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London Borough of Tower Hamlets Local Plan Viability Assessment

Prepared for
London Borough of Tower Hamlets

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Contents

1	Executive Summary	3
2	Introduction	7
3	Methodology	16
4	Appraisal assumptions	20
5	Appraisal outputs	31
6	Assessment of the results	34
7	Conclusion and recommendations	80

Appendices

Appendix 1 -	Policy sift of Tower Hamlets Draft Local Plan
Appendix 2 -	WT Partnership Build costs and Policy costs
Appendix 3 -	Appraisal results with Social Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership (at current costs and values)
Appendix 4 -	Appraisal results with Social Rent, Tower Hamlets Living Rent and Shared Ownershi (at current costs and values)
Appendix 5 -	Appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent (at current costs and values)
Appendix 6 -	Appraisal results with Social Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership (10% sales value growth and 5% cost inflation)
Appendix 7 -	Appraisal results with Social Rent, Tower Hamlets Living Rent and Shared Ownership (10% sales value growth and 5% cost inflation)
Appendix 8 -	Appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent (10% sales value growth and 5% cost inflation)
Appendix 9 -	Appraisal results with Social Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership (5% drop in sales values)
Appendix 10 -	Appraisal results with Social Rent, Tower Hamlets Living Rent and Shared Ownership (5% drop in sales values)
Appendix 11 -	Appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent (5% drop in sales values)
Appendix 12 -	PRS appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent
Appendix 13 -	Strategic sites testing results

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout Tower Hamlets and 14 Strategic Sites to viably meet the emerging planning policy requirements of the Tower Hamlets Draft Local Plan (September 2017) ('THDLP') and other pertinent local policies and guidance as well as national policies. The study tests the cumulative impact of the Council's emerging requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).
- 1.2 This study updates the Regulation 19 Planning Policy Viability Assessment produced by BNP Paribas Real Estate on behalf of the Council, published in September 2017.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies on sites throughout the borough to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the Council's requirements will not adversely impact on viability.
- 1.4 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements, Section 106 contributions, CIL¹ and developer's profit). The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed THDLP policies at a time when there is a degree of uncertainty due to the result of the EU Referendum. Notwithstanding this, residential values in Tower Hamlets have recovered strongly following the severe recession and now exceed the April 2008 peak levels by over 50%.² Forecasts for future house price growth indicate continuing growth in the 'mainstream' UK and East England markets. We have allowed for this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10% and costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements both in today's terms but also in the future. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term.
- 1.6 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the Council's emerging planning policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process.

¹ Mayoral and Borough CIL indexed as appropriate.

² As identified from the Land Registry's online House Price Index database (<http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>)

Key findings

1.7 The key findings of the study are as follows:

- The results of this study are reflective of current market conditions, which are likely to change over the medium term. It is therefore important that the Council keeps the viability situation under review so that so that policy requirements can be adjusted should conditions change markedly. We have run our appraisals with growth in values and inflation on costs to reflect potential changes to viability on schemes to be delivered over the life of the plan. These results can be found in appendices 3, 4 and 5.
- We note that the purpose of this viability study is to support the Council's THDLP policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably. As an area wide study this assessment makes overall judgements as to viability in the Council's area and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications. Section 2 of the Local Housing Delivery Group guidance, identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*
- Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the Council's proposed policy requirements and standards. These schemes are identified in the appraisals as being unviable at 0% affordable housing and base build costs and are generally in lower value areas, on sites with higher existing uses or as a result of higher costs given the nature of the scheme. These schemes will not come forward until changes in market conditions i.e. an improvement in sales values by comparison to build costs. In this regard their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated.
- We have tested the impact of the Council's strategic affordable housing policy targets (ranging between 35% to 50%) and other requirements (including Section 106 and CIL, SUDS, Accessibility and Zero Carbon). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the borough, particularly in the lower value areas, the flexible approach to the application of its policies (i.e. subject to viability) remains an important element. The results of this study identify that this approach will assist in ensuring that the majority of developments will be able to come forward over the economic cycle.
- Developments in the Borough are heterogeneous and scheme-specific viability will vary significantly. Our appraisals indicate that the Council's proposed strategic affordable housing target of 35% - 50% on sites providing net additional residential units, is supportable in many scenarios. There will however inevitably be a degree of negotiation when schemes come forward through development management due to scheme-specific factors that cannot be determined in a high-level assessment. This issue is, however, adequately addressed in the emerging Local Plan through specific measures in place in Spatial Policy S.H1 'Meeting Housing Need' which recognises that the actual amounts of affordable housing delivered on individual schemes may vary when scheme-specific viability issues emerge. The Council's approach to securing Affordable Housing in the emerging THDLP is therefore considered a reasonable position which will not put the scale of housing in the emerging plan at risk, providing the flexibility envisaged by policies i.e. subject to viability, follows through into the adopted plan. We note that the proposed approach is the same as that in the currently adopted Local Plan. Therefore the Council could stand to lose affordable housing from

schemes were they to reduce their existing affordable housing target as developers of schemes which could deliver higher levels of affordable housing would simply submit schemes offering levels of affordable housing at the new reduced threshold.

- With respect to the threshold of units where the requirement for the provision of affordable housing is triggered, the results in this study do not identify a natural split or indication of a threshold where affordable housing should or should not be sought. The results indicate that there is no direct correlation between the size of a scheme and its viability. Viability is determined by a range of elements including but not limited to, the density of the scheme, the build costs incurred, the level of the sales values achievable and of key importance the benchmark land value. The results therefore confirm that the Council is able to seek affordable housing on small sites i.e. under the 11 unit threshold, subject to viability.
- The base position appraisals tested assume a 70% 30% tenure split of rented and intermediate units in line with Policy D.H2 'Affordable housing' of which each element is split 50/50 Social Rent ('SR')/Tower Hamlets Living Rent ('THLR') and Shared Ownership ('SO')/London Living rent ('LLR') respectively. The sensitivity testing of the intermediate affordable housing tenures as part of this assessment has identified that viability can be seen to improve marginally where SO is sought in place of LLR. We therefore consider that the flexibility in Policy D.H2 with respect to the mix of tenure will allow the Council to be able to consider delivery of sites on a case by case basis over the life of the plan so that they are best able to address the housing needs in the borough.
- Vacant Building Credit ('VBC') is intended to provide incentives to developers to bring forward development on sites which are currently occupied by vacant buildings. Due to high sales values in the Borough and strong competition between developers for sites, incentives to reuse existing vacant sites are rarely if ever required. We consider that the VBC has the potential to adversely impact on the Council's ability to meet its affordable housing targets. The VBC is a blunt tool that does not appropriately deal with the viability of schemes in the Borough i.e. which in some instances goes too far and reduces the quantum of affordable housing from a scheme more than the viability of the scheme could deliver and in other instances might not go far enough in assisting a scheme with significant development complications. On this basis, we consider that the Council's approach in policies Spatial Policy S.H1 'Meeting Housing Need' and D.SG5 'Developer contributions' more appropriately ensure schemes provide the 'maximum reasonable' proportion of affordable housing on sites whilst ensuring deliverability of the scheme.
- When the cumulative effect of affordable housing and CIL, S106, SUDs, accessible units and sustainability requirements is tested on developments some schemes are able to accommodate marginally less affordable housing in certain scenarios (by a maximum of circa 5%). We would however highlight that the accessibility requirement is tested on all units in the scheme, whilst Policy D.H3 'Housing and Quality Standards' only requires the provision of 10% of homes to be wheelchair accessible'.
- BNP Paribas Real Estate further note that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce from current day costs in the future as new technology and methods of attaining sustainable development are discovered.
- Policy D.H2 'Affordable housing' identifies at part 5 (a) and (b) that, "Estate regeneration development schemes are required to: 'a. protect and enhance open space, community facilities and the existing quantum of affordable and family units; b. provide an uplift in the number of affordable homes'. Estate regeneration schemes are known to incur significant costs associated with site assembly and we also understand that the freehold of many estates have been transferred to RPs from the Council at 'nil value'. Thus every estate regeneration scheme will be unique and developments will continue to come forward in the borough with proportions of market housing included to cross subsidise the re-provision of the existing affordable housing on the estate. However, where this cross subsidy is not able to

