30% SR @LAR : 70% SO	35%	£7,670,475	£12,527,351	£12,722,868	£13,115,277	£15,567,839
30% SR @LAR : 70% SO	40%	£9,696,496	£14,179,765	£14,375,197	£14,766,787	£17,214,227
30% SR @LAR : 70% SO	45%	£11,739,305	£15,848,969	£16,044,350	£16,435,187	£18,877,923
30% SR @LAR : 70% SO	50%	£13,798,692	£17,534,751	£17,730,117	£18,120,268	£20,558,713

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,735,939	£4,623,890	£4,816,063	£5,212,134	£7,675,073
30% SR @LAR : 70% SO	5%	£861,890	£6,129,937	£6,323,781	£6,716,563	£9,185,045
30% SR @LAR : 70% SO	10%	£1,030,137	£7,653,975	£7,847,517	£8,239,079	£10,723,061
30% SR @LAR : 70% SO	15%	£2,939,938	£9,209,758	£9,405,983	£9,802,355	£12,279,677
30% SR @LAR : 70% SO	20%	£4,867,305	£10,792,927	£10,988,920	£11,384,197	£13,854,679
30% SR @LAR : 70% SO	25%	£6,812,033	£12,393,722	£12,589,520	£12,983,772	£15,447,850
30% SR @LAR : 70% SO	30%	£8,781,451	£14,011,933	£14,207,572	£14,600,869	£17,058,975
30% SR @LAR : 70% SO	35%	£10,790,475	£15,647,351	£15,842,868	£16,235,277	£18,687,839
30% SR @LAR : 70% SO	40%	£12,816,496	£17,299,765	£17,495,197	£17,886,787	£20,334,227
30% SR @LAR : 70% SO	45%	£14,859,305	£18,968,969	£19,164,350	£19,555,187	£21,997,923
30% SR @LAR : 70% SO	50%	£16,918,692	£20,654,751	£20,850,117	£21,240,268	£23,678,713

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,135,939	£5,223,890	£5,416,063	£5,812,134	£8,275,073
30% SR @LAR : 70% SO	5%	£261,890	£6,729,937	£6,923,781	£7,316,563	£9,785,045
30% SR @LAR : 70% SO	10%	£1,630,137	£8,253,975	£8,447,517	£8,839,079	£11,323,061
30% SR @LAR : 70% SO	15%	£3,539,938	£9,809,758	£10,005,983	£10,402,355	£12,879,677
30% SR @LAR : 70% SO	20%	£5,467,305	£11,392,927	£11,588,920	£11,984,197	£14,454,679
30% SR @LAR : 70% SO	25%	£7,412,033	£12,993,722	£13,189,520	£13,583,772	£16,047,850
30% SR @LAR : 70% SO	30%	£9,381,451	£14,611,933	£14,807,572	£15,200,869	£17,658,975
30% SR @LAR : 70% SO	35%	£11,390,475	£16,247,351	£16,442,868	£16,835,277	£19,287,839
30% SR @LAR : 70% SO	40%	£13,416,496	£17,899,765	£18,095,197	£18,486,787	£20,934,227
30% SR @LAR : 70% SO	45%	£15,459,305	£19,568,969	£19,764,350	£20,155,187	£22,597,923
30% SR @LAR : 70% SO	50%	£17,518,692	£21,254,751	£21,450,117	£21,840,268	£24,278,713

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£624,061	£7,983,890	£8,176,063	£8,572,134	£11,035,073
30% SR @LAR : 70% SO	5%	£2,498,110	£9,489,937	£9,683,781	£10,078,563	£12,545,045
30% SR @LAR : 70% SO	10%	£4,390,137	£11,013,975	£11,207,517	£11,599,079	£14,083,061
30% SR @LAR : 70% SO	15%	£6,299,938	£12,569,758	£12,765,983	£13,162,355	£15,639,677
30% SR @LAR : 70% SO	20%	£8,227,305	£14,152,927	£14,348,920	£14,744,197	£17,214,679
30% SR @LAR : 70% SO	25%	£10,172,033	£15,753,722	£15,949,520	£16,343,772	£18,807,850
30% SR @LAR : 70% SO	30%	£12,141,451	£17,371,933	£17,567,572	£17,960,869	£20,418,975
30% SR @LAR : 70% SO	35%	£14,150,475	£19,007,351	£19,202,868	£19,595,277	£22,047,839
30% SR @LAR : 70% SO	40%	£16,176,496	£20,659,765	£20,855,197	£21,246,787	£23,694,227
30% SR @LAR : 70% SO	45%	£18,219,305	£22,328,969	£22,524,350	£22,915,187	£25,357,923
30% SR @LAR : 70% SO	50%	£20,278,692	£24,014,751	£24,210,117	£24,600,268	£27,038,713

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area £750 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,054,327	£7,694,507	£7,500,324	£7,106,254	£4,643,313
30% SR @LAR : 70% SO	5%	£13,027,889	£6,036,062	£5,842,218	£5,449,437	£2,994,557
30% SR @LAR : 70% SO	10%	£10,983,474	£4,359,637	£4,166,095	£3,774,533	£1,327,267
30% SR @LAR : 70% SO	15%	£8,921,286	£2,665,440	£2,472,163	£2,081,749	£-363,811
30% SR @LAR : 70% SO	20%	£6,841,531	£953,676	£760,628	£371,291	£-2,093,526
30% SR @LAR : 70% SO	25%	£4,744,415	£-787,281	£-983,079	£-1,377,331	£-3,841,409
30% SR @LAR : 70% SO	30%	£2,630,145	£-2,560,205	£-2,755,844	£-3,149,141	£-5,607,248
30% SR @LAR : 70% SO	35%	£498,928	£-4,350,336	£-4,545,852	£-4,938,263	£-7,390,824
30% SR @LAR : 70% SO	40%	£-1,674,194	£-6,157,464	£-6,352,894	£-6,744,485	£-9,191,926
30% SR @LAR : 70% SO	45%	£-3,871,715	£-7,981,380	£-8,176,760	£-8,567,598	£-11,010,334
30% SR @LAR : 70% SO	50%	£-6,085,816	£-9,821,875	£-10,017,241	£-10,407,392	£-12,845,837

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,894,327	£2,534,507	£2,340,324	£1,946,254	£516,687
30% SR @LAR : 70% SO	5%	£7,967,889	£876,062	£682,218	£289,437	£-2,165,443
30% SR @LAR : 70% SO	10%	£5,823,474	£-800,263	£-993,905	£-1,385,467	£-3,832,733
30% SR @LAR : 70% SO	15%	£3,761,286	£-2,494,560	£-2,687,837	£-3,078,251	£-5,523,811
30% SR @LAR : 70% SO	20%	£1,681,531	£-4,206,324	£-4,399,372	£-4,788,709	£-7,253,526
30% SR @LAR : 70% SO	25%	£-415,585	£-5,947,281	£-6,143,079	£-6,537,331	£-9,001,409
30% SR @LAR : 70% SO	30%	£-2,529,855	£-7,720,205	£-7,915,844	£-8,309,141	£-10,767,248
30% SR @LAR : 70% SO	35%	£-4,661,072	£-9,510,336	£-9,705,852	£-10,098,263	£-12,550,824
30% SR @LAR : 70% SO	40%	£-6,834,194	£-11,317,464	£-11,512,894	£-11,904,485	£-14,351,926
30% SR @LAR : 70% SO	45%	£-9,031,715	£-13,141,380	£-13,336,760	£-13,727,598	£-16,170,334
30% SR @LAR : 70% SO	50%	£-11,245,816	£-14,981,875	£-15,177,241	£-15,567,392	£-18,005,837

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,774,327	£585,493	£773,676	£1,173,746	£3,636,687
30% SR @LAR : 70% SO	5%	£4,747,889	£-2,243,938	£-2,437,782	£-2,830,593	£-5,285,443
30% SR @LAR : 70% SO	10%	£2,703,474	£-3,920,363	£-4,113,905	£-4,505,467	£-6,952,733
30% SR @LAR : 70% SO	15%	£641,286	£-5,614,560	£-5,807,837	£-6,198,251	£-8,643,811
30% SR @LAR : 70% SO	20%	£-1,438,469	£-7,326,324	£-7,519,372	£-7,908,709	£-10,373,526
30% SR @LAR : 70% SO	25%	£-3,535,585	£-9,067,281	£-9,263,079	£-9,657,331	£-12,121,409
30% SR @LAR : 70% SO	30%	£-5,649,855	£-10,840,205	£-11,035,844	£-11,429,141	£-13,887,248
30% SR @LAR : 70% SO	35%	£-7,781,072	£-12,630,336	£-12,825,852	£-13,218,263	£-15,670,824
30% SR @LAR : 70% SO	40%	£-9,954,194	£-14,437,464	£-14,632,894	£-15,024,485	£-17,471,926
30% SR @LAR : 70% SO	45%	£-12,151,715	£-16,261,380	£-16,456,760	£-16,847,598	£-19,290,334
30% SR @LAR : 70% SO	50%	£-14,365,816	£-18,101,875	£-18,297,241	£-18,687,392	£-21,125,837

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,174,327	£1,188,493	£1,379,676	£1,773,746	£4,236,687
30% SR @LAR : 70% SO	5%	£4,147,889	£-2,843,938	£-3,037,782	£-3,430,593	£-5,895,443
30% SR @LAR : 70% SO	10%	£2,103,474	£-4,520,363	£-4,713,905	£-5,105,467	£-7,652,733
30% SR @LAR : 70% SO	15%	£41,286	£-6,214,560	£-6,407,837	£-6,798,251	£-9,243,811
30% SR @LAR : 70% SO	20%	£-1,438,469	£-7,926,324	£-8,119,372	£-8,508,709	£-10,973,526
30% SR @LAR : 70% SO	25%	£-3,535,585	£-9,667,281	£-9,863,079	£-10,257,331	£-12,721,409
30% SR @LAR : 70% SO	30%	£-5,649,855	£-11,440,205	£-11,635,844	£-12,029,141	£-14,487,248
30% SR @LAR : 70% SO	35%	£-7,781,072	£-13,230,336	£-13,425,852	£-13,818,263	£-16,270,824
30% SR @LAR : 70% SO	40%	£-9,954,194	£-15,037,464	£-15,232,894	£-15,624,485	£-18,071,926
30% SR @LAR : 70% SO	45%	£-12,151,715	£-16,861,380	£-17,056,760	£-17,447,598	£-19,890,334
30% SR @LAR : 70% SO	50%	£-14,365,816	£-18,701,875	£-18,897,241	£-19,287,392	£-21,725,837

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£3,414,327	£3,948,493	£4,139,676	£4,533,746	£6,996,687
30% SR @LAR : 70% SO	5%	£1,387,889	£5,603,938	£5,797,782	£6,190,593	£8,645,443
30% SR @LAR : 70% SO	10%	£656,526	£7,280,363	£7,473,905	£7,865,467	£10,312,733
30% SR @LAR : 70% SO	15%	£-2,718,714	£8,974,560	£9,167,837	£9,558,251	£12,003,811
30% SR @LAR : 70% SO	20%	£-4,798,469	£-10,686,324	£-10,879,372	£-11,268,709	£-13,733,526
30% SR @LAR : 70% SO	25%	£-6,895,585	£-12,427,281	£-12,623,079	£-13,017,331	£-15,481,409
30% SR @LAR : 70% SO	30%	£-9,009,855	£-14,200,205	£-14,395,844	£-14,789,141	£-17,247,248
30% SR @LAR : 70% SO	35%	£-11,141,072	£-15,990,336	£-16,185,852	£-16,578,263	£-19,030,824
30% SR @LAR : 70% SO	40%	£-13,314,194	£-17,797,464	£-17,992,894	£-18,384,485	£-20,831,926
30% SR @LAR : 70% SO	45%	£-15,511,715	£-19,621,380	£-19,816,760	£-20,207,598	£-22,650,334
30% SR @LAR : 70% SO	50%	£-17,725,816	£-21,461,875	£-21,657,241	£-22,047,392	£-24,485,837

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area £775 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,092,713	£11,732,894	£11,538,711	£11,144,641	£8,681,701
30% SR @LAR : 70% SO	5%	£16,914,174	£9,922,345	£9,728,501	£9,335,721	£6,880,840
30% SR @LAR : 70% SO	10%	£14,717,655	£8,093,818	£7,900,276	£7,508,713	£5,061,448
30% SR @LAR : 70% SO	15%	£12,503,363	£6,247,518	£6,054,240	£5,663,826	£3,223,735
30% SR @LAR : 70% SO	20%	£10,271,505	£4,383,650	£4,190,602	£3,801,265	£1,367,913
30% SR @LAR : 70% SO	25%	£8,022,287	£2,502,422	£2,309,567	£1,921,240	£-513,523
30% SR @LAR : 70% SO	30%	£5,755,914	£604,040	£411,342	£23,955	£-2,433,785
30% SR @LAR : 70% SO	35%	£3,472,593	£-1,331,298	£-1,526,815	£-1,919,225	£-4,371,786
30% SR @LAR : 70% SO	40%	£1,172,530	£-3,292,850	£-3,488,280	£-3,879,870	£-6,327,311
30% SR @LAR : 70% SO	45%	£-1,161,526	£-5,271,190	£-5,466,571	£-5,857,408	£-8,300,144
30% SR @LAR : 70% SO	50%	£-3,530,050	£-7,266,109	£-7,461,475	£-7,851,626	£-10,290,070