deliver increased quantum of affordable housing, Policy S. H1 will enable developers and RPs to submit a viability assessment to support their case, as frequently happens on such sites. Clearly there will be a limit to the delivery of units on a site due to the constraints of bulk and massing and a site may not be able to provide enough additional private housing to support both the re-provision of existing units as well as up to 50% of the net additional homes as affordable units.

- We consider that in light of the acute need for more affordable units, the requirements of the Council's policies D. H2 and S. H1 for estate regeneration is reasonable and deliverable. The allowance for the consideration of viability on such schemes is vital as this enables frank discussions between the Council and RPs/developers on site and scheme specific issues considered on a case by case basis.
- As with conventional sale schemes our appraisals of PRS schemes indicate the affordable housing targets can be delivered in some circumstances and setting a lower target would not result in the optimum outcome in terms of total numbers of affordable units delivered. In light of this position and given the high need for affordable housing in the Borough and London, we consider that the Council's flexible policies (Strategic Policies S. H1 and D.SG5') which allow for schemes to be considered on a scheme-specific viability basis will ensure the delivery of PRS schemes in the borough, whilst still ensuring the maximum reasonable quantum of affordable housing is delivered in the range of appropriate housing developments coming forward.
- Our assessment of the 14 strategic sites has concluded that the large majority of the sites can viably deliver the THDLP's emerging policies. With regard to the small number of unviable sites we have undertaken viability testing to determine that the Council's emerging policies will viably allow all bar one of these sites to come forward. However with respect to this one site, it has been demonstrated that it is not the Council's policies that are rendering the site as unviable.
- The flexibility of the affordable housing policy facilitates consideration of site specific issues to ensure schemes they can come forward whilst delivering the maximum reasonable quantum of affordable housing (e.g. the scheme tested on Site 13 Millharbour South can viably deliver between 20% and 25% affordable housing). Further, some sites such as Site 2 Bow Common Gas Works and Site 11 Leven Road Gas Works may have significant abnormal costs associated with their redevelopment. Our assessment of Site 2 Bow Common Gas Works has identified that the scheme tested adopting our assumptions is deliverable as a wholly private scheme where a developer has sought to reduce the purchase price of the site to allow for the considerable decontamination costs likely to be required on the gas works site. This generates a surplus of £4.898 million which could fund the delivery of 0 -5% affordable housing. Alternatively, the land owner would undertake the works themselves recovering the costs through the sale of the site. On the basis of the same assumption, site 11 Leven Gas Works is identified as being able to deliver circa 25% affordable housing in conjunction with the Council's other policy requirements.
- Our testing of the impact of Policy D.EMP2, which requires major commercial and mixed use schemes to provide at least 10% of commercial space as "affordable workspace", on a number of the strategic sites has identified that this requirement can viably be accommodated.
- We appreciate that all sites and schemes will have different specific viability considerations, and this study demonstrates that the Council's flexible approach to applying its affordable housing and other policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve competitive returns, as required by the NPPF. Maintaining this approach will lighten the 'scale of obligations and policy burdens' (Para 174 of the NPPF) to ensure that sites are, as far as if possible, able to be developed viably and thus facilitate the growth envisaged by the Council's plans throughout the economic cycle without jeopardising the delivery of the THDLP.

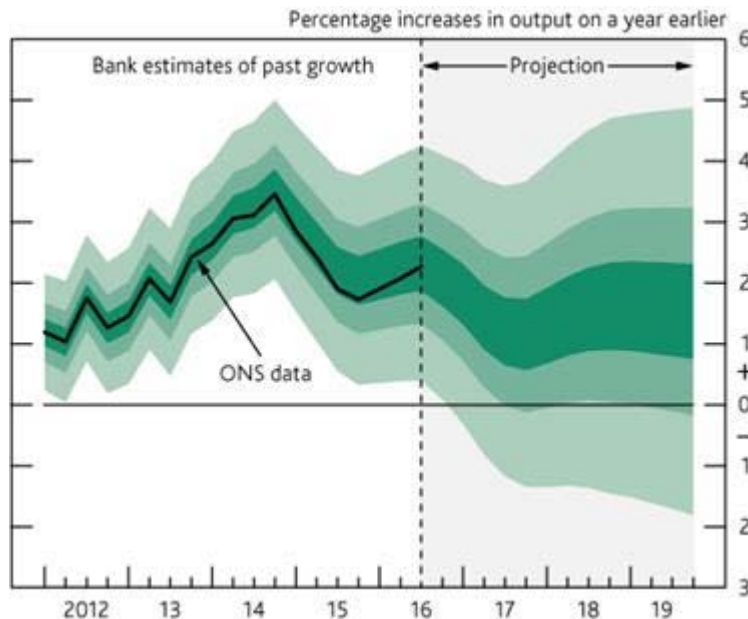
2 Introduction

- 2.1 This study has been commissioned by the London Borough of Tower Hamlets (“The Council”) to contribute towards an evidence base to inform the Council’s emerging Draft Local Plan. This report tests the ability of a range of development types throughout the Borough as well as 14 identified strategic sites to viably meet the existing local planning policy requirements and other pertinent local policies and guidance as well as national policies. The study tests the cumulative impact of the Council’s requirements, in line with the requirements of the National Planning Policy Framework (‘NPPF’) and the Local Housing Delivery Group guidance ‘Viability Testing Emerging Local Plans: Advice for planning practitioners’ (June 2012).
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of the Council’s policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site and scheme by scheme basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to support the Council’s emerging policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably.
- 2.4 As an area wide study this assessment makes overall judgements as to viability within the London Borough of Tower Hamlets and does not account for individual site circumstances. The assessment should not be relied upon for individual site applications. Notwithstanding this, we note that some judgement has been made within this study with regard to the individual characteristics of the strategic sites tested. However the schemes tested on these sites are based on assessments of likely development capacity on the sites by the Council and in this regard they may differ from actual planning applications that will come forward on these sites and scheme specific testing may still be required at the point where they come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *“The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan.”*

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of ‘readjustment’ began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general “credit crunch” including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.