Residual Land values compared to benchmark land values
 Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,932,713	£6,572,894	£6,378,711	£5,984,641	£3,521,701
30% SR @LAR : 70% SO	5%	£11,754,174	£4,762,345	£4,568,501	£4,175,721	£1,720,840
30% SR @LAR : 70% SO	10%	£9,557,655	£2,933,818	£2,740,276	£2,348,713	£-88,552
30% SR @LAR : 70% SO	15%	£7,343,363	£1,087,518	£894,240	£503,826	£-1,936,265
30% SR @LAR : 70% SO	20%	£5,111,505	£-776,350	£-969,398	£-1,358,735	£-3,792,087
30% SR @LAR : 70% SO	25%	£2,862,287	£-2,657,578	£-2,850,433	£-3,238,760	£-5,673,523
30% SR @LAR : 70% SO	30%	£595,914	£-4,555,960	£-4,748,658	£-5,136,045	£-7,593,785
30% SR @LAR : 70% SO	35%	£-1,687,407	£-6,491,298	£-6,686,815	£-7,079,225	£-9,531,786
30% SR @LAR : 70% SO	40%	£-3,987,470	£-8,452,850	£-8,648,280	£-9,039,870	£-11,487,311
30% SR @LAR : 70% SO	45%	£-6,321,526	£-10,431,190	£-10,626,571	£-11,017,408	£-13,460,144
30% SR @LAR : 70% SO	50%	£-8,690,050	£-12,426,109	£-12,621,475	£-13,011,626	£-15,450,070

Residual Land values compared to benchmark land values
 Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,812,713	£3,452,894	£3,258,711	£2,864,641	£401,701
30% SR @LAR : 70% SO	5%	£8,634,174	£1,642,345	£1,448,501	£1,055,721	£-1,999,180
30% SR @LAR : 70% SO	10%	£6,437,655	£-186,182	£-379,724	£-771,287	£-3,218,552
30% SR @LAR : 70% SO	15%	£4,223,363	£-2,032,482	£-2,225,760	£-2,616,174	£-5,056,265
30% SR @LAR : 70% SO	20%	£1,991,505	£-3,896,350	£-4,089,398	£-4,478,735	£-6,912,087
30% SR @LAR : 70% SO	25%	£-257,713	£-5,777,578	£-5,970,433	£-6,358,760	£-8,793,523
30% SR @LAR : 70% SO	30%	£-2,524,086	£-7,675,960	£-7,868,658	£-8,256,045	£-10,713,785
30% SR @LAR : 70% SO	35%	£-4,807,407	£-9,611,298	£-9,806,815	£-10,199,225	£-12,651,786
30% SR @LAR : 70% SO	40%	£-7,107,470	£-11,572,850	£-11,768,280	£-12,159,870	£-14,607,311
30% SR @LAR : 70% SO	45%	£-9,441,526	£-13,551,190	£-13,746,571	£-14,137,408	£-16,580,144
30% SR @LAR : 70% SO	50%	£-11,810,050	£-15,546,109	£-15,741,475	£-16,131,626	£-18,570,070

Residual Land values compared to benchmark land values
 Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,212,713	£2,852,894	£2,658,711	£2,264,641	£-198,299
30% SR @LAR : 70% SO	5%	£8,034,174	£1,042,345	£848,501	£455,721	£-1,999,180
30% SR @LAR : 70% SO	10%	£5,837,655	£-186,182	£-379,724	£-771,287	£-3,818,552
30% SR @LAR : 70% SO	15%	£3,623,363	£-2,032,482	£-2,225,760	£-2,616,174	£-5,656,265
30% SR @LAR : 70% SO	20%	£1,391,505	£-3,896,350	£-4,089,398	£-4,478,735	£-7,512,087
30% SR @LAR : 70% SO	25%	£-857,713	£-5,777,578	£-5,970,433	£-6,358,760	£-9,393,523
30% SR @LAR : 70% SO	30%	£-3,124,086	£-7,675,960	£-7,868,658	£-8,256,045	£-11,313,785
30% SR @LAR : 70% SO	35%	£-5,407,407	£-9,611,298	£-9,806,815	£-10,199,225	£-13,251,786
30% SR @LAR : 70% SO	40%	£-7,707,470	£-11,572,850	£-11,768,280	£-12,159,870	£-15,207,311
30% SR @LAR : 70% SO	45%	£-10,041,526	£-13,551,190	£-13,746,571	£-14,137,408	£-17,180,144
30% SR @LAR : 70% SO	50%	£-12,410,050	£-15,496,109	£-15,691,475	£-16,131,626	£-19,170,070

Residual Land values compared to benchmark land values
 Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£7,452,713	£92,894	£-101,299	£-495,359	£-2,958,299
30% SR @LAR : 70% SO	5%	£5,274,174	£-1,717,656	£-1,911,499	£-2,304,279	£-4,759,180
30% SR @LAR : 70% SO	10%	£3,077,655	£-3,546,182	£-3,739,724	£-4,131,287	£-6,578,552
30% SR @LAR : 70% SO	15%	£863,363	£-5,392,482	£-5,585,760	£-5,976,174	£-8,416,265
30% SR @LAR : 70% SO	20%	£-1,368,495	£-7,256,350	£-7,449,398	£-7,838,735	£-10,272,087
30% SR @LAR : 70% SO	25%	£-3,617,713	£-9,137,578	£-9,330,433	£-9,718,760	£-12,153,523
30% SR @LAR : 70% SO	30%	£-5,884,086	£-11,035,960	£-11,228,658	£-11,616,045	£-14,073,785
30% SR @LAR : 70% SO	35%	£-8,167,407	£-12,971,298	£-13,166,815	£-13,559,225	£-16,011,786
30% SR @LAR : 70% SO	40%	£-10,467,470	£-14,932,850	£-15,128,280	£-15,519,870	£-17,967,311
30% SR @LAR : 70% SO	45%	£-12,801,526	£-16,911,190	£-17,106,571	£-17,497,408	£-19,940,144
30% SR @LAR : 70% SO	50%	£-15,170,050	£-18,906,109	£-19,101,475	£-19,491,626	£-21,930,070

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area £800 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,097,125	£15,771,282	£15,577,098	£15,183,027	£12,720,088
30% SR @LAR : 70% SO	5%	£20,765,401	£13,787,873	£13,594,029	£13,201,248	£10,746,368
30% SR @LAR : 70% SO	10%	£18,410,323	£11,786,485	£11,592,943	£11,201,381	£8,754,115
30% SR @LAR : 70% SO	15%	£16,023,170	£9,767,325	£9,574,048	£9,183,633	£6,743,542
30% SR @LAR : 70% SO	20%	£13,618,453	£7,730,597	£7,537,550	£7,148,214	£4,714,860
30% SR @LAR : 70% SO	25%	£11,196,374	£5,676,510	£5,483,655	£5,095,328	£2,668,282
30% SR @LAR : 70% SO	30%	£8,757,141	£3,605,268	£3,412,569	£3,025,183	£604,020
30% SR @LAR : 70% SO	35%	£6,300,960	£1,517,078	£1,324,500	£937,987	£-1,500,263
30% SR @LAR : 70% SO	40%	£3,828,037	£-596,823	£-792,254	£-1,183,844	£-3,631,284
30% SR @LAR : 70% SO	45%	£1,338,579	£-2,750,661	£-2,946,042	£-3,336,880	£-5,779,615
30% SR @LAR : 70% SO	50%	£-1,185,018	£-4,921,077	£-5,116,443	£-5,506,594	£-7,945,039

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,937,125	£10,611,282	£10,417,098	£10,023,027	£7,560,088
30% SR @LAR : 70% SO	5%	£16,605,401	£8,627,873	£8,434,029	£8,041,248	£5,586,368
30% SR @LAR : 70% SO	10%	£13,250,323	£6,626,485	£6,432,943	£6,041,381	£3,594,115
30% SR @LAR : 70% SO	15%	£10,863,170	£4,607,325	£4,414,048	£4,023,633	£1,583,542
30% SR @LAR : 70% SO	20%	£8,458,453	£2,570,597	£2,377,550	£1,988,214	£-445,140
30% SR @LAR : 70% SO	25%	£6,036,374	£516,610	£323,655	£-64,672	£-2,491,718
30% SR @LAR : 70% SO	30%	£3,597,141	£-1,554,732	£-1,747,431	£-2,134,817	£-4,555,980
30% SR @LAR : 70% SO	35%	£1,140,960	£-3,642,922	£-3,835,500	£-4,222,013	£-6,660,263
30% SR @LAR : 70% SO	40%	£-1,331,963	£-5,756,823	£-5,952,254	£-6,343,844	£-8,791,284
30% SR @LAR : 70% SO	45%	£-3,821,421	£-7,910,661	£-8,106,042	£-8,496,880	£-10,938,615
30% SR @LAR : 70% SO	50%	£-6,345,018	£-10,081,077	£-10,276,443	£-10,666,594	£-13,105,039

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,817,125	£7,491,282	£7,297,098	£6,903,027	£4,440,088
30% SR @LAR : 70% SO	5%	£12,485,401	£5,507,873	£5,314,029	£4,921,248	£2,466,368
30% SR @LAR : 70% SO	10%	£10,130,323	£3,506,485	£3,312,943	£2,921,381	£474,115
30% SR @LAR : 70% SO	15%	£7,743,170	£1,487,325	£1,294,048	£903,633	£-1,536,458
30% SR @LAR : 70% SO	20%	£5,338,453	£-549,403	£-742,450	£-1,131,796	£-3,565,140
30% SR @LAR : 70% SO	25%	£2,916,374	£-2,603,490	£-2,796,345	£-3,184,672	£-5,611,718
30% SR @LAR : 70% SO	30%	£477,141	£-4,674,732	£-4,867,431	£-5,254,817	£-7,675,980
30% SR @LAR : 70% SO	35%	£-1,979,040	£-6,762,922	£-6,955,500	£-7,342,013	£-9,760,263
30% SR @LAR : 70% SO	40%	£-4,451,963	£-8,876,823	£-9,072,254	£-9,463,844	£-11,911,284
30% SR @LAR : 70% SO	45%	£-6,941,421	£-11,030,661	£-11,226,042	£-11,616,880	£-14,059,615
30% SR @LAR : 70% SO	50%	£-9,465,018	£-13,201,077	£-13,396,443	£-13,786,594	£-16,225,039

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,217,125	£6,891,282	£6,697,098	£6,303,027	£3,840,088
30% SR @LAR : 70% SO	5%	£11,885,401	£4,907,873	£4,714,029	£4,321,248	£1,866,368
30% SR @LAR : 70% SO	10%	£9,530,323	£2,906,485	£2,712,943	£2,321,381	£-125,885
30% SR @LAR : 70% SO	15%	£7,143,170	£887,325	£694,048	£303,633	£-2,136,458
30% SR @LAR : 70% SO	20%	£4,738,453	£-1,149,403	£-1,342,450	£-1,731,796	£-4,165,140
30% SR @LAR : 70% SO	25%	£2,316,374	£-3,203,490	£-3,396,345	£-3,784,672	£-6,211,718
30% SR @LAR : 70% SO	30%	£-122,859	£-5,274,732	£-5,467,431	£-5,854,817	£-8,275,980
30% SR @LAR : 70% SO	35%	£-2,579,040	£-7,362,922	£-7,555,500	£-7,942,013	£-10,380,263
30% SR @LAR : 70% SO	40%	£-5,051,963	£-9,476,823	£-9,672,254	£-10,063,844	£-12,511,284
30% SR @LAR : 70% SO	45%	£-7,541,421	£-11,630,661	£-11,826,042	£-12,216,880	£-14,659,615
30% SR @LAR : 70% SO	50%	£-10,065,018	£-13,801,077	£-13,996,443	£-14,386,594	£-16,825,039

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£11,457,125	£4,131,282	£3,937,098	£3,543,027	£1,080,088
30% SR @LAR : 70% SO	5%	£9,125,401	£2,147,873	£1,954,029	£1,561,248	£-993,632
30% SR @LAR : 70% SO	10%	£6,770,323	£146,485	£-847,057	£-436,615	£-2,885,885
30% SR @LAR : 70% SO	15%	£4,383,170	£-1,872,675	£-2,065,952	£-2,456,367	£-4,896,458
30% SR @LAR : 70% SO	20%	£1,978,453	£-3,909,403	£-4,102,450	£-4,491,796	£-6,925,140
30% SR @LAR : 70% SO	25%	£-443,626	£-5,963,490	£-6,156,345	£-6,544,672	£-8,971,718
30% SR @LAR : 70% SO	30%	£-2,882,859	£-8,034,732	£-8,227,431	£-8,614,817	£-11,035,980
30% SR @LAR : 70% SO	35%	£-5,339,040	£-10,122,922	£-10,315,500	£-10,702,013	£-13,140,263
30% SR @LAR : 70% SO	40%	£-7,811,963	£-12,236,823	£-12,432,254	£-12,823,844	£-15,271,284
30% SR @LAR : 70% SO	45%	£-10,301,421	£-14,390,661	£-14,586,042	£-14,976,880	£-17,419,615
30% SR @LAR : 70% SO	50%	£-12,825,018	£-16,561,077	£-16,756,443	£-17,146,594	£-19,585,039

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area £825 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£27,084,556	£19,809,668	£19,615,485	£19,221,415	£16,758,475
30% SR @LAR : 70% SO	5%	£24,574,396	£17,645,595	£17,451,751	£17,058,970	£14,604,091
30% SR @LAR : 70% SO	10%	£22,046,530	£15,463,543	£15,270,002	£14,878,439	£12,431,174
30% SR @LAR : 70% SO	15%	£19,501,160	£13,263,718	£13,070,442	£12,680,027	£10,239,936
30% SR @LAR : 70% SO	20%	£16,934,182	£11,046,327	£10,853,279	£10,463,942	£8,030,590
30% SR @LAR : 70% SO	25%	£14,331,439	£8,811,574	£8,618,719	£8,230,392	£5,803,347
30% SR @LAR : 70% SO	30%	£11,711,542	£6,559,669	£6,366,970	£5,979,583	£3,558,420
30% SR @LAR : 70% SO	35%	£9,074,697	£4,290,814	£4,098,236	£3,711,724	£1,296,021
30% SR @LAR : 70% SO	40%	£6,421,109	£2,005,218	£1,812,724	£1,427,019	£-998,647
30% SR @LAR : 70% SO	45%	£3,750,986	£-301,444	£-496,825	£-887,663	£-3,330,400
30% SR @LAR : 70% SO	50%	£1,064,533	£-2,655,282	£-2,850,648	£-3,240,799	£-5,679,244

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,924,556	£14,649,668	£14,455,485	£14,061,415	£11,598,475
30% SR @LAR : 70% SO	5%	£19,414,396	£12,485,595	£12,291,751	£11,898,970	£9,444,091
30% SR @LAR : 70% SO	10%	£16,886,530	£10,303,543	£10,110,002	£9,718,439	£7,271,174
30% SR @LAR : 70% SO	15%	£14,341,160	£8,103,718	£7,910,442	£7,520,027	£5,079,936
30% SR @LAR : 70% SO	20%	£11,774,182	£5,896,327	£5,693,279	£5,303,942	£2,870,590
30% SR @LAR : 70% SO	25%	£9,171,439	£3,651,574	£3,458,719	£3,070,392	£643,347
30% SR @LAR : 70% SO	30%	£6,551,542	£1,399,669	£1,206,970	£819,583	£-1,601,580
30% SR @LAR : 70% SO	35%	£3,914,697	£-869,186	£-1,061,764	£-1,448,276	£-3,863,979
30% SR @LAR : 70% SO	40%	£1,261,109	£-3,154,782	£-3,347,276	£-3,732,981	£-6,158,647
30% SR @LAR : 70% SO	45%	£-1,409,014	£-5,461,444	£-5,656,825	£-6,047,663	£-8,490,400
30% SR @LAR : 70% SO	50%	£-4,095,467	£-7,815,282	£-8,010,648	£-8,400,799	£-10,839,244

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,804,556	£11,529,668	£11,335,485	£10,941,415	£8,478,475
30% SR @LAR : 70% SO	5%	£16,294,396	£9,365,595	£9,171,751	£8,778,970	£6,324,091
30% SR @LAR : 70% SO	10%	£13,766,530	£7,183,543	£6,990,002	£6,598,439	£4,151,174
30% SR @LAR : 70% SO	15%	£11,221,160	£4,983,718	£4,790,442	£4,400,027	£1,959,936
30% SR @LAR : 70% SO	20%	£8,654,182	£2,766,327	£2,573,279	£2,183,942	£-249,410
30% SR @LAR : 70% SO	25%	£6,051,439	£531,574	£338,719	£-49,608	£-2,476,653
30% SR @LAR : 70% SO	30%	£3,431,542	£-1,720,331	£-1,913,030	£-2,300,417	£-4,721,580
30% SR @LAR : 70% SO	35%	£794,697	£-3,989,186	£-4,181,764	£-4,568,276	£-6,983,979
30% SR @LAR : 70% SO	40%	£-1,858,891	£-6,274,782	£-6,467,276	£-6,852,981	£-9,278,647
30% SR @LAR : 70% SO	45%	£-4,529,014	£-8,581,444	£-8,776,825	£-9,167,663	£-11,610,400
30% SR @LAR : 70% SO	50%	£-7,215,467	£-10,935,282	£-11,130,648	£-11,520,799	£-13,959,244

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,204,556	£10,929,668	£10,735,485	£10,341,415	£7,878,475
30% SR @LAR : 70% SO	5%	£15,694,396	£8,765,595	£8,571,751	£8,178,970	£5,724,091
30% SR @LAR : 70% SO	10%	£13,166,530	£6,583,543	£6,390,002	£5,998,439	£3,551,174
30% SR @LAR : 70% SO	15%	£10,621,160	£4,383,718	£4,190,442	£3,800,027	£1,359,936
30% SR @LAR : 70% SO	20%	£8,054,182	£2,166,327	£1,973,279	£1,583,942	£-849,410
30% SR @LAR : 70% SO	25%	£5,451,439	£-68,426	£-261,281	£-649,608	£-3,076,653
30% SR @LAR : 70% SO	30%	£2,831,542	£-2,320,331	£-2,513,030	£-2,900,417	£-5,321,580
30% SR @LAR : 70% SO	35%	£194,697	£-4,589,186	£-4,781,764	£-5,168,276	£-7,583,979
30% SR @LAR : 70% SO	40%	£-2,458,891	£-6,874,782	£-7,067,276	£-7,452,981	£-9,878,647
30% SR @LAR : 70% SO	45%	£-5,129,014	£-9,181,444	£-9,376,825	£-9,767,663	£-12,210,400
30% SR @LAR : 70% SO	50%	£-7,815,467	£-11,535,282	£-11,730,648	£-12,120,799	£-14,559,244

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£15,444,556	£8,169,668	£7,975,485	£7,581,415	£5,118,475
30% SR @LAR : 70% SO	5%	£12,934,396	£6,005,595	£5,811,751	£5,418,970	£2,964,091
30% SR @LAR : 70% SO	10%	£10,406,530	£3,823,543	£3,630,002	£3,238,439	£791,174
30% SR @LAR : 70% SO	15%	£7,861,160	£1,623,718	£1,430,442	£1,040,027	£-1,400,084
30% SR @LAR : 70% SO	20%	£5,294,182	£-593,673	£-786,721	£-1,176,058	£-3,609,410
30% SR @LAR : 70% SO	25%	£2,691,439	£-2,828,426	£-3,021,281	£-3,409,608	£-5,836,653
30% SR @LAR : 70% SO	30%	£71,542	£-5,080,331	£-5,273,030	£-5,660,417	£-8,081,580
30% SR @LAR : 70% SO	35%	£-2,565,303	£-7,349,186	£-7,541,764	£-7,928,276	£-10,343,979
30% SR @LAR : 70% SO	40%	£-5,218,891	£-9,634,782	£-9,827,276	£-10,212,981	£-12,638,647
30% SR @LAR : 70% SO	45%	£-7,889,014	£-11,941,444	£-12,136,825	£-12,527,663	£-14,970,400
30% SR @LAR : 70% SO	50%	£-10,575,467	£-14,295,282	£-14,490,648	£-14,880,799	£-17,319,244

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area £850 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£31,071,987	£23,822,777	£23,631,513	£23,243,365	£20,796,862
30% SR @LAR : 70% SO	5%	£28,382,901	£21,496,151	£21,305,221	£20,916,195	£18,461,315
30% SR @LAR : 70% SO	10%	£25,676,107	£19,139,605	£18,946,063	£18,554,500	£16,107,235
30% SR @LAR : 70% SO	15%	£22,951,810	£16,758,617	£16,565,341	£16,174,926	£13,734,835
30% SR @LAR : 70% SO	20%	£20,210,213	£14,360,063	£14,167,016	£13,777,680	£11,344,326
30% SR @LAR : 70% SO	25%	£17,451,518	£11,944,148	£11,751,293	£11,362,966	£8,935,921
30% SR @LAR : 70% SO	30%	£14,662,954	£9,511,080	£9,318,381	£8,930,995	£6,509,832
30% SR @LAR : 70% SO	35%	£11,844,946	£7,061,063	£6,868,485	£6,481,972	£4,066,269
30% SR @LAR : 70% SO	40%	£9,010,196	£4,594,304	£4,401,811	£4,016,105	£1,605,447
30% SR @LAR : 70% SO	45%	£6,158,910	£2,111,010	£1,918,565	£1,533,601	£-885,735
30% SR @LAR : 70% SO	50%	£3,291,295	£-394,545	£-589,910	£-980,061	£-3,418,506

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,911,987	£18,662,777	£18,471,513	£18,083,365	£15,636,862
30% SR @LAR : 70% SO	5%	£23,222,901	£16,336,151	£16,145,221	£15,756,195	£13,301,315
30% SR @LAR : 70% SO	10%	£20,516,107	£13,979,605	£13,786,063	£13,394,500	£10,947,235
30% SR @LAR : 70% SO	15%	£17,791,810	£11,598,617	£11,405,341	£11,014,926	£8,574,835
30% SR @LAR : 70% SO	20%	£15,050,213	£9,200,063	£9,007,016	£8,617,680	£6,184,326
30% SR @LAR : 70% SO	25%	£12,291,518	£6,784,148	£6,591,293	£6,202,966	£3,775,921
30% SR @LAR : 70% SO	30%	£9,502,954	£4,351,080	£4,158,381	£3,770,995	£1,349,832
30% SR @LAR : 70% SO	35%	£6,684,946	£1,901,063	£1,708,485	£1,321,972	£-1,093,731
30% SR @LAR : 70% SO	40%	£3,850,196	£-565,696	£-758,189	£-1,143,895	£-3,554,553
30% SR @LAR : 70% SO	45%	£998,910	£-3,048,990	£-3,241,435	£-3,626,399	£-6,045,735
30% SR @LAR : 70% SO	50%	£-1,868,705	£-5,554,545	£-5,749,910	£-6,140,061	£-8,578,506

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,791,987	£15,542,777	£15,351,513	£14,963,365	£12,516,862
30% SR @LAR : 70% SO	5%	£20,102,901	£13,216,151	£13,025,221	£12,636,195	£10,181,315
30% SR @LAR : 70% SO	10%	£17,396,107	£10,859,605	£10,666,063	£10,274,500	£7,827,235
30% SR @LAR : 70% SO	15%	£14,671,810	£8,478,617	£8,285,341	£7,894,926	£5,454,835
30% SR @LAR : 70% SO	20%	£11,930,213	£6,080,063	£5,887,016	£5,497,680	£3,064,326
30% SR @LAR : 70% SO	25%	£9,171,518	£3,664,148	£3,471,293	£3,082,966	£655,921
30% SR @LAR : 70% SO	30%	£6,382,954	£1,231,080	£1,038,381	£650,995	£-1,770,188
30% SR @LAR : 70% SO	35%	£3,564,946	£-1,218,937	£-1,411,515	£-1,798,028	£-4,213,731
30% SR @LAR : 70% SO	40%	£730,196	£-3,685,696	£-3,878,189	£-4,263,895	£-6,674,553
30% SR @LAR : 70% SO	45%	£-2,121,090	£-6,168,990	£-6,361,435	£-6,746,399	£-9,165,735
30% SR @LAR : 70% SO	50%	£-4,988,705	£-8,674,545	£-8,869,910	£-9,260,061	£-11,698,506

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,191,987	£14,942,777	£14,751,513	£14,363,365	£11,916,862
30% SR @LAR : 70% SO	5%	£19,502,901	£12,616,151	£12,425,221	£12,036,195	£9,581,315
30% SR @LAR : 70% SO	10%	£16,796,107	£10,259,605	£10,066,063	£9,674,500	£7,227,235
30% SR @LAR : 70% SO	15%	£14,071,810	£7,878,617	£7,685,341	£7,294,926	£4,854,835
30% SR @LAR : 70% SO	20%	£11,330,213	£5,480,063	£5,287,016	£4,897,680	£2,464,326
30% SR @LAR : 70% SO	25%	£8,571,518	£3,064,148	£2,871,293	£2,482,966	£55,921
30% SR @LAR : 70% SO	30%	£5,782,954	£631,080	£438,381	£50,995	£-2,370,188
30% SR @LAR : 70% SO	35%	£2,964,946	£-1,818,937	£-2,011,515	£-2,398,028	£-4,813,731
30% SR @LAR : 70% SO	40%	£130,196	£-4,285,696	£-4,478,189	£-4,863,895	£-7,274,553
30% SR @LAR : 70% SO	45%	£-2,721,090	£-6,768,990	£-6,961,435	£-7,346,399	£-9,765,735
30% SR @LAR : 70% SO	50%	£-5,588,705	£-9,274,545	£-9,469,910	£-9,860,061	£-12,298,506

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£19,431,987	£12,182,777	£11,991,513	£11,603,365	£9,156,862
30% SR @LAR : 70% SO	5%	£16,742,901	£9,856,151	£9,665,221	£9,276,195	£6,821,315
30% SR @LAR : 70% SO	10%	£14,036,107	£7,499,605	£7,306,063	£6,914,500	£4,467,235
30% SR @LAR : 70% SO	15%	£11,311,810	£5,118,617	£4,925,341	£4,534,926	£2,094,835
30% SR @LAR : 70% SO	20%	£8,570,213	£2,720,063	£2,527,016	£2,137,680	£-295,674
30% SR @LAR : 70% SO	25%	£5,811,518	£304,148	£111,293	£-277,034	£-2,704,079
30% SR @LAR : 70% SO	30%	£3,022,954	£-2,128,920	£-2,321,619	£-2,709,005	£-5,130,188
30% SR @LAR : 70% SO	35%	£204,946	£-4,578,937	£-4,771,515	£-5,158,028	£-7,573,731
30% SR @LAR : 70% SO	40%	£-2,629,804	£-7,045,696	£-7,238,189	£-7,623,895	£-10,034,553
30% SR @LAR : 70% SO	45%	£-5,481,090	£-9,528,990	£-9,721,435	£-10,106,399	£-12,525,735
30% SR @LAR : 70% SO	50%	£-8,348,705	£-12,034,545	£-12,229,910	£-12,620,061	£-15,058,506