- 2.7 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, affordability of repayments helped to boost demand for housing. This, together with a return to economic growth early in 2010 (see November 2016 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2019) meant that consumer confidence started to improve.



Source: Bank of England

- 2.8 During 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. In March 2016 BNP Paribas Real Estate considered that the buoyancy seen during 2015 would persist into 2016 to deliver average price growth of 4.7%. However, we highlighted downside risks in the form of the changing tax regime for buy to let investments and challenging economic conditions in some parts of the country. The regional economic implications of falling global demand in the manufacturing and oil sectors were also identified as likely to take its toll on house price growth in those exposed regions.
- 2.9 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However there are tentative signs of improvement and resilience in the market. This includes The International Monetary Fund having revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.

- 2.10 The UK's first official growth figures since the referendum result vote have been published and exceed initial estimates. Growth for Q3 according to the Office for National Statistics ('ONS') figures was 0.5%, higher than analyst's predictions of 0.3%. The ONS has highlighted that *"the pattern of growth continues to be broadly unaffected following the EU referendum"*. Initial expectations are that the better than expected GDP figures will deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy has slowed slightly from the Q2 figure of 0.7% and the pattern is a slightly unbalanced one with the only sector of the economy continuing to grow being the services industry at 0.8%.
- 2.11 The Chancellor, Phillip Hammond, noted that *"The fundamentals of the UK economy are strong and today's data show that the economy is resilient."* Data from the construction and manufacturing sector are on a continuing trend of stagnation and decline, with construction contracting by 1.4% and manufacturing 0.4%. It was expected that manufacturing would be bolstered by the fall in the value of the pound, however this has failed to materialise. Overall the figures are better than expected, however experts have warned that forecasts for 2017 are gloomier, as Britain begins the formal process of exiting the EU through the process of invoking article 50. Theresa May has announced that Article 50 will be triggered at the end of March (Q1) 2017, and any potential economic impacts of disengagement from the EU are likely to be deferred until the UK's future relationship with other EU countries is established. Nevertheless, the Bank of England's November Inflation report has increased the Bank's prediction for economic growth from 0.8% to 1.4% for next year, but cut the 2018 forecast from 1.8% to 1.5%. The revisions indicate that the Bank now thinks the impact of any potential exit from the EU will be felt later than expected.
- 2.12 The November Halifax House Price Index report indicates that house prices in the three months to October were 5.2% higher on average than the equivalent three months of 2015, with the annual rate of growth easing from 5.8% in October to 5.2%. Martin Ellis, the Halifax housing economist comments that, *"Annual house price growth has nearly halved from a peak of 10.0% in March this year, but remains robust at 5.2%. This expected slowdown appears to have been largely due to mounting affordability pressures, which have increasingly constrained housing demand. Whilst house price growth may ease further in the coming months, very low mortgage rates and a shortage of properties available for sale should help support price levels"*.
- 2.13 It is worth noting that Nationwide's chief Economist reported in Nationwide's October House Price Index that *"measures of housing market activity remain fairly subdued, with the number of residential property transactions c10% below the levels recorded in the same period of 2015 in recent months"*. He reflected that *"this weakness may still in part reflect the after-effects of the introduction stamp duty on second homes introduced in April, where buyers brought forward transactions to Q1 to avoid additional stamp duty liabilities (see chart below). Policy changes impacting the Buy to Let market may also be playing a role in dampening activity."*
- 2.14 We also note that Nationwide have reported that they consider *"the solid labour market conditions and historically low borrowing costs should provide support to buyer confidence. Moreover, the relatively low number of homes on the market and modest rates of housing construction are likely to keep the demand/supply balance fairly tight, even if economic conditions weaken in the quarters ahead, as most forecasters expect"*.
- 2.15 All sources we have recently reviewed support the view that the economic outlook is uncertain, and the five year outlook for housing value growth in the UK will be *"almost wholly dependent on the UK's terms of exit from the EU and the agreements that we manage to put in place"* (JLL Unchartered Territory Report (UK Research November 2016, UK Residential Forecasts)).

- 2.16 Savills identify in their Residential Property Focus Q4 2016 Report (published November 2016) that, *“The effect of Brexit is complicating a natural shift towards the later stages of the housing market cycle, when the strongest growth is seen beyond London and the South East. All regions are expected to see reduced house price growth as the economy slows.”* They suggest that negotiations on the terms of the UK’s exit from the EU are likely to be concluded by early 2019, which will bring *“to an end the two-year period of greatest uncertainty... As buyer confidence returns, low mortgage rates should mean there is capacity for a small bounce-back in house prices”*. Thus the consensus among analysts is that the UK housing market will be more subdued for the next two to three years, as uncertainty in the economy will begin to have a dampening effect on the levels of activity. JLL identify in their November report that, they consider that the housing market *“will remain reasonably active with little chance of meaningful price corrections”*.

Local housing market context

- 2.17 According to Land Registry as of September 2009, values had fallen in Tower Hamlets by circa 22.8% from the April 2008 peak of the market values. Subsequently values recovered steadily to April 2010, from which point values fluctuated within a 7% range until May 2013. From May 2013 average values have been seen to increase at a more rapid rate exceeding the April 2008 peak of the market value in October 2013. As of October 2016 residential sales values in Tower Hamlets were circa 52% higher than the April 2008 peak of the market values.
- 2.18 Tower Hamlets has seen very strong growth in sales values across the borough, where values have been seen to almost double since BNP Paribas Real Estate prepared the Council’s Community Infrastructure Levy (‘CIL’) viability report. Growth in values has resulted from a significant number of development schemes coming forward, regenerating the borough. Values in the city fringe, along the Thames and in Canary Wharf area also seen significant increases with a number of schemes achieving sales values in excess of £1,200 per sq ft. These areas are now considered part of the central London ‘prime market’. Growth in values in these areas has resulted in part from active interest from domestic and overseas investors.
- 2.19 The future trajectory of house prices is currently uncertain, although both Knight Frank and Savills’ and current predictions are that values are expected to increase over the next five years. They identify that the Mainstream London market will grow by 11% to 12.5% over the period between 2017 to 2021 inclusive, whilst the Prime Central London East/Prime Central London markets will grow by 15.9% to 21%. This is compared to a UK average of 13% to 14.2% cumulative growth over the same period.