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290, sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£675 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,244,441	£5,193,428	£5,390,575	£5,790,659	£8,291,178
30% SR @LAR : 70% SO	5%	£674,599	£6,413,619	£6,610,421	£7,009,195	£9,501,531
30% SR @LAR : 70% SO	10%	£927,156	£7,652,062	£7,848,557	£8,246,094	£10,730,700
30% SR @LAR : 70% SO	15%	£2,557,250	£8,908,549	£9,104,774	£9,501,146	£11,978,468
30% SR @LAR : 70% SO	20%	£4,205,178	£10,182,871	£10,378,864	£10,774,141	£13,244,622
30% SR @LAR : 70% SO	25%	£5,870,730	£11,474,818	£11,670,615	£12,064,868	£14,528,945
30% SR @LAR : 70% SO	30%	£7,553,699	£12,784,181	£12,979,820	£13,373,117	£15,831,222
30% SR @LAR : 70% SO	35%	£9,253,875	£14,110,750	£14,306,267	£14,698,677	£17,151,239
30% SR @LAR : 70% SO	40%	£10,971,047	£15,454,318	£15,649,748	£16,041,339	£18,488,779
30% SR @LAR : 70% SO	45%	£12,705,009	£16,814,673	£17,010,053	£17,400,891	£19,843,628
30% SR @LAR : 70% SO	50%	£14,455,548	£18,191,606	£18,386,973	£18,777,124	£21,215,569

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,215,569	£10,353,428	£10,550,575	£10,950,659	£13,451,178
30% SR @LAR : 70% SO	5%	£4,485,401	£11,573,619	£11,770,421	£12,169,195	£14,661,531
30% SR @LAR : 70% SO	10%	£6,087,156	£12,812,062	£13,008,557	£13,406,094	£15,890,700
30% SR @LAR : 70% SO	15%	£7,717,250	£14,068,549	£14,264,774	£14,661,146	£17,138,468
30% SR @LAR : 70% SO	20%	£9,365,178	£15,342,871	£15,538,864	£15,934,141	£18,404,622
30% SR @LAR : 70% SO	25%	£11,030,730	£16,634,818	£16,830,615	£17,224,868	£19,688,945
30% SR @LAR : 70% SO	30%	£12,713,699	£17,944,181	£18,139,820	£18,533,117	£20,991,222
30% SR @LAR : 70% SO	35%	£14,413,875	£19,270,750	£19,466,267	£19,858,677	£22,311,239
30% SR @LAR : 70% SO	40%	£16,131,047	£20,614,318	£20,809,748	£21,201,339	£23,648,779
30% SR @LAR : 70% SO	45%	£17,885,009	£21,974,673	£22,170,053	£22,560,891	£25,003,628
30% SR @LAR : 70% SO	50%	£19,615,548	£23,351,606	£23,546,973	£23,937,124	£26,375,569

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,035,569	£13,473,428	£13,670,575	£14,070,659	£16,571,178
30% SR @LAR : 70% SO	5%	£7,605,401	£14,693,619	£14,890,421	£15,289,195	£17,781,531
30% SR @LAR : 70% SO	10%	£9,297,156	£15,932,062	£16,128,557	£16,526,094	£19,010,700
30% SR @LAR : 70% SO	15%	£10,837,250	£17,188,549	£17,384,774	£17,781,146	£20,258,468
30% SR @LAR : 70% SO	20%	£12,485,178	£18,462,871	£18,658,864	£19,054,141	£21,524,622
30% SR @LAR : 70% SO	25%	£14,150,730	£19,754,818	£19,950,615	£20,344,868	£22,808,945
30% SR @LAR : 70% SO	30%	£15,833,699	£21,064,181	£21,259,820	£21,653,117	£24,111,222
30% SR @LAR : 70% SO	35%	£17,533,875	£22,390,750	£22,586,267	£22,978,677	£25,431,239
30% SR @LAR : 70% SO	40%	£19,251,047	£23,734,318	£23,929,748	£24,321,339	£26,768,779
30% SR @LAR : 70% SO	45%	£20,985,009	£25,094,673	£25,290,053	£25,680,891	£28,123,628
30% SR @LAR : 70% SO	50%	£22,735,548	£26,471,606	£26,666,973	£27,057,124	£29,495,569

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,035,569	£14,073,428	£14,270,575	£14,670,659	£17,171,178
30% SR @LAR : 70% SO	5%	£8,205,401	£15,293,619	£15,490,421	£15,889,195	£18,381,531
30% SR @LAR : 70% SO	10%	£9,897,156	£16,532,062	£16,728,557	£17,126,094	£19,610,700
30% SR @LAR : 70% SO	15%	£11,437,250	£17,788,549	£17,984,774	£18,381,146	£20,858,468
30% SR @LAR : 70% SO	20%	£13,085,178	£19,062,871	£19,258,864	£19,654,141	£22,124,622
30% SR @LAR : 70% SO	25%	£14,750,730	£20,354,818	£20,550,615	£20,944,868	£23,408,945
30% SR @LAR : 70% SO	30%	£16,433,699	£21,664,181	£21,859,820	£22,253,117	£24,711,222
30% SR @LAR : 70% SO	35%	£18,133,875	£22,990,750	£23,186,267	£23,578,677	£26,031,239
30% SR @LAR : 70% SO	40%	£19,851,047	£24,334,318	£24,529,748	£24,921,339	£27,368,779
30% SR @LAR : 70% SO	45%	£21,585,009	£25,694,673	£25,890,053	£26,280,891	£28,723,628
30% SR @LAR : 70% SO	50%	£23,335,548	£27,071,606	£27,266,973	£27,657,124	£30,095,569

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,395,569	£16,833,428	£17,030,575	£17,430,659	£19,931,178
30% SR @LAR : 70% SO	5%	£10,965,401	£18,053,619	£18,250,421	£18,649,195	£21,141,531
30% SR @LAR : 70% SO	10%	£12,567,156	£19,292,062	£19,488,557	£19,886,094	£22,370,700
30% SR @LAR : 70% SO	15%	£14,197,250	£20,548,549	£20,744,774	£21,141,146	£23,618,468
30% SR @LAR : 70% SO	20%	£15,845,178	£21,822,871	£22,018,864	£22,414,141	£24,884,622
30% SR @LAR : 70% SO	25%	£17,510,730	£23,114,818	£23,310,615	£23,704,868	£26,168,945
30% SR @LAR : 70% SO	30%	£19,193,699	£24,424,181	£24,619,820	£25,013,117	£27,471,222
30% SR @LAR : 70% SO	35%	£20,893,875	£25,750,750	£25,946,267	£26,338,677	£28,791,239
30% SR @LAR : 70% SO	40%	£22,611,047	£27,094,318	£27,289,748	£27,681,339	£30,128,779
30% SR @LAR : 70% SO	45%	£24,345,009	£28,454,673	£28,650,053	£29,040,891	£31,483,628
30% SR @LAR : 70% SO	50%	£26,095,548	£29,831,606	£30,026,973	£30,417,124	£32,855,569

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290, sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£700 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,282,829	-£1,093,423	-£1,290,569	-£1,690,653	-£4,191,172
30% SR @LAR : 70% SO	5%	£4,560,883	-£2,468,037	-£2,664,839	-£3,063,613	-£5,555,949
30% SR @LAR : 70% SO	10%	£2,820,958	-£3,860,904	-£4,057,399	-£4,454,936	-£6,939,542
30% SR @LAR : 70% SO	15%	£1,063,261	-£5,271,815	-£5,468,040	-£5,864,412	-£8,341,735
30% SR @LAR : 70% SO	20%	-£722,868	-£6,700,561	-£6,896,554	-£7,291,831	-£9,762,312
30% SR @LAR : 70% SO	25%	-£2,542,844	-£8,146,932	-£8,342,729	-£8,736,982	-£11,201,059
30% SR @LAR : 70% SO	30%	-£4,380,237	-£9,610,719	-£9,806,358	-£10,199,654	-£12,657,760
30% SR @LAR : 70% SO	35%	-£6,234,837	-£11,091,712	-£11,287,229	-£11,679,639	-£14,132,201
30% SR @LAR : 70% SO	40%	-£8,106,433	-£12,589,704	-£12,785,134	-£13,176,725	-£15,624,164
30% SR @LAR : 70% SO	45%	-£9,994,818	-£14,104,483	-£14,299,863	-£14,690,701	-£17,133,437
30% SR @LAR : 70% SO	50%	-£11,899,783	-£15,635,841	-£15,831,207	-£16,221,358	-£18,659,803

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,122,829	-£6,283,423	-£6,450,569	-£6,850,653	-£9,351,172
30% SR @LAR : 70% SO	5%	-£599,117	-£7,628,037	-£7,824,839	-£8,223,613	-£10,715,949
30% SR @LAR : 70% SO	10%	-£2,339,042	-£9,020,904	-£9,217,399	-£9,614,936	-£12,099,542
30% SR @LAR : 70% SO	15%	-£4,096,739	-£10,431,815	-£10,628,040	-£11,024,412	-£13,501,735
30% SR @LAR : 70% SO	20%	-£5,882,868	-£11,860,561	-£12,056,554	-£12,451,831	-£14,922,312
30% SR @LAR : 70% SO	25%	-£7,702,844	-£13,306,932	-£13,502,729	-£13,896,982	-£16,361,059
30% SR @LAR : 70% SO	30%	-£9,540,237	-£14,770,719	-£14,966,358	-£15,359,654	-£17,817,760
30% SR @LAR : 70% SO	35%	-£11,394,837	-£16,251,712	-£16,447,229	-£16,839,639	-£19,292,201
30% SR @LAR : 70% SO	40%	-£13,266,433	-£17,749,704	-£17,945,134	-£18,336,725	-£20,784,164
30% SR @LAR : 70% SO	45%	-£15,154,818	-£19,264,483	-£19,459,863	-£19,850,701	-£22,293,437
30% SR @LAR : 70% SO	50%	-£17,059,783	-£20,795,841	-£20,991,207	-£21,381,358	-£23,819,803

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,997,171	-£9,373,423	-£9,570,569	-£9,970,653	-£12,471,172
30% SR @LAR : 70% SO	5%	-£3,719,117	-£10,748,037	-£10,944,839	-£11,343,613	-£13,835,949
30% SR @LAR : 70% SO	10%	-£5,459,042	-£12,140,904	-£12,337,399	-£12,734,936	-£15,219,542
30% SR @LAR : 70% SO	15%	-£7,216,739	-£13,551,815	-£13,748,040	-£14,144,412	-£16,621,735
30% SR @LAR : 70% SO	20%	-£9,002,868	-£14,980,561	-£15,176,554	-£15,571,831	-£18,042,312
30% SR @LAR : 70% SO	25%	-£10,822,844	-£16,426,932	-£16,622,729	-£17,016,982	-£19,481,059
30% SR @LAR : 70% SO	30%	-£12,660,237	-£17,890,719	-£18,086,358	-£18,479,654	-£20,937,760
30% SR @LAR : 70% SO	35%	-£14,514,837	-£19,371,712	-£19,567,229	-£19,959,639	-£22,412,201
30% SR @LAR : 70% SO	40%	-£16,386,433	-£20,869,704	-£21,065,134	-£21,456,725	-£23,904,164
30% SR @LAR : 70% SO	45%	-£18,274,818	-£22,384,483	-£22,579,863	-£22,970,701	-£25,413,437
30% SR @LAR : 70% SO	50%	-£20,179,783	-£23,915,841	-£24,111,207	-£24,501,358	-£26,939,803

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,597,171	-£9,373,423	-£10,170,569	-£10,970,653	-£13,071,172
30% SR @LAR : 70% SO	5%	-£4,319,117	-£11,348,037	-£11,544,839	-£11,943,613	-£14,435,949
30% SR @LAR : 70% SO	10%	-£6,059,042	-£12,740,904	-£12,937,399	-£13,334,936	-£15,819,542
30% SR @LAR : 70% SO	15%	-£7,816,739	-£14,151,815	-£14,348,040	-£14,744,412	-£17,221,735
30% SR @LAR : 70% SO	20%	-£9,602,868	-£15,580,561	-£15,776,554	-£16,171,831	-£18,642,312
30% SR @LAR : 70% SO	25%	-£11,422,844	-£17,026,932	-£17,222,729	-£17,616,982	-£20,081,059
30% SR @LAR : 70% SO	30%	-£13,260,237	-£18,490,719	-£18,686,358	-£19,079,654	-£21,537,760
30% SR @LAR : 70% SO	35%	-£15,114,837	-£19,971,712	-£20,167,229	-£20,559,639	-£23,012,201
30% SR @LAR : 70% SO	40%	-£16,986,433	-£21,469,704	-£21,665,134	-£22,056,725	-£24,504,164
30% SR @LAR : 70% SO	45%	-£18,874,818	-£22,984,483	-£23,179,863	-£23,570,701	-£26,013,437
30% SR @LAR : 70% SO	50%	-£20,779,783	-£24,515,841	-£24,711,207	-£25,101,358	-£27,539,803