Table 2.19.1: Savills’ house price forecasts for prime and mainstream London markets

London Markets	2017	2018	2019	2020	2021	Cumulative growth
Prime Central London - Savills	0.0%	0.0%	8.0%	5.0%	6.5%	21%
Prime Central London East - Knight Frank	1.0%	3.5%	3.0%	3.5%	4.0%	15.9%
Mainstream London - Savills	0.0%	3.0%	4.5%	2.0%	1.0%	11%
Mainstream London - Knight Frank	-1.0%	2.0%	2.5%	3.0%	5.5%	12.5%
UK - Savills	0.0%	2.0%	5.5%	3.0%	2.0%	13.0%
UK - Knight Frank	1.0%	2.5%	3.0%	3.0%	4.0%	14.2%

Figure 2.19.1: Average house prices in Tower Hamlets

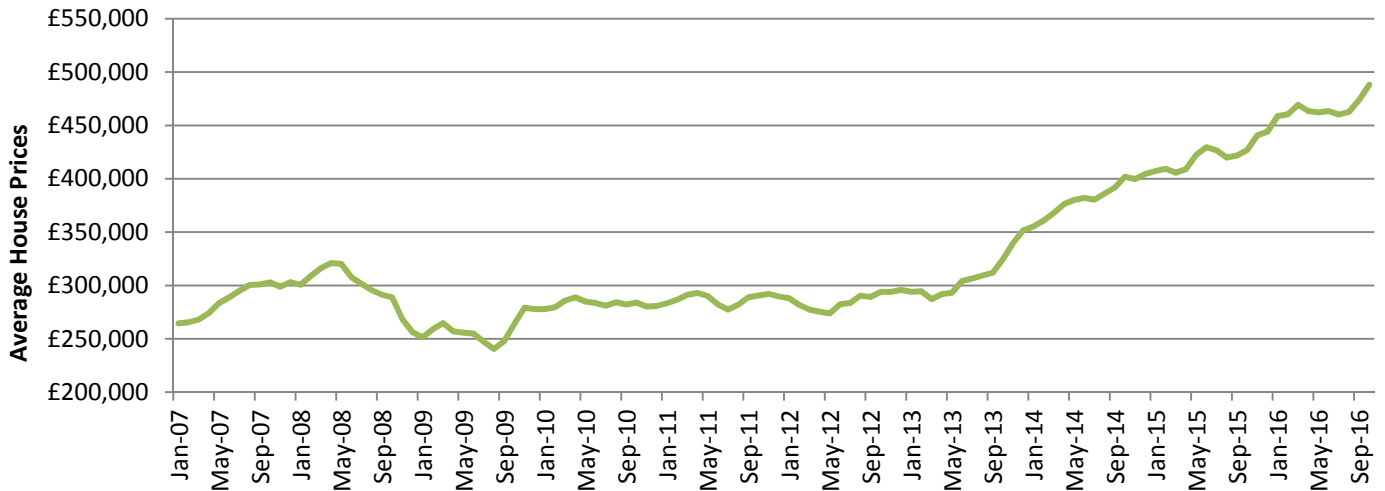
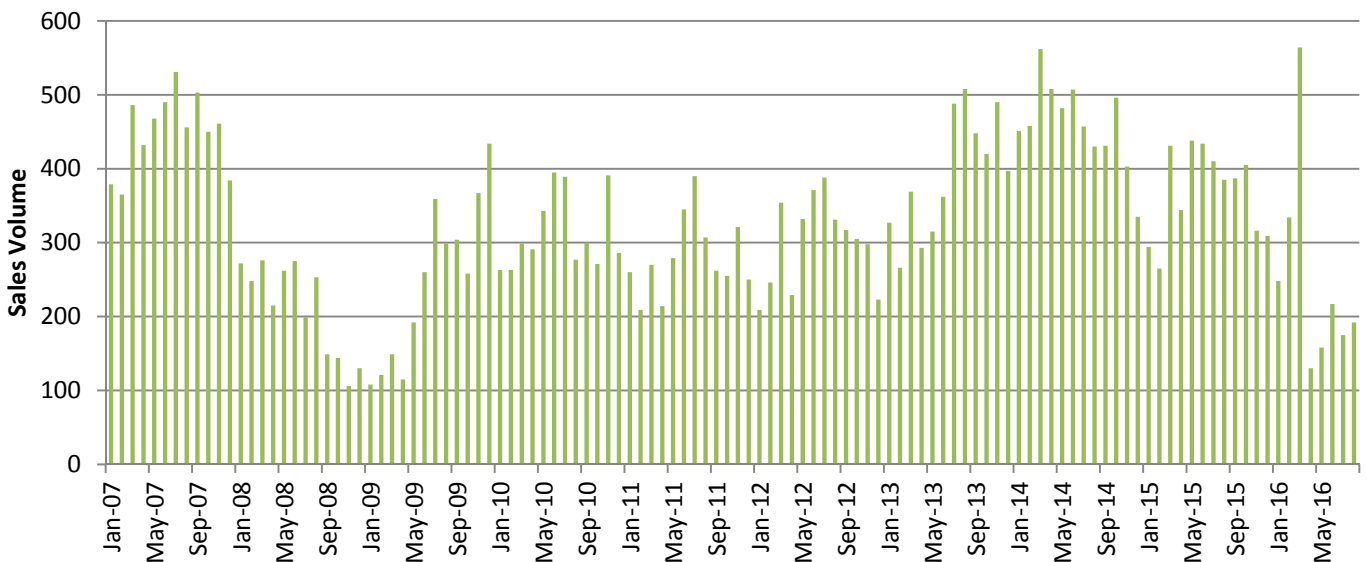


Figure 2.19.2: Sales volumes in Tower Hamlets



Source: Land Registry

National Policy Context

The NPPF

- 2.20 The NPPF sets out the government’s planning policies including its preferred approach to meeting housing and employment requirements. The NPPF has subsequently been supplemented by the National Planning Practice Guidance (‘NPPG’).
- 2.21 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the cumulative effect of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention “to viability and costs in plan-making and decision-taking”. The NPPF requires that “the sites and the scale of development identified in the plan should not be

subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened". After taking account of policy requirements, land values should be sufficient to *"provide competitive returns to a willing landowner and willing developer"*.

- 2.22 The meaning of a "competitive return" has been the subject of considerable debate over the past few years. For the purposes of testing the viability of a local plan, the Local Housing Delivery Group³ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value⁴, although there is no consensus around this view.

National Planning Practice Guidance

- 2.23 The National Planning Practice Guidance ('NPPG') stresses the need for evidence in viability to ensure that Local Plan vision and policies are realistic and provide *"high level assurance"* that plan policies are viable. Evidence should be proportionate and not every site needs to be tested.
- 2.24 The NPPG goes on to indicate that local planning authorities should consider the range of costs on development, including those imposed through national and local standards; local policies; the Community Infrastructure Levy; and potential Section 106 obligations.
- 2.25 The NPPG indicates that Local Plan policies should be tested using current costs and current values, and not based on *"an expectation of future rises in values at least for the first five years of the plan period"*.

Mayoral CIL

- 2.26 Tower Hamlets falls within Mayoral CIL Zone 2, where a CIL of £35 per square metre is levied.
- 2.27 Accordingly this study takes full account of Mayoral CIL indexed as appropriate to 2016 values, based on the All in Tender Price Index as required by the CIL Regulations (as amended)..

Tower Hamlets CIL

- 2.28 Tower Hamlets adopted its CIL Charging Schedule on 25 February 2015 and it came into effect on 1 April 2015. Table 2.28.1 below summarises the rates of CIL charged.

Table 2.28.1: CIL rates in the adopted Charging Schedule

Development Type	Proposed CIL Rate Per sq m (GIA) of Development			
	Zone 1	Zone 2	Zone 3	Large Allocated Sites
Residential	£200	£65	£35	Nil
Offices	City Fringe	North Docklands	Large Allocated Sites	Rest of Borough
	£90	Nil	Nil	Nil
Retail (Except Convenience Supermarkets/ Superstores and Retail Warehousing)	£70	£70	Nil	Nil

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

Development Type	Proposed CIL Rate Per sq m (GIA) of Development	
	Borough Wide, Except Large Allocated Sites	Large Allocated Sites
Convenience Supermarkets/ Superstores and Retail Warehousing	£120	Nil
Hotel	£180	Nil
Student Housing Let at Market Rents	£425	Nil
Student Housing Let at Below Market Rents	Nil	Nil
All other uses	Borough Wide	
	Nil	

- 2.29 We have allowed for the Council's CIL charges indexed as appropriate to 2016 values, based on the All in Tender Price Index as required by the CIL Regulations (as amended).

Local Policy context

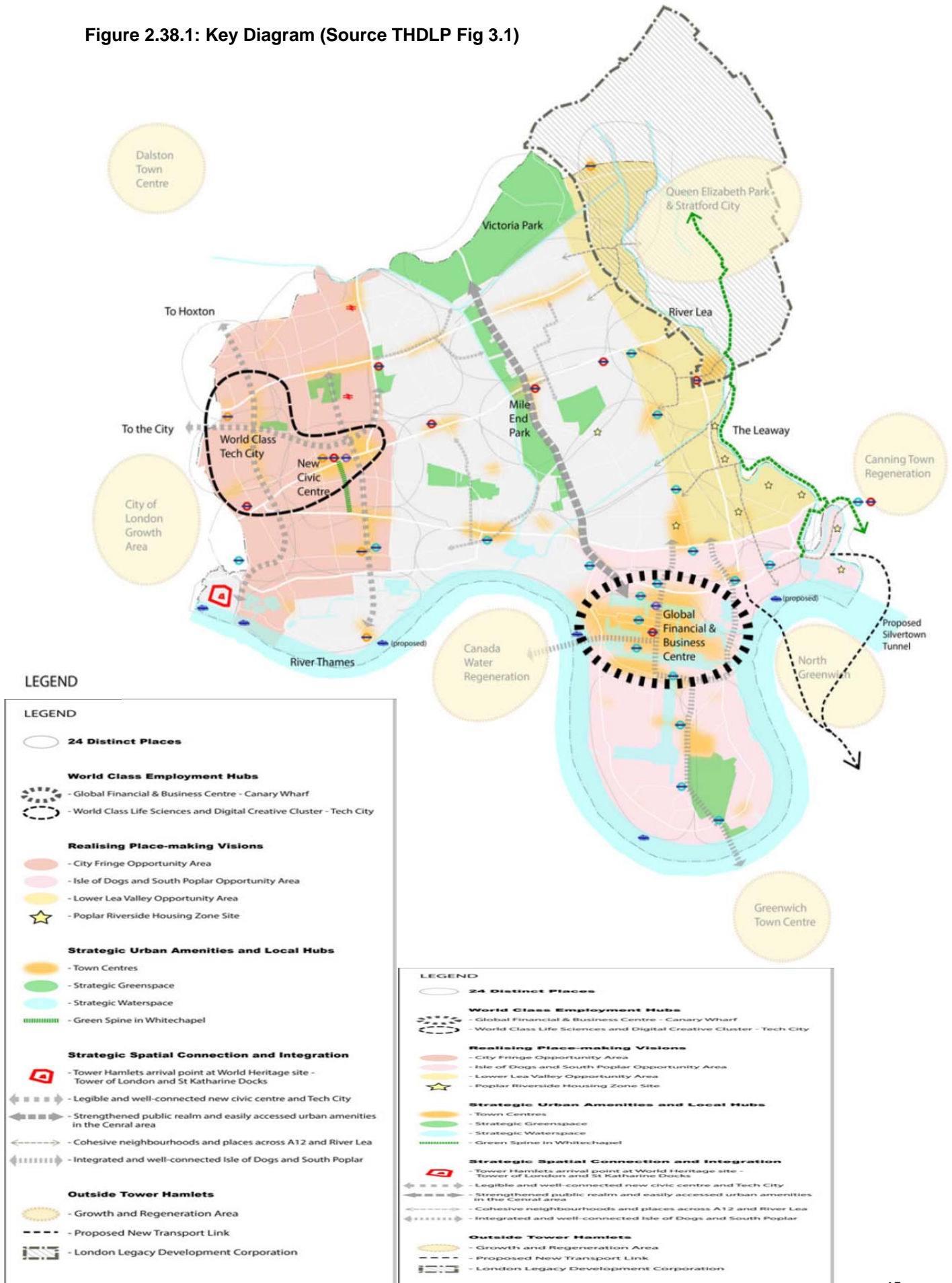
- 2.30 The study takes into account the emerging policies and standards set out in the Tower Hamlets Local Plan 2031, Managing growth and sharing the benefits, Regulation 19 Consultation document to be published in October 2017 ('THDLP'). These include *inter alia* affordable housing requirements; sustainability and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards etc.). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. **Appendix 1** summarises our analysis of the anticipated cost of new or amended policies/requirements in the THDLP document.
- 2.31 Therefore only the elements of the policy framework which are proposed to change and which have cost implications for developments will need to be tested.
- 2.32 In addition to CIL and financing infrastructure through residual Section 106 contributions (subject to pooling restrictions), the Council expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. Strategic Policy S.H1 identifies that the Council's strategic target for affordable homes of 50% will be achieved by requiring a minimum of 35% affordable homes on sites providing net additional residential units (subject to viability). Policy D.H2 'Affordable housing' goes on to identify that the Council will seek to maximise affordable housing in line with Policy S.H1 and will require delivery of housing in accordance with a 70% Rent and 30% Intermediate tenure split.
- 2.33 The full list of policies in the THDLP has been summarised in **Appendix 1** identifying any which have cost implications for developments, however we set out below a list of the policies identified as having cost implications for developments:
- Policy D.SG5 – Developer contributions (sets out that requirements may include S106 agreements to make provisions to mitigate the impacts of the development and CIL and the Council's approach to the Vacant Building Credit ('VBC'))
 - Strategic Policy S.H1 – (sets out the strategic affordable housing target of 50% and identifies the minimum requirement for 35%-affordable homes on sites providing net additional residential units (subject to viability);

- Policy D.H2 - (requires the delivery of affordable housing in a 70% Rent and 30% Intermediate tenure split). It also requires developments for estate regeneration to protect the existing quantum of affordable homes and provide an uplift in the number of affordable homes.
- Policy D.H3 – Housing Standards and Quality (in particular accessibility requirements in line with the London Plan)
- Policy D.EMP2 – New employment space (seeks to secure at least 10% of new employment floorspace as affordable workspace within major commercial and mixed-use development schemes)
- Policy D.ES5 – Sustainable Drainage (specifies requirements for SUDs and attenuation on development sites).
- Policy D.ES7 – A Zero Carbon Borough (identifies the Council’s aspiration of achieving Zero Carbon development. From 2016 to 2019 a 45% CO2 emissions reduction from the 2013 building regulations is sought and Zero Carbon from 2019-2031 i.e. a minimum of 45% reduction of on-site with the remaining regulated carbon dioxide emissions to 100% to be off-set through a cash in lieu contribution for carbon saving projects elsewhere in the borough.)