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,357,171	-£12,733,423	-£12,930,569	-£13,330,653	-£16,831,172
30% SR @LAR : 70% SO	5%	-£7,079,117	-£14,108,037	-£14,304,839	-£14,703,613	-£17,195,949
30% SR @LAR : 70% SO	10%	-£8,819,042	-£15,500,904	-£15,697,399	-£16,094,936	-£18,579,542
30% SR @LAR : 70% SO	15%	-£10,576,739	-£16,911,815	-£17,108,040	-£17,504,412	-£19,981,735
30% SR @LAR : 70% SO	20%	-£12,362,868	-£18,340,561	-£18,536,554	-£18,931,831	-£21,402,312
30% SR @LAR : 70% SO	25%	-£14,182,844	-£19,786,932	-£19,982,729	-£20,376,982	-£22,841,059
30% SR @LAR : 70% SO	30%	-£16,020,237	-£21,250,719	-£21,446,358	-£21,839,654	-£24,297,760
30% SR @LAR : 70% SO	35%	-£17,874,837	-£22,731,712	-£22,927,229	-£23,319,639	-£25,772,201
30% SR @LAR : 70% SO	40%	-£19,746,433	-£24,229,704	-£24,425,134	-£24,816,725	-£27,264,164
30% SR @LAR : 70% SO	45%	-£21,634,818	-£25,744,483	-£25,939,863	-£26,330,701	-£28,773,437
30% SR @LAR : 70% SO	50%	-£23,539,783	-£27,275,841	-£27,471,207	-£27,861,358	-£30,299,803

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290.sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area £725 per sq ft

No Units 405
 Site Area 1. Ha

Sales value inflation 0%
 Build cost inflation 0%
 Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,321,216	£2,961,396	£2,767,213	£2,373,143	-£91,166
30% SR @LAR : 70% SO	5%	£8,447,167	£1,455,338	£1,261,495	£868,714	-£1,610,368
30% SR @LAR : 70% SO	10%	£6,555,139	-£69,746	-£266,242	-£663,778	-£3,148,385
30% SR @LAR : 70% SO	15%	£4,645,339	-£1,635,081	-£1,831,306	-£2,227,679	-£4,705,002
30% SR @LAR : 70% SO	20%	£2,717,971	-£3,218,251	-£3,414,244	-£3,809,521	-£6,280,002
30% SR @LAR : 70% SO	25%	£773,243	-£4,819,046	-£5,014,843	-£5,409,096	-£7,873,173
30% SR @LAR : 70% SO	30%	-£1,206,775	-£6,437,257	-£6,632,896	-£7,026,192	-£9,484,299
30% SR @LAR : 70% SO	35%	-£3,215,799	-£8,072,675	-£8,268,191	-£8,660,601	-£11,113,162
30% SR @LAR : 70% SO	40%	-£5,241,820	-£9,725,089	-£9,920,520	-£10,312,110	-£12,759,551
30% SR @LAR : 70% SO	45%	-£7,284,629	-£11,394,293	-£11,589,674	-£11,980,510	-£14,423,247
30% SR @LAR : 70% SO	50%	-£9,344,016	-£13,080,075	-£13,275,441	-£13,665,592	-£16,104,036

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,161,216	-£2,198,604	-£2,392,767	-£2,796,657	-£5,251,186
30% SR @LAR : 70% SO	5%	£3,287,167	-£3,704,662	-£3,898,505	-£4,291,286	-£6,770,368
30% SR @LAR : 70% SO	10%	£1,395,139	-£5,229,746	-£5,426,242	-£5,823,778	-£8,308,385
30% SR @LAR : 70% SO	15%	-£514,661	-£6,795,081	-£6,991,306	-£7,387,679	-£9,865,002
30% SR @LAR : 70% SO	20%	-£2,442,029	-£8,378,251	-£8,574,244	-£8,969,521	-£11,440,002
30% SR @LAR : 70% SO	25%	-£4,386,757	-£9,979,046	-£10,174,843	-£10,569,096	-£13,033,173
30% SR @LAR : 70% SO	30%	-£6,366,775	-£11,597,257	-£11,792,896	-£12,186,192	-£14,644,299
30% SR @LAR : 70% SO	35%	-£8,375,799	-£13,232,675	-£13,428,191	-£13,820,601	-£16,273,162
30% SR @LAR : 70% SO	40%	-£10,401,820	-£14,885,089	-£15,080,520	-£15,472,110	-£17,919,551
30% SR @LAR : 70% SO	45%	-£12,444,629	-£16,554,293	-£16,749,674	-£17,140,510	-£19,583,247
30% SR @LAR : 70% SO	50%	-£14,504,016	-£18,240,075	-£18,435,441	-£18,825,592	-£21,264,036

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,041,216	-£5,318,604	-£5,512,767	-£5,906,657	-£8,371,186
30% SR @LAR : 70% SO	5%	£167,167	-£6,824,662	-£7,018,505	-£7,411,286	-£9,890,368
30% SR @LAR : 70% SO	10%	-£1,724,661	-£8,349,746	-£8,546,242	-£8,943,778	-£11,428,385
30% SR @LAR : 70% SO	15%	-£3,634,661	-£9,915,081	-£10,111,306	-£10,507,679	-£12,985,002
30% SR @LAR : 70% SO	20%	-£5,562,029	-£11,498,251	-£11,694,244	-£12,089,521	-£14,560,002
30% SR @LAR : 70% SO	25%	-£7,506,757	-£13,099,046	-£13,294,843	-£13,689,096	-£16,153,173
30% SR @LAR : 70% SO	30%	-£9,486,775	-£14,717,257	-£14,912,896	-£15,306,192	-£17,764,299
30% SR @LAR : 70% SO	35%	-£11,495,799	-£16,352,675	-£16,548,191	-£16,940,601	-£19,393,162
30% SR @LAR : 70% SO	40%	-£13,521,820	-£18,005,089	-£18,200,520	-£18,592,110	-£21,039,551
30% SR @LAR : 70% SO	45%	-£15,564,629	-£19,674,293	-£19,869,674	-£20,260,510	-£22,703,247
30% SR @LAR : 70% SO	50%	-£17,624,016	-£21,360,075	-£21,555,441	-£21,945,592	-£24,384,036

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,441,216	-£5,918,604	-£6,112,767	-£6,506,657	-£8,971,186
30% SR @LAR : 70% SO	5%	£432,833	-£7,424,662	-£7,618,505	-£8,011,286	-£10,490,368
30% SR @LAR : 70% SO	10%	-£2,324,661	-£8,949,746	-£9,146,242	-£9,543,778	-£12,028,385
30% SR @LAR : 70% SO	15%	-£4,234,661	-£10,515,081	-£10,711,306	-£11,107,679	-£13,585,002
30% SR @LAR : 70% SO	20%	-£6,162,029	-£12,098,251	-£12,294,244	-£12,689,521	-£15,160,002
30% SR @LAR : 70% SO	25%	-£8,106,757	-£13,699,046	-£13,894,843	-£14,289,096	-£16,753,173
30% SR @LAR : 70% SO	30%	-£10,086,775	-£15,317,257	-£15,512,896	-£15,906,192	-£18,364,299
30% SR @LAR : 70% SO	35%	-£12,095,799	-£16,952,675	-£17,148,191	-£17,540,601	-£19,993,162
30% SR @LAR : 70% SO	40%	-£14,121,820	-£18,605,089	-£18,800,520	-£19,192,110	-£21,639,551
30% SR @LAR : 70% SO	45%	-£16,164,629	-£20,274,293	-£20,469,674	-£20,860,510	-£23,303,247
30% SR @LAR : 70% SO	50%	-£18,224,016	-£21,960,075	-£22,155,441	-£22,545,592	-£24,984,036

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£1,318,784	-£6,678,604	-£6,872,767	-£7,266,657	-£11,731,166
30% SR @LAR : 70% SO	5%	£3,192,833	-£10,184,662	-£10,378,505	-£10,771,286	-£13,250,368
30% SR @LAR : 70% SO	10%	-£5,084,661	-£11,709,746	-£11,906,242	-£12,303,778	-£14,798,385
30% SR @LAR : 70% SO	15%	-£6,994,661	-£13,275,081	-£13,471,306	-£13,867,679	-£16,345,002
30% SR @LAR : 70% SO	20%	-£8,922,029	-£14,858,251	-£15,054,244	-£15,449,521	-£17,920,002
30% SR @LAR : 70% SO	25%	-£10,866,757	-£16,459,046	-£16,654,843	-£17,049,096	-£19,513,173
30% SR @LAR : 70% SO	30%	-£12,846,775	-£18,077,257	-£18,272,896	-£18,666,192	-£21,124,299
30% SR @LAR : 70% SO	35%	-£14,855,799	-£19,712,675	-£19,908,191	-£20,300,601	-£22,753,162
30% SR @LAR : 70% SO	40%	-£16,881,820	-£21,365,089	-£21,560,520	-£21,952,110	-£24,399,551
30% SR @LAR : 70% SO	45%	-£18,924,629	-£23,034,293	-£23,229,674	-£23,620,510	-£26,063,247
30% SR @LAR : 70% SO	50%	-£20,984,016	-£24,720,075	-£24,915,441	-£25,305,592	-£27,744,036

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£750 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,359,603	£6,999,784	£6,805,600	£6,411,530	£3,948,590
30% SR @LAR : 70% SO	5%	£12,333,166	£5,341,339	£5,147,494	£4,754,714	£2,299,833
30% SR @LAR : 70% SO	10%	£10,288,751	£3,664,914	£3,471,372	£3,079,809	£632,544
30% SR @LAR : 70% SO	15%	£8,226,562	£1,970,716	£1,777,440	£1,387,025	£-1,069,134
30% SR @LAR : 70% SO	20%	£6,146,808	£258,952	£65,905	£-328,367	£-2,798,849
30% SR @LAR : 70% SO	25%	£4,049,692	£-1,492,604	£-1,688,403	£-2,082,655	£-4,546,733
30% SR @LAR : 70% SO	30%	£1,935,422	£-3,265,529	£-3,461,167	£-3,854,465	£-6,312,571
30% SR @LAR : 70% SO	35%	£-198,783	£-5,055,659	£-5,251,176	£-5,643,586	£-8,096,148
30% SR @LAR : 70% SO	40%	£-2,379,517	£-6,862,788	£-7,058,218	£-7,449,809	£-9,897,249
30% SR @LAR : 70% SO	45%	£-4,577,039	£-8,686,703	£-8,882,084	£-9,272,922	£-11,715,658
30% SR @LAR : 70% SO	50%	£-6,791,140	£-10,527,198	£-10,722,565	£-11,112,716	£-13,551,161

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,199,603	£1,839,784	£1,645,600	£1,251,530	£-1,211,410
30% SR @LAR : 70% SO	5%	£7,173,166	£181,339	£-12,506	£-406,286	£-2,860,167
30% SR @LAR : 70% SO	10%	£5,128,751	£-1,495,086	£-1,688,628	£-2,080,191	£-4,527,456
30% SR @LAR : 70% SO	15%	£3,066,562	£-3,189,284	£-3,382,560	£-3,772,975	£-6,229,134
30% SR @LAR : 70% SO	20%	£986,808	£-4,901,048	£-5,094,095	£-5,488,367	£-7,958,849
30% SR @LAR : 70% SO	25%	£-1,110,308	£-6,652,604	£-6,848,403	£-7,242,655	£-9,706,733
30% SR @LAR : 70% SO	30%	£-3,224,578	£-8,425,529	£-8,621,167	£-9,014,465	£-11,472,571
30% SR @LAR : 70% SO	35%	£-5,358,783	£-10,215,659	£-10,411,176	£-10,803,586	£-13,256,148
30% SR @LAR : 70% SO	40%	£-7,539,517	£-12,022,788	£-12,218,218	£-12,609,809	£-15,057,249
30% SR @LAR : 70% SO	45%	£-9,737,039	£-13,846,703	£-14,042,084	£-14,432,922	£-16,875,658
30% SR @LAR : 70% SO	50%	£-11,951,140	£-15,687,198	£-15,882,565	£-16,272,716	£-18,711,161

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,079,603	£1,280,216	£-1,474,400	£-1,868,470	£-4,331,410
30% SR @LAR : 70% SO	5%	£4,053,166	£-2,938,661	£-3,132,506	£-3,525,236	£-5,980,167
30% SR @LAR : 70% SO	10%	£2,008,751	£-4,615,086	£-4,808,628	£-5,200,191	£-7,647,456
30% SR @LAR : 70% SO	15%	£-53,438	£-6,309,284	£-6,502,560	£-6,892,975	£-9,349,134
30% SR @LAR : 70% SO	20%	£-2,133,192	£-8,021,048	£-8,214,095	£-8,608,367	£-11,078,849
30% SR @LAR : 70% SO	25%	£-4,230,308	£-9,772,604	£-9,968,403	£-10,362,655	£-12,826,733
30% SR @LAR : 70% SO	30%	£-6,344,578	£-11,545,529	£-11,741,167	£-12,134,465	£-14,592,571
30% SR @LAR : 70% SO	35%	£-8,478,783	£-13,335,659	£-13,531,176	£-13,923,586	£-16,376,148
30% SR @LAR : 70% SO	40%	£-10,659,517	£-15,142,788	£-15,338,218	£-15,729,809	£-18,177,249
30% SR @LAR : 70% SO	45%	£-12,857,039	£-16,966,703	£-17,162,084	£-17,552,922	£-19,995,658
30% SR @LAR : 70% SO	50%	£-15,071,140	£-18,807,198	£-19,002,565	£-19,392,716	£-21,831,161