Development context

- 2.34 Tower Hamlets is an inner London borough and sits in an important strategic location for London, linking central London with the rest of the Thames Gateway growth corridor. The THDLP identifies that the borough is the second most densely populated in London, and the townscape is evolving with the increase in density. Many areas have undergone significant change and regeneration, with a mix of redevelopment and restoration/adaption/reuse of buildings. In particular there has been a marked increase in the number of tall buildings, particularly residential ones, causing notable changes to the borough’s skyline, with positive and negative implications.
- 2.35 Developments in Tower Hamlets range from small in-fill sites to major regeneration schemes. The City Fringe and Canary Wharf are strategically important employment locations for London and are the location of the headquarters for a large number of multinational businesses so commercial development is important and strong within these key locations within the Borough.
- 2.36 The THDLP identifies that the 2015 Indices of Deprivation (DCLG, 2015) show that while Tower Hamlets has become relatively less deprived, deprivation remains widespread and the Borough also continues to have the highest rates of child and pensioner poverty in England (LBTH, 2016). However the borough also contains a number of wards which are within the least deprived in England. This disparity is reflected in the borough’s pay ratio which is the largest, reflecting the greatest inequality in London (London Poverty Profile, 2015).
- 2.37 Given the above it is unsurprising that there are significant variations in residential sales values between different parts of the Borough, with values in the City Fringe, wards along the River Thames and in Canary Wharf generally being the highest and the areas to the north east of the borough achieving lower values. Notwithstanding this position, values in the entire borough have seen significant growth in the last few years with the construction of new residential dwellings (building starts) in the borough exceeding the other London boroughs and the growth shows little signs of abating.
- 2.38 The THDLP identifies that *‘The London Plan (GLA, 2016) identifies a ten-year minimum housing supply target of 39,314 homes within Tower Hamlets over the period 2015-2025. This is equivalent to a minimum requirement of 3,931 homes per annum. The London Plan does not set out specific housing targets beyond 2025 but expects boroughs to ‘roll forward’ their annual target. The London Plan ten-year target, plus the annual rolled forward target, results in a housing supply target for the borough (2016 – 2031) of 58,965 homes.’*

Figure 2.38.1: Key Diagram (Source THDLP Fig 3.1)

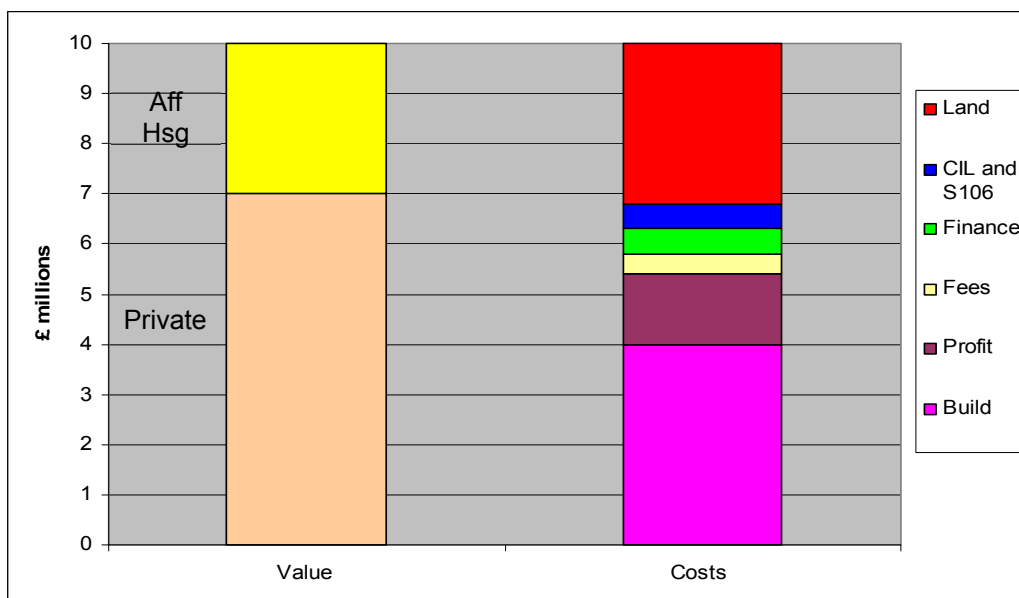


3 Methodology

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

Approach to testing development viability

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



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

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

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

- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁵ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of infrastructure to support new residents.

Viability benchmark

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (Para 024; reference ID 10-024-20140306).
- 3.8 The Local Housing Delivery Group published guidance⁶ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

⁵ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁶ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.
- 3.10 The examination on the Mayor of London’s CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (Para 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (Para 9).*
- 3.11 In his concluding remark, the Examiner points out that:
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (Para 32 – emphasis added).*
- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.13 Respondents to consultations on planning policy documents in Tower Hamlets and other local planning authorities in and out of London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Tower Hamlets, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of its Guidance Note on “Financial Viability in Planning”:

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

- 3.15 The Guidance goes on to state that *“it would be inappropriate to assume an uplift based on set percentages... given the diversity of individual development sites”.*
- 3.16 Commentators also make reference to “market testing” of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.17 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%.
- 3.18 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 3.

4 Appraisal assumptions

- 4.1 We have appraised 9 development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the borough. The Council have reviewed historic planning applications and have based the appraisal typologies on a range of actual developments within the borough. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in Tower Hamlets in future. Details of the schemes appraised are provided below in tables 4.1.1 and 4.1.2 below.

Table 4.1.1 Development typologies

Typology No.	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	3	Houses	100	0.03
2	6	Flats	350	0.02
3	10	Flats	235	0.04
4	11	Flats	235	0.05
5	25	Houses and flats	375	0.07
6	50	Flats	380	0.13
7	100	Flats	210	0.48
8	250	Flats	280	0.89
9	400	Flats	630	0.63

Table 4.1.2: Unit Mix (as identified in the SHMAA)

Unit Size	Market	London Living Rent / Intermediate	Social Target Rent / Tower Hamlets Living rent
1 bed	30%	15%	25%
2 bed	50%	40%	30%
3 bed	20%	35%	45%
4 bed		10%	15%
Total	100%	100%	100%

- 4.2 For typology 1 we have assumed 100% of the units are delivered as 3 bed houses and Typology 5 we have assumed that 10% of the 3 bed units are delivered as houses.
- 4.3 With respect to the size of units adopted in the study, these are set out in Table 4.3.1 below and have been informed by the minimum gross internal floor areas set out in Policy 3.5 and Table 3.3 of the London Plan Consolidated with Alterations since 2011 published in March 2016 and the DCLG's Technical Housing standards' nationally described space standard published in March 2015.