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£5,479,603	£1,880,216	£-2,074,400	£-2,468,470	£-4,931,410
30% SR @LAR : 70% SO	5%	£3,453,166	£-3,638,661	£-3,732,506	£-4,125,236	£-6,580,167
30% SR @LAR : 70% SO	10%	£1,408,751	£-5,315,086	£-5,408,628	£-5,800,191	£-8,247,456
30% SR @LAR : 70% SO	15%	£-653,438	£-6,999,284	£-7,192,560	£-7,582,975	£-9,949,134
30% SR @LAR : 70% SO	20%	£-2,733,192	£-8,681,048	£-8,874,095	£-9,268,367	£-11,678,849
30% SR @LAR : 70% SO	25%	£-4,830,308	£-10,372,604	£-10,568,403	£-10,962,655	£-13,426,733
30% SR @LAR : 70% SO	30%	£-6,944,578	£-12,064,529	£-12,261,167	£-12,754,465	£-15,192,571
30% SR @LAR : 70% SO	35%	£-9,078,783	£-13,765,659	£-13,958,176	£-14,552,586	£-16,976,148
30% SR @LAR : 70% SO	40%	£-11,259,517	£-15,472,788	£-15,674,218	£-16,469,809	£-18,777,249
30% SR @LAR : 70% SO	45%	£-13,457,039	£-17,186,703	£-17,392,084	£-18,392,922	£-20,595,658
30% SR @LAR : 70% SO	50%	£-15,671,140	£-18,907,198	£-19,118,565	£-19,992,716	£-22,431,161

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£2,719,603	£4,840,216	£4,834,400	£5,228,470	£7,691,410
30% SR @LAR : 70% SO	5%	£693,166	£6,298,661	£6,492,506	£6,885,236	£9,340,167
30% SR @LAR : 70% SO	10%	£-1,351,249	£-7,975,086	£-8,168,628	£-8,560,191	£-11,007,456
30% SR @LAR : 70% SO	15%	£-3,413,438	£-9,669,284	£-9,862,560	£-10,252,975	£-12,709,134
30% SR @LAR : 70% SO	20%	£-5,493,192	£-11,381,048	£-11,574,095	£-11,968,367	£-14,438,849
30% SR @LAR : 70% SO	25%	£-7,590,308	£-13,132,604	£-13,328,403	£-13,722,655	£-16,186,733
30% SR @LAR : 70% SO	30%	£-9,704,578	£-14,905,529	£-15,101,167	£-15,494,465	£-17,952,571
30% SR @LAR : 70% SO	35%	£-11,838,783	£-16,695,659	£-16,891,176	£-17,283,586	£-19,736,148
30% SR @LAR : 70% SO	40%	£-14,019,517	£-18,502,788	£-18,698,218	£-19,089,809	£-21,537,249
30% SR @LAR : 70% SO	45%	£-16,217,039	£-20,326,703	£-20,522,084	£-20,912,922	£-23,355,658
30% SR @LAR : 70% SO	50%	£-18,431,140	£-22,167,198	£-22,362,565	£-22,752,716	£-25,191,161

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area £775 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,397,990	£11,038,171	£10,843,988	£10,449,918	£7,986,977
30% SR @LAR : 70% SO	5%	£16,219,451	£9,227,622	£9,033,778	£8,640,997	£6,186,117
30% SR @LAR : 70% SO	10%	£14,022,932	£7,399,094	£7,205,552	£6,813,990	£4,366,725
30% SR @LAR : 70% SO	15%	£11,808,639	£5,552,794	£5,359,517	£4,969,102	£2,529,011
30% SR @LAR : 70% SO	20%	£9,576,782	£3,688,927	£3,495,879	£3,106,542	£673,189
30% SR @LAR : 70% SO	25%	£7,327,563	£1,807,699	£1,614,844	£1,226,517	£-1,218,846
30% SR @LAR : 70% SO	30%	£5,061,191	£-92,067	£-287,706	£-681,003	£-1,139,109
30% SR @LAR : 70% SO	35%	£2,777,869	£-2,036,621	£-2,232,138	£-2,624,548	£-5,077,110
30% SR @LAR : 70% SO	40%	£477,807	£-3,998,174	£-4,193,604	£-4,585,195	£-7,032,634
30% SR @LAR : 70% SO	45%	£-1,866,849	£-5,976,513	£-6,171,894	£-6,562,732	£-9,005,468
30% SR @LAR : 70% SO	50%	£-4,235,373	£-7,971,432	£-8,166,798	£-8,556,949	£-10,995,394

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,237,990	£5,878,171	£5,683,988	£5,289,918	£2,826,977
30% SR @LAR : 70% SO	5%	£11,059,451	£4,067,622	£3,873,778	£3,480,997	£1,026,117
30% SR @LAR : 70% SO	10%	£8,862,932	£2,239,094	£2,045,552	£1,653,990	£-793,275
30% SR @LAR : 70% SO	15%	£6,648,639	£392,794	£199,517	£-190,898	£-2,630,989
30% SR @LAR : 70% SO	20%	£4,416,782	£-1,471,073	£-1,664,121	£-2,053,458	£-4,486,811
30% SR @LAR : 70% SO	25%	£2,167,563	£-3,352,301	£-3,545,156	£-3,933,483	£-6,378,846
30% SR @LAR : 70% SO	30%	£-98,809	£-5,252,067	£-5,447,706	£-5,841,003	£-8,299,109
30% SR @LAR : 70% SO	35%	£-2,382,131	£-7,196,621	£-7,392,138	£-7,784,548	£-10,237,110
30% SR @LAR : 70% SO	40%	£-4,682,193	£-9,158,174	£-9,353,604	£-9,745,195	£-12,192,634
30% SR @LAR : 70% SO	45%	£-7,026,849	£-11,136,513	£-11,331,894	£-11,722,732	£-14,168,468
30% SR @LAR : 70% SO	50%	£-9,385,373	£-13,131,432	£-13,326,798	£-13,716,949	£-16,155,394

Residual Land values compared to benchmark land values
Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,117,990	£2,758,171	£2,563,988	£2,169,918	£-293,023
30% SR @LAR : 70% SO	5%	£7,939,451	£947,622	£753,778	£360,997	£-2,093,883
30% SR @LAR : 70% SO	10%	£5,742,932	£-880,906	£-1,074,448	£-1,466,010	£-3,913,275
30% SR @LAR : 70% SO	15%	£3,528,639	£-2,727,206	£-2,920,483	£-3,310,898	£-5,750,989
30% SR @LAR : 70% SO	20%	£1,296,782	£-4,591,073	£-4,784,121	£-5,173,458	£-7,006,811
30% SR @LAR : 70% SO	25%	£-952,437	£-6,472,301	£-6,665,156	£-7,053,483	£-8,498,846
30% SR @LAR : 70% SO	30%	£-3,218,809	£-8,372,067	£-8,567,706	£-8,961,003	£-11,419,109
30% SR @LAR : 70% SO	35%	£-5,502,131	£-10,316,621	£-10,512,138	£-10,904,548	£-13,357,110
30% SR @LAR : 70% SO	40%	£-7,802,193	£-12,278,174	£-12,473,604	£-12,865,195	£-15,312,634
30% SR @LAR : 70% SO	45%	£-10,146,849	£-14,256,513	£-14,451,894	£-14,842,732	£-17,285,468
30% SR @LAR : 70% SO	50%	£-12,515,373	£-16,251,432	£-16,446,798	£-16,836,949	£-19,275,394

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£9,517,990	£2,158,171	£1,963,988	£1,569,918	£-893,023
30% SR @LAR : 70% SO	5%	£7,339,451	£347,622	£153,778	£-239,003	£-2,693,883
30% SR @LAR : 70% SO	10%	£5,142,932	£-1,480,906	£-1,674,448	£-2,066,010	£-4,513,275
30% SR @LAR : 70% SO	15%	£2,928,639	£-3,327,206	£-3,520,483	£-3,910,898	£-6,350,989
30% SR @LAR : 70% SO	20%	£696,782	£-5,191,073	£-5,384,121	£-5,773,458	£-8,206,811
30% SR @LAR : 70% SO	25%	£-1,552,437	£-7,072,301	£-7,265,156	£-7,653,483	£-10,098,846
30% SR @LAR : 70% SO	30%	£-3,818,809	£-8,972,067	£-9,167,706	£-9,561,003	£-12,019,109
30% SR @LAR : 70% SO	35%	£-6,102,131	£-10,916,621	£-11,112,138	£-11,504,548	£-13,957,110
30% SR @LAR : 70% SO	40%	£-8,402,193	£-12,878,174	£-13,073,604	£-13,465,195	£-15,912,634
30% SR @LAR : 70% SO	45%	£-10,746,849	£-14,856,513	£-15,051,894	£-15,442,732	£-17,885,468
30% SR @LAR : 70% SO	50%	£-13,115,373	£-16,851,432	£-17,046,798	£-17,436,949	£-19,875,394

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£6,757,990	£601,829	£-798,012	£-1,190,082	£-3,963,023
30% SR @LAR : 70% SO	5%	£4,579,451	£-2,412,378	£-2,606,222	£-2,999,003	£-5,463,883
30% SR @LAR : 70% SO	10%	£2,382,932	£-4,240,906	£-4,434,448	£-4,826,010	£-7,273,275
30% SR @LAR : 70% SO	15%	£168,639	£-6,087,206	£-6,280,483	£-6,670,898	£-9,110,989
30% SR @LAR : 70% SO	20%	£-2,063,218	£-7,951,073	£-8,144,121	£-8,533,458	£-10,966,811
30% SR @LAR : 70% SO	25%	£-4,312,437	£-9,832,301	£-10,025,156	£-10,413,483	£-12,858,846
30% SR @LAR : 70% SO	30%	£-6,578,809	£-11,732,067	£-11,927,706	£-12,321,003	£-14,779,109
30% SR @LAR : 70% SO	35%	£-8,862,131	£-13,676,621	£-13,872,138	£-14,264,548	£-16,717,110
30% SR @LAR : 70% SO	40%	£-11,162,193	£-15,638,174	£-15,833,604	£-16,225,195	£-18,672,634
30% SR @LAR : 70% SO	45%	£-13,506,849	£-17,616,513	£-17,811,894	£-18,202,732	£-20,645,468
30% SR @LAR : 70% SO	50%	£-15,875,373	£-19,611,432	£-19,806,798	£-20,196,949	£-22,635,394

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area £800 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,412,842	£15,076,558	£14,882,375	£14,488,304	£12,025,365
30% SR @LAR : 70% SO	5%	£20,081,119	£13,093,149	£12,899,305	£12,506,525	£10,051,644
30% SR @LAR : 70% SO	10%	£17,715,599	£11,091,762	£10,898,220	£10,506,657	£8,059,392
30% SR @LAR : 70% SO	15%	£15,328,447	£9,072,601	£8,879,324	£8,488,909	£6,048,819
30% SR @LAR : 70% SO	20%	£12,923,729	£7,035,874	£6,842,826	£6,453,490	£4,020,137
30% SR @LAR : 70% SO	25%	£10,501,651	£4,981,786	£4,788,931	£4,400,604	£1,973,558
30% SR @LAR : 70% SO	30%	£8,062,418	£2,910,545	£2,717,846	£2,330,459	£-92,088
30% SR @LAR : 70% SO	35%	£5,606,237	£822,355	£629,777	£243,264	£-2,205,586
30% SR @LAR : 70% SO	40%	£3,133,314	£-1,302,148	£-1,497,578	£-1,889,168	£-4,336,608
30% SR @LAR : 70% SO	45%	£643,855	£-3,455,985	£-3,651,365	£-4,042,203	£-6,484,939
30% SR @LAR : 70% SO	50%	£-1,890,342	£-5,626,401	£-5,821,767	£-6,211,918	£-8,650,363

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,252,842	£9,916,558	£9,722,375	£9,328,304	£6,865,365
30% SR @LAR : 70% SO	5%	£14,921,119	£7,933,149	£7,739,305	£7,346,525	£4,891,644
30% SR @LAR : 70% SO	10%	£12,555,599	£5,931,762	£5,738,220	£5,346,657	£2,899,392
30% SR @LAR : 70% SO	15%	£10,168,447	£3,912,601	£3,719,324	£3,328,909	£888,819
30% SR @LAR : 70% SO	20%	£7,763,729	£1,875,874	£1,682,826	£1,293,490	£-1,139,883
30% SR @LAR : 70% SO	25%	£5,341,651	£-178,214	£-371,069	£-759,396	£-3,186,442
30% SR @LAR : 70% SO	30%	£2,902,418	£-2,249,455	£-2,442,154	£-2,829,541	£-5,252,088
30% SR @LAR : 70% SO	35%	£446,237	£-4,337,645	£-4,530,223	£-4,916,736	£-7,365,586
30% SR @LAR : 70% SO	40%	£-2,026,686	£-6,462,148	£-6,657,578	£-7,049,168	£-9,496,608
30% SR @LAR : 70% SO	45%	£-4,516,145	£-8,615,985	£-8,811,365	£-9,202,203	£-11,644,939
30% SR @LAR : 70% SO	50%	£-7,050,342	£-10,786,401	£-10,981,767	£-11,371,918	£-13,810,363