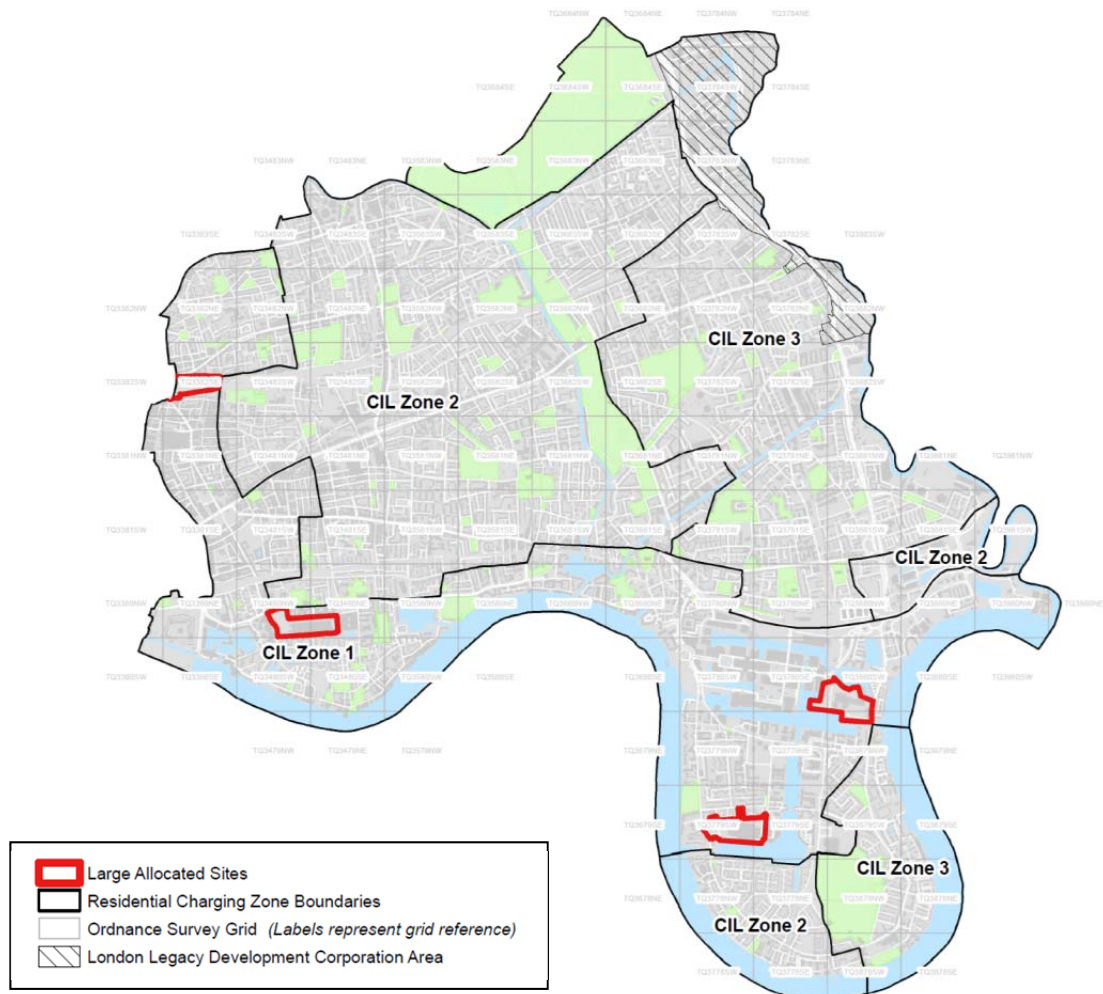
Table 4.3.1: Unit Sizes adopted in study

Unit type	1 Bed flat	2 bed flat	3 bed flat	4 bed flat	3 bed house
Unit size (sq m)	50	70	95	108	102

Residential sales values

- 4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We note that since our March 2013 CIL Viability Report was published (with research undertaken in mid 2012), the Land Registry's database identifies that house prices in the borough have increased by circa 66%.
- 4.5 We have undertaken research on updated residential values in the borough using online database sources including Molior London, the Land Registry, Rightmove and discussions with active local agents. We also have an excellent understanding of values attributed to new build developments from viability work undertaken on behalf of the Council. We have considered all of this evidence of transacted properties in the area as well as properties on the market and pricing of new developments to establish appropriate values for testing purposes. This exercise indicates that in general, developments in the city fringe, Thames waterfront regions (such as St Katherine's docks and Wapping), Canary Wharf and docklands will attract average the highest sales values in the borough ranging from circa £8,342 per square metre (£775per square foot) to £12,917 per square metre (£1,200 per square foot). Lower values are generally achieved in the east of the borough, however in peripheral areas values of new build development have been seen to increase significantly over the last few years. We have tested high medium and low values for each of the three CIL Zones as illustrated in Figure 4.5.1 below.

Figure 4.5.1: CIL Zones



Source: LB Tower Hamlets Charging Schedule (adopted April 2015)

- 4.6 We have applied the following average sales values in our appraisals, reflecting the range identified in each of the CIL zones (see Table 4.6.1).

Table 4.6.1: Average sales values adopted in Tower Hamlets appraisals

Area	Ave values £s per sq m	Ave values £s per sq ft
CIL Zone 1 - High	£12,917	£1,200
CIL Zone 1 - Medium	£ 9,688	£ 900
CIL Zone 1 - Low	£ 8,342	£ 775
CIL Zone 2 - High	£ 9,149	£ 850
CIL Zone 2 - Medium	£ 8,073	£ 750
CIL Zone 2 - Low	£ 7,266	£ 675
CIL Zone 3 - High	£ 8,611	£ 800
CIL Zone 3 - Medium	£ 7,266	£ 675
CIL Zone 3 - Low	£ 6,189	£ 575

Affordable housing tenure and values

- 4.7 With respect to affordable housing, the Council’s Strategic Policy **S.H1** identifies that the Council’s strategic target for affordable homes of 50% will be achieved by requiring a minimum of 35% to 50% affordable homes on sites providing net additional residential units (subject to viability). Policy D.H2 ‘Affordable housing’ goes on to identify that the Council will seek to maximise affordable housing in line with Policy S.H1 and will require delivery of housing in accordance with a 70% Rent and 30% Intermediate tenure split. The supporting text at paragraph 4.18 identifies that the plan:

“... sets a target of achieving 50% affordable homes through private development as well as council-led initiatives. This target is considered to best reflect local housing need. On developments that yield 11 or more net additional residential units, at least 35% of affordable housing is expected. Developments are expected to maximise the provision of affordable housing, having regard to availability of public subsidy, implications of phased development (including provision for re-appraising scheme viability at different stages of development) as well as financial viability. Affordable housing calculations will be made using habitable rooms. Given the extent of local need, it is considered necessary and appropriate to seek financial contributions towards the provision of affordable housing from sites of less than 10 units. Financial contributions will be calculated using our preferred methodology as set out in the Planning Obligations Supplementary Planning Document. Over the plan period, developments on small sites have the potential to contribute over 3,000 new homes and could make a significant contribution towards meeting local affordable housing need (see appendix 7). Financial contributions will be calculated using a sliding-scale target starting at 3.5% across the whole site and increasing to 3.5% for each additional home, reaching 35% for sites of 11 units of more. Further detail (including on financial viability assessments) is provided in the developer contributions policy (D.SG5) and in the latest Planning Obligations Supplementary Planning Document. Policy S.H1 also requires ‘a mix of housing sizes and tenures on all sites providing new housing’ and further supports ‘a variety of housing products in the market and affordable tenure’.”

- 4.8 Policy D.H2 ‘Affordable housing’ sets out that the Council will seek to “maximise the provision of affordable housing in accordance with a 70% rented and 30% intermediate tenure split.” The supporting text in paragraphs 4.28 and 4.29 identify that:

“4.28 Where the development provides up to 35% affordable housing, as per policy S.H1 above, the affordable housing provision should be comprised of:

- 70% rented element, of which 50% should be London affordable rents and 50% should be Tower Hamlets living rent; and
- 30% intermediate element, which can include London living rent, shared ownership and other intermediate products.