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,132,842	£6,796,558	£6,602,375	£6,209,304	£3,745,365
30% SR @LAR : 70% SO	5%	£11,801,119	£4,813,149	£4,619,305	£4,226,525	£1,771,644
30% SR @LAR : 70% SO	10%	£9,435,599	£2,811,762	£2,618,220	£2,226,657	£-220,608
30% SR @LAR : 70% SO	15%	£7,048,447	£792,601	£599,324	£208,909	£-2,231,181
30% SR @LAR : 70% SO	20%	£4,643,729	£-1,244,126	£-1,437,174	£-1,826,510	£-4,259,883
30% SR @LAR : 70% SO	25%	£2,221,651	£-3,298,214	£-3,491,069	£-3,879,396	£-6,306,442
30% SR @LAR : 70% SO	30%	£-217,582	£-5,369,455	£-5,562,154	£-5,949,541	£-8,372,088
30% SR @LAR : 70% SO	35%	£-2,673,763	£-7,457,645	£-7,650,223	£-8,036,736	£-10,485,586
30% SR @LAR : 70% SO	40%	£-5,146,686	£-9,542,148	£-9,734,578	£-10,169,168	£-12,616,608
30% SR @LAR : 70% SO	45%	£-7,636,145	£-11,735,985	£-11,931,365	£-12,322,203	£-14,764,939
30% SR @LAR : 70% SO	50%	£-10,170,342	£-13,906,401	£-14,101,767	£-14,491,918	£-16,930,363

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£13,532,842	£6,196,558	£6,002,375	£5,609,304	£3,145,365
30% SR @LAR : 70% SO	5%	£11,201,119	£4,213,149	£4,019,305	£3,626,525	£1,171,644
30% SR @LAR : 70% SO	10%	£8,835,599	£2,211,762	£2,018,220	£1,626,657	£-820,608
30% SR @LAR : 70% SO	15%	£6,448,447	£192,601	£-676	£-991,091	£-2,831,181
30% SR @LAR : 70% SO	20%	£4,043,729	£-1,844,126	£-2,037,174	£-2,426,510	£-4,859,883
30% SR @LAR : 70% SO	25%	£1,621,651	£-3,898,214	£-4,091,069	£-4,479,396	£-6,906,442
30% SR @LAR : 70% SO	30%	£-117,582	£-5,969,455	£-6,162,154	£-6,549,541	£-8,972,088
30% SR @LAR : 70% SO	35%	£-3,273,763	£-8,057,645	£-8,250,223	£-8,636,736	£-11,085,586
30% SR @LAR : 70% SO	40%	£-5,746,686	£-10,142,148	£-10,334,578	£-10,769,168	£-13,216,608
30% SR @LAR : 70% SO	45%	£-8,236,145	£-12,335,985	£-12,531,365	£-12,922,203	£-15,364,939
30% SR @LAR : 70% SO	50%	£-10,770,342	£-14,506,401	£-14,701,767	£-15,091,918	£-17,530,363

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£10,772,842	£3,436,558	£3,242,375	£2,848,304	£995,365
30% SR @LAR : 70% SO	5%	£8,441,119	£1,453,149	£1,259,305	£866,525	£-1,698,396
30% SR @LAR : 70% SO	10%	£6,075,599	£-548,238	£-741,790	£-1,133,343	£-3,690,608
30% SR @LAR : 70% SO	15%	£3,688,447	£-2,567,399	£-2,760,676	£-3,151,091	£-5,591,181
30% SR @LAR : 70% SO	20%	£1,283,729	£-4,604,126	£-4,797,174	£-5,186,510	£-7,619,883
30% SR @LAR : 70% SO	25%	£-1,138,349	£-6,658,214	£-6,851,069	£-7,239,396	£-9,666,442
30% SR @LAR : 70% SO	30%	£-3,577,582	£-8,729,455	£-8,922,154	£-9,309,541	£-11,732,088
30% SR @LAR : 70% SO	35%	£-6,033,763	£-10,817,645	£-11,010,223	£-11,396,736	£-13,845,586
30% SR @LAR : 70% SO	40%	£-8,506,686	£-12,942,148	£-13,137,578	£-13,529,168	£-15,976,608
30% SR @LAR : 70% SO	45%	£-10,996,145	£-15,095,985	£-15,291,365	£-15,682,203	£-18,124,939
30% SR @LAR : 70% SO	50%	£-13,530,342	£-17,266,401	£-17,461,767	£-17,851,918	£-20,290,363

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area
£825 per sq ft

No Units 405
Site Area 1. Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£26,400,274	£19,114,945	£18,920,761	£18,526,691	£16,063,752
30% SR @LAR : 70% SO	5%	£23,890,114	£16,950,872	£16,757,027	£16,364,247	£13,909,367
30% SR @LAR : 70% SO	10%	£21,362,247	£14,768,820	£14,575,278	£14,183,716	£11,736,449
30% SR @LAR : 70% SO	15%	£18,816,877	£12,568,995	£12,375,719	£11,985,304	£9,545,212
30% SR @LAR : 70% SO	20%	£16,239,459	£10,351,603	£10,158,556	£9,769,219	£7,335,866
30% SR @LAR : 70% SO	25%	£13,636,716	£8,116,851	£7,923,996	£7,535,669	£5,108,624
30% SR @LAR : 70% SO	30%	£11,016,819	£5,864,945	£5,672,246	£5,284,860	£2,863,697
30% SR @LAR : 70% SO	35%	£8,379,973	£3,596,090	£3,403,512	£3,017,000	£601,298
30% SR @LAR : 70% SO	40%	£5,726,386	£1,310,495	£1,118,001	£732,296	£-1,703,971
30% SR @LAR : 70% SO	45%	£3,056,263	£-1,006,769	£-1,202,149	£-1,592,987	£-4,035,723
30% SR @LAR : 70% SO	50%	£369,810	£-3,360,606	£-3,555,971	£-3,946,123	£-6,384,567

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,240,274	£13,954,945	£13,760,761	£13,366,691	£10,903,752
30% SR @LAR : 70% SO	5%	£18,730,114	£11,790,872	£11,597,027	£11,204,247	£8,749,367
30% SR @LAR : 70% SO	10%	£16,202,247	£9,608,820	£9,415,278	£9,023,716	£6,576,449
30% SR @LAR : 70% SO	15%	£13,656,877	£7,408,995	£7,215,719	£6,825,304	£4,385,212
30% SR @LAR : 70% SO	20%	£11,079,459	£5,191,603	£4,998,556	£4,609,219	£2,175,866
30% SR @LAR : 70% SO	25%	£8,476,716	£2,956,851	£2,763,996	£2,375,669	£-1,761,376
30% SR @LAR : 70% SO	30%	£5,856,819	£704,945	£512,246	£124,860	£-2,296,303
30% SR @LAR : 70% SO	35%	£3,219,973	£-1,563,910	£-1,756,488	£-2,143,000	£-4,558,702
30% SR @LAR : 70% SO	40%	£566,386	£-3,849,505	£-4,041,999	£-4,427,704	£-6,863,971
30% SR @LAR : 70% SO	45%	£-2,103,737	£-6,166,769	£-6,362,149	£-6,752,987	£-9,195,723
30% SR @LAR : 70% SO	50%	£-4,790,190	£-8,520,606	£-8,715,971	£-9,106,123	£-11,544,567

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,120,274	£10,834,945	£10,640,761	£10,246,691	£7,783,752
30% SR @LAR : 70% SO	5%	£15,610,114	£8,670,872	£8,477,027	£8,084,247	£5,629,367
30% SR @LAR : 70% SO	10%	£13,082,247	£6,488,820	£6,295,278	£5,903,716	£3,456,449
30% SR @LAR : 70% SO	15%	£10,536,877	£4,288,995	£4,095,719	£3,705,304	£1,265,212
30% SR @LAR : 70% SO	20%	£7,959,459	£2,071,603	£1,878,556	£1,489,219	£-944,134
30% SR @LAR : 70% SO	25%	£5,356,716	£-163,149	£-356,004	£-744,331	£-1,171,376
30% SR @LAR : 70% SO	30%	£2,736,819	£-2,415,055	£-2,607,754	£-2,995,140	£-5,416,303
30% SR @LAR : 70% SO	35%	£99,973	£-4,683,910	£-4,876,488	£-5,263,000	£-7,678,702
30% SR @LAR : 70% SO	40%	£-2,553,614	£-6,969,505	£-7,161,999	£-7,547,704	£-9,983,971
30% SR @LAR : 70% SO	45%	£-5,223,737	£-9,266,769	£-9,462,149	£-9,847,987	£-12,315,723
30% SR @LAR : 70% SO	50%	£-7,910,190	£-11,640,606	£-11,835,971	£-12,226,123	£-14,664,567

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£17,520,274	£10,234,945	£10,040,761	£9,646,691	£7,183,752
30% SR @LAR : 70% SO	5%	£15,010,114	£8,070,872	£7,877,027	£7,484,247	£5,029,367
30% SR @LAR : 70% SO	10%	£12,482,247	£5,888,820	£5,695,278	£5,303,716	£2,856,449
30% SR @LAR : 70% SO	15%	£9,936,877	£3,688,995	£3,495,719	£3,105,304	£665,212
30% SR @LAR : 70% SO	20%	£7,359,459	£1,471,603	£1,278,556	£889,219	£-1,544,134
30% SR @LAR : 70% SO	25%	£4,756,716	£-763,149	£-956,004	£-1,344,331	£-3,771,376
30% SR @LAR : 70% SO	30%	£2,136,819	£-2,015,055	£-2,207,754	£-2,595,140	£-5,016,303
30% SR @LAR : 70% SO	35%	£-500,027	£-4,283,910	£-4,476,488	£-4,863,000	£-7,278,702
30% SR @LAR : 70% SO	40%	£-3,153,614	£-6,569,505	£-6,761,999	£-7,147,704	£-9,583,971
30% SR @LAR : 70% SO	45%	£-5,823,737	£-8,866,769	£-9,062,149	£-9,447,987	£-11,915,723
30% SR @LAR : 70% SO	50%	£-8,510,190	£-11,240,606	£-11,435,971	£-11,826,123	£-14,264,567

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£14,760,274	£7,474,945	£7,280,761	£6,886,691	£4,423,752
30% SR @LAR : 70% SO	5%	£12,250,114	£5,310,872	£5,117,027	£4,724,247	£2,269,367
30% SR @LAR : 70% SO	10%	£9,722,247	£3,128,820	£2,935,278	£2,543,716	£96,449
30% SR @LAR : 70% SO	15%	£7,176,877	£928,995	£735,719	£345,304	£-2,094,788
30% SR @LAR : 70% SO	20%	£4,599,459	£-1,288,397	£-1,481,444	£-1,870,791	£-4,304,134
30% SR @LAR : 70% SO	25%	£1,996,716	£-3,523,149	£-3,716,004	£-4,104,331	£-6,531,376
30% SR @LAR : 70% SO	30%	£-623,181	£-5,775,055	£-5,967,754	£-6,355,140	£-8,776,303
30% SR @LAR : 70% SO	35%	£-3,260,027	£-8,043,910	£-8,236,488	£-8,623,000	£-11,038,702
30% SR @LAR : 70% SO	40%	£-5,913,614	£-10,329,505	£-10,521,999	£-10,907,704	£-13,343,971
30% SR @LAR : 70% SO	45%	£-8,583,737	£-12,646,769	£-12,842,149	£-13,232,987	£-15,675,723
30% SR @LAR : 70% SO	50%	£-11,270,190	£-15,000,606	£-15,195,971	£-15,586,123	£-18,024,567

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£850 per sq ft
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No Units	405
Site Area	1. Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£23,387,704	£23,138,496	£22,947,231	£22,559,082	£20,102,138
30% SR @LAR : 70% SO	5%	£27,698,618	£20,808,097	£20,614,252	£20,221,472	£17,766,591
30% SR @LAR : 70% SO	10%	£24,991,824	£18,444,881	£18,251,339	£17,859,777	£15,412,512
30% SR @LAR : 70% SO	15%	£22,267,528	£16,063,894	£15,870,618	£15,480,203	£13,040,112
30% SR @LAR : 70% SO	20%	£19,525,930	£13,665,340	£13,472,292	£13,082,956	£10,649,603
30% SR @LAR : 70% SO	25%	£16,767,235	£11,249,425	£11,056,570	£10,668,243	£8,241,198
30% SR @LAR : 70% SO	30%	£13,968,230	£8,816,357	£8,623,658	£8,236,271	£5,815,109
30% SR @LAR : 70% SO	35%	£11,150,221	£6,366,339	£6,173,761	£5,787,248	£3,371,546
30% SR @LAR : 70% SO	40%	£8,315,472	£3,899,580	£3,707,087	£3,321,382	£910,724
30% SR @LAR : 70% SO	45%	£5,464,186	£1,416,286	£1,223,842	£838,878	£-1,591,058
30% SR @LAR : 70% SO	50%	£2,596,572	£-1,099,868	£-1,295,234	£-1,685,385	£-4,123,830

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£25,227,704	£17,978,496	£17,787,231	£17,399,082	£14,942,138
30% SR @LAR : 70% SO	5%	£22,538,618	£15,648,097	£15,454,252	£15,061,472	£12,606,591
30% SR @LAR : 70% SO	10%	£19,831,824	£13,284,881	£13,091,339	£12,699,777	£10,252,512
30% SR @LAR : 70% SO	15%	£17,107,528	£10,903,894	£10,710,618	£10,320,203	£7,880,112
30% SR @LAR : 70% SO	20%	£14,365,930	£8,505,340	£8,312,292	£7,922,956	£5,489,603
30% SR @LAR : 70% SO	25%	£11,607,235	£6,099,425	£5,896,570	£5,508,243	£3,081,198
30% SR @LAR : 70% SO	30%	£8,808,230	£3,656,357	£3,463,658	£3,076,271	£655,109
30% SR @LAR : 70% SO	35%	£5,990,221	£1,206,339	£1,013,761	£627,248	£-1,788,454
30% SR @LAR : 70% SO	40%	£3,155,472	£-1,260,420	£-1,452,913	£-1,838,618	£-4,249,276
30% SR @LAR : 70% SO	45%	£304,186	£-3,743,714	£-3,936,158	£-4,321,122	£-6,751,058
30% SR @LAR : 70% SO	50%	£-2,563,428	£-6,259,868	£-6,455,234	£-6,845,385	£-9,283,830

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£22,107,704	£14,858,496	£14,667,231	£14,279,082	£11,822,138
30% SR @LAR : 70% SO	5%	£19,418,618	£12,528,097	£12,334,252	£11,941,472	£9,486,591
30% SR @LAR : 70% SO	10%	£16,711,824	£10,164,881	£9,971,339	£9,579,777	£7,132,512
30% SR @LAR : 70% SO	15%	£13,987,528	£7,783,894	£7,590,618	£7,200,203	£4,760,112
30% SR @LAR : 70% SO	20%	£11,245,930	£5,385,340	£5,192,292	£4,802,956	£2,369,603
30% SR @LAR : 70% SO	25%	£8,487,235	£2,969,425	£2,776,570	£2,388,243	£-88,802
30% SR @LAR : 70% SO	30%	£5,688,230	£536,357	£343,658	£-43,729	£-2,464,891
30% SR @LAR : 70% SO	35%	£2,870,221	£-1,913,661	£-2,106,239	£-2,492,752	£-4,908,454
30% SR @LAR : 70% SO	40%	£35,472	£-4,380,420	£-4,572,913	£-4,958,618	£-7,369,276
30% SR @LAR : 70% SO	45%	£-2,815,814	£-6,863,714	£-7,056,158	£-7,441,122	£-9,871,058
30% SR @LAR : 70% SO	50%	£-5,683,428	£-9,379,868	£-9,575,234	£-9,965,385	£-12,403,830

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£21,507,704	£14,258,496	£14,067,231	£13,679,082	£11,222,138
30% SR @LAR : 70% SO	5%	£18,818,618	£11,928,097	£11,734,252	£11,341,472	£8,886,591
30% SR @LAR : 70% SO	10%	£16,111,824	£9,564,881	£9,371,339	£8,979,777	£6,532,512
30% SR @LAR : 70% SO	15%	£13,387,528	£7,183,894	£6,990,618	£6,600,203	£4,160,112
30% SR @LAR : 70% SO	20%	£10,645,930	£4,785,340	£4,592,292	£4,202,956	£1,769,603
30% SR @LAR : 70% SO	25%	£7,887,235	£2,369,425	£2,176,570	£1,788,243	£-638,802
30% SR @LAR : 70% SO	30%	£5,088,230	£-83,643	£-256,342	£-643,729	£-3,084,891
30% SR @LAR : 70% SO	35%	£2,270,221	£-2,513,661	£-2,706,239	£-3,092,752	£-5,508,454
30% SR @LAR : 70% SO	40%	£-664,528	£-4,980,420	£-5,172,913	£-5,558,618	£-7,969,276
30% SR @LAR : 70% SO	45%	£-3,415,814	£-7,463,714	£-7,656,158	£-8,041,122	£-10,471,058
30% SR @LAR : 70% SO	50%	£-6,283,428	£-9,979,868	£-10,175,234	£-10,565,385	£-13,003,830

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	£18,747,704	£11,498,496	£11,307,231	£10,919,082	£8,462,138
30% SR @LAR : 70% SO	5%	£16,058,618	£9,168,097	£8,974,252	£8,581,472	£6,126,591
30% SR @LAR : 70% SO	10%	£13,351,824	£6,804,881	£6,611,339	£6,219,777	£3,772,512
30% SR @LAR : 70% SO	15%	£10,627,528	£4,423,894	£4,230,618	£3,840,203	£1,400,112
30% SR @LAR : 70% SO	20%	£7,885,930	£2,025,340	£1,832,292	£1,442,956	£-990,337
30% SR @LAR : 70% SO	25%	£5,127,235	£-390,575	£-583,430	£-871,757	£-3,398,802
30% SR @LAR : 70% SO	30%	£2,328,230	£-2,823,643	£-3,016,342	£-3,403,729	£-5,824,891
30% SR @LAR : 70% SO	35%	£-489,779	£-5,273,661	£-5,466,239	£-5,852,752	£-8,268,454
30% SR @LAR : 70% SO	40%	£-3,324,528	£-7,740,420	£-7,932,913	£-8,318,618	£-10,729,276
30% SR @LAR : 70% SO	45%	£-6,175,814	£-10,223,714	£-10,416,158	£-10,801,122	£-13,231,058
30% SR @LAR : 70% SO	50%	£-9,043,428	£-12,739,868	£-12,935,234	£-13,325,385	£-15,763,830

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£675 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£700 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£725 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£750 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£775 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£800 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£825 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

Site typology

Value Area	£850 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%					
30% SR @LAR : 70% SO	5%					
30% SR @LAR : 70% SO	10%					
30% SR @LAR : 70% SO	15%					
30% SR @LAR : 70% SO	20%					
30% SR @LAR : 70% SO	25%					
30% SR @LAR : 70% SO	30%					
30% SR @LAR : 70% SO	35%					
30% SR @LAR : 70% SO	40%					
30% SR @LAR : 70% SO	45%					
30% SR @LAR : 70% SO	50%					

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 2- Secondary industrial (low)

£8,280,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC & SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC, SUDs + Atten & CO2
30% SR @LAR : 70% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
30% SR @LAR : 70% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Appendix 8 - Office appraisal results

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION
Local Plan Viability Testing 2017

120,000 sq m of B1 Office Floorspace

Site Area 1. Ha

Residual land values:

% of Affordable Employment floorspace	£22.50 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£89,174,472	-£65,517,517	-£18,203,608	£28,672,806	£111,472,746	£162,600,218	£213,727,690
5%	-£95,008,015	-£72,533,907	-£27,585,694	£17,101,580	£95,761,524	£144,332,622	£192,903,720
10%	-£100,841,557	-£79,550,299	-£36,967,780	£5,530,355	£80,050,301	£126,065,026	£172,079,750
15%	-£106,899,928	-£86,791,517	-£46,574,694	-£6,357,872	£64,117,631	£107,575,981	£151,034,332
20%	-£112,508,644	-£93,583,081	-£55,731,953	-£17,880,825	£48,627,856	£89,529,833	£130,431,811
25%	-£118,342,187	-£100,599,471	-£65,114,039	-£29,628,607	£32,916,634	£71,262,237	£109,607,841
30%	-£124,175,730	-£107,615,862	-£74,496,125	-£41,376,389	£17,205,412	£52,994,641	£88,783,872
35%	-£130,009,274	-£114,632,253	-£83,878,212	-£53,124,172	£1,494,189	£34,727,045	£67,959,901
50%	-£147,509,903	-£135,681,426	-£112,024,471	-£88,367,517	-£46,335,856	-£20,382,064	£5,487,993

Residual Land values compared to benchmark land values

Benchmark land value 1 - Open Storage

£5,160,000

% of Affordable Employment floorspace	£23 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£94,334,472	-£70,677,517	-£23,383,608	£23,512,806	£106,312,746	£157,440,218	£208,567,690
5%	-£100,168,015	-£77,693,907	-£32,745,694	£11,941,580	£90,601,524	£139,172,622	£187,743,720
10%	-£106,001,557	-£84,710,299	-£42,127,780	£370,355	£74,890,301	£120,905,026	£166,919,750
15%	-£112,059,928	-£91,951,517	-£51,734,694	-£11,817,872	£58,957,631	£102,415,981	£145,874,332
20%	-£117,668,644	-£98,743,081	-£60,891,953	-£23,040,825	£43,467,856	£84,369,833	£125,271,811
25%	-£123,502,187	-£105,759,471	-£70,274,039	-£34,788,607	£27,756,634	£66,102,237	£104,447,841
30%	-£129,335,730	-£112,775,862	-£79,656,125	-£46,536,389	£12,045,412	£47,834,641	£83,623,872
35%	-£135,169,274	-£119,792,253	-£89,038,212	-£58,284,172	-£3,665,811	£29,567,045	£62,799,901
50%	-£152,669,903	-£140,841,426	-£117,184,471	-£93,527,517	-£51,495,856	-£25,542,064	£327,993
45%	-£5,160,000	-£10,320,000	-£13,440,000	-£14,040,000	-£16,800,000	-£5,160,000	-£21,464,730
50%	-£5,160,000	-£10,320,000	-£13,440,000	-£14,040,000	-£16,800,000	-£5,160,000	-£22,841,650

Residual Land values compared to benchmark land values

Benchmark land value 2 - Secondary industrial (low)

£8,280,000

% of Affordable Employment floorspace	£23 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£97,354,472	-£73,797,517	-£26,483,608	£20,392,806	£103,192,746	£154,320,218	£205,447,690
5%	-£103,288,015	-£80,813,907	-£35,865,694	£8,821,580	£87,481,524	£136,052,622	£184,623,720
10%	-£109,121,557	-£87,830,299	-£45,247,780	£2,749,645	£71,770,301	£117,785,026	£163,799,750
15%	-£115,179,928	-£95,071,517	-£54,854,694	-£14,637,872	£55,837,631	£99,295,981	£142,754,332
20%	-£120,788,644	-£101,863,081	-£64,011,953	-£26,160,825	£40,347,856	£81,249,833	£122,151,811
25%	-£126,622,187	-£108,879,471	-£73,394,039	-£37,908,607	£24,636,634	£62,982,237	£101,327,841
30%	-£132,455,730	-£115,895,862	-£82,776,125	-£49,656,389	£8,925,412	£44,714,641	£80,503,872
35%	-£138,289,274	-£122,912,253	-£92,158,212	-£61,404,172	-£6,785,811	£26,447,045	£59,679,901
50%	-£155,789,903	-£143,961,426	-£120,304,471	-£96,647,517	-£54,615,856	-£28,662,064	-£2,792,007
45%	-£8,280,000	-£13,440,000	-£16,560,000	-£17,160,000	-£19,920,000	-£8,280,000	-£24,584,730
50%	-£8,280,000	-£13,440,000	-£16,560,000	-£17,160,000	-£19,920,000	-£8,280,000	-£25,961,650

Residual Land values compared to benchmark land values

Benchmark land value 3 - Secondary industrial (medium)

£8,880,000

% of Affordable Employment floorspace	£22.50 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£98,054,472	-£74,397,517	-£27,093,608	£19,792,806	£102,592,746	£153,720,218	£204,847,690
5%	-£103,888,015	-£81,413,907	-£36,465,694	£8,221,580	£86,881,524	£135,452,622	£184,023,720
10%	-£109,721,557	-£88,430,299	-£45,847,780	£3,349,645	£71,170,301	£117,185,026	£163,199,750
15%	-£115,779,928	-£95,671,517	-£55,454,694	-£15,237,872	£55,237,631	£98,695,981	£142,154,332
20%	-£121,388,644	-£102,463,081	-£64,611,953	-£26,760,825	£39,747,856	£80,649,833	£122,151,811
25%	-£127,222,187	-£109,479,471	-£73,994,039	-£38,508,607	£24,036,634	£62,382,237	£101,727,841
30%	-£133,055,730	-£116,495,862	-£83,376,125	-£50,256,389	£8,325,412	£44,114,641	£79,903,872
35%	-£138,889,274	-£123,512,253	-£92,758,212	-£62,004,172	-£7,385,811	£25,847,045	£59,079,901
50%	-£156,389,903	-£144,561,426	-£120,904,471	-£97,247,517	-£55,215,856	-£29,262,064	-£3,392,007
45%	-£8,880,000	-£14,040,000	-£17,160,000	-£17,760,000	-£20,520,000	-£8,880,000	-£25,184,730
50%	-£8,880,000	-£14,040,000	-£17,160,000	-£17,760,000	-£20,520,000	-£8,880,000	-£26,561,650

Residual Land values compared to benchmark land values

Benchmark land value 4 - Secondary office and industrial (high)

£11,640,000

% of Affordable Employment floorspace	£22.50 psm	£25 psm	£30 psm	£35 psm	£40 psm	£45 psm	£50 psm
0%	-£100,814,472	-£77,157,517	-£29,843,608	£17,032,806	£99,832,746	£150,960,218	£202,067,690
5%	-£106,648,015	-£84,173,907	-£39,225,694	£5,461,580	£84,121,524	£132,692,622	£181,263,720
10%	-£112,481,557	-£91,190,299	-£48,607,780	-£6,109,645	£68,410,301	£114,425,026	£160,439,750
15%	-£118,539,928	-£98,431,517	-£58,214,694	-£17,997,872	£52,477,631	£95,935,981	£139,394,332
20%	-£124,148,644	-£105,223,081	-£67,371,953	-£29,520,825	£36,987,856	£77,889,833	£118,791,811
25%	-£129,982,187	-£112,239,471	-£76,754,039	-£41,268,607	£21,276,634	£59,622,237	£97,967,841
30%	-£135,815,730	-£119,255,862	-£86,136,125	-£53,016,389	£5,565,412	£41,354,641	£77,143,872
35%	-£141,649,274	-£126,272,253	-£95,518,212	-£64,764,172	-£10,145,811	£23,087,045	£56,319,901
50%	-£159,149,903	-£147,321,426	-£123,664,471	-£100,007,517	-£57,975,856	-£32,022,064	-£5,152,007
45%	-£11,640,000	-£16,800,000	-£19,920,000	-£20,520,000	-£23,280,000	-£11,640,000	-£27,944,730
50%	-£11,640,000	-£16,800,000	-£19,920,000	-£20,520,000	-£23,280,000	-£11,640,000	-£29,321,650