4.29 *Larger intermediate units (3 or more bedrooms) should be prioritised as London Living Rent products, and generally, shared ownership will not be considered appropriate where unrestricted market values of a unit exceed £600,000 (as per the Affordable Housing and Viability Supplementary Planning Guidance [GLA, 2016]). Where the development provides more than 35% affordable housing, the tenure of the additional affordable homes will be subject to negotiation. GLA developed products (including the London Affordable Rent and London Living Rent) may be subject to change over the plan period. Our affordable housing service will provide further guidance on suitable products when assessing applications. Rent levels are determined as part of the viability assessment of each planning application and undertakings are made to retain similar rent levels at the point of completion. The ownership of affordable homes must be transferred to one of our approved local registered providers or other approved affordable housing providers.”*

- 4.9 The Council have identified that given the identified need in the borough they require forthcoming applications to split the 70% rented affordable element between SR and THLR. These will be equally split 50/50 between all unit sizes.
- 4.10 With respect to the 30% intermediate units, the Council has indicated that they are willing to be flexible on these units and have requested that three options of this provision be tested as follows:
- 50% LLR and 50% SO;
 - 100% SO; and
 - 100% LLR.
- 4.11 We set out in Table 4.11.1 the weekly rents for Social Rent (based on London Affordable Rent ('LAR')), Tower Hamlets Living Rent and London Living Rent adopted in our appraisals, which were the rents as at the point of gathering appraisal input data for this study. We understand that moving forward 2017/2018 values will apply as identified in Table 4.11.2 below.

Table 4.11.1 Social Rent (based on London Affordable Rent), Tower Hamlets Living Rent and London Living Rent weekly rents adopted in appraisals

Sub Market	London Living Rent (16/17)				Tower Hamlets Living Rent (16/17)				Social Rent/London Affordable Rent (16/17)			
CIL Z1 High	£267.66	£297.40	£327.14	£359.86	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z1 Med	£231.63	£257.37	£283.10	£311.41	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z1 Low	£202.77	£225.30	£247.83	£272.62	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z2 High	£267.66	£297.40	£327.14	£359.86	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z2 Med	£217.98	£242.20	£266.42	£293.06	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z2 Low	£178.44	£198.27	£218.09	£239.90	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z3 High	£253.59	£281.77	£309.95	£340.94	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z3 Med	£202.77	£225.30	£247.83	£272.62	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87
CIL Z3 Low	£178.44	£198.27	£218.09	£239.90	£194.74	£214.21	£235.63	£259.20	£142.70	£151.09	£159.48	£167.87

Table 4.11.2 Social Rent (based on London Affordable Rent), Tower Hamlets Living Rent and London Living Rent weekly rents 2017/18

Sub Market	London Living Rent				Tower Hamlets Living Rent				Social Rent/London Affordable Rent(17/18)			
CIL Z1 High	£267.66	£297.40	£327.14	£356.88	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z1 Med	£231.63	£257.37	£283.10	£308.84	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z1 Low	£202.77	£225.30	£247.83	£270.37	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z2 High	£267.66	£297.40	£327.14	£356.88	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z2 Med	£217.98	£242.20	£266.42	£290.64	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z2 Low	£178.44	£198.27	£218.09	£237.92	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z3 High	£253.59	£281.77	£309.95	£338.12	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z3 Med	£202.77	£225.30	£247.83	£270.37	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70
CIL Z3 Low	£178.44	£198.27	£218.09	£237.92	£198.63	£218.49	£241.36	£264.38	£144.26	£152.73	£161.22	£169.70

- 4.12 We have used our bespoke model to value the affordable housing, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures in the borough over a period of circa 35 years which capitalises the net rental income stream. With respect to the social rented accommodation the model calculates the gross rent for these properties derived from a combination of property values (as at January 1999). The net rent is then calculated by taking into account factors such as: standard levels for individual registered providers (RP's) management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 4.13 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the subsequent four years. This has reduced the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. Our model accounts for this by reducing rents in years 1 to 4, which is a cautious assumption and assumes that the restriction will remain in place in perpetuity for rented accommodation in this study.
- 4.14 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016 to 2021 – Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We note that the Government's 2016 Autumn Statement identified that the Government would "invest of a further £1.4 billion to deliver 40,000 additional affordable homes" and that they "will relax restrictions on government grant to allow a wider range of housing-types". However, we consider that the proposed sum is unlikely to achieve the delivery of 40,000 new homes as suggested given the increase in sales values since 2010 (i.e. when such grant was last available to fund all tenures of affordable housing). In addition we are aware that the GLA's Draft Affordable Housing and Viability SPG 2016 identifies that, "To enable the delivery of more affordable homes the Mayor will make funding available to increase the proportion of affordable homes above that which is viable on a nil-grant basis. Funding will be available on a tariff basis, details of which are set out in the Mayor's Homes for Londoners: Affordable Homes Programme 2016-21." BNP Paribas Real Estate is of the opinion that any grant funding will now have to work harder to achieve the same outcome that would have been possible in 2010 and therefore is unlikely to be available on all schemes. On this basis we have assumed no grant is available in the testing undertaken. Notwithstanding this we recommend that the Council revisits this assumption in future viability reviews.
- 4.15 For shared ownership units, we have assumed that RPs will sell 25% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%.

PRS

- 4.16 We have tested typologies 6, 7 and 8 (50, 100 and 250 unit schemes respectively) set out in section 4.1 above, delivered as PRS schemes. We have adopted the rents as set out in table 4.16.1 below following research into rents achievable in PRS schemes in the area using the Moliar London database and our knowledge of viability of PRS schemes coming forward in the area. These rents have been capitalised at a net yield of between 3.25% and 3.75%, in line with market research published by Knight Frank⁷ and CBRE⁸. As we have adopted a net yield we have included an allowance of 25% for running costs (i.e. this accounts for the costs of maintenance, lettings management, repairs, void periods, insurance, utilities and replacement of fixtures and fittings etc.), which we consider to be a conservative allowance as in our experience this figure can be lower. As with the private sale unit typology scenarios we have tested these schemes with varying degrees of affordable housing provided as SR (at LAR), THLR and LLR i.e. all rented affordable housing which is better suited to PRS schemes. We have allowed for a developer return/profit level of 15% on the PRS revenue.

Table 4.16.1 PRS rents and yields adopted in study

Sub Market	Gross Rent per month - 1 Bed	Gross Rent per month - 2 Bed	Gross Rent per month - 3 Bed	Net Yield
CIL Zone 1 - High	£2,690	£3,640	£4,770	3.25%
CIL Zone 1 - Medium	£1,770	£2,200	£3,250	3.50%
CIL Zone 1 - Low	£1,510	£1,840	£2,450	3.50%
CIL Zone 2 - High	£2,210	£3,185	£4,770	3.25%
CIL Zone 2 - Medium	£1,770	£2,140	£3,250	3.50%
CIL Zone 2 - Low	£1,420	£1,700	£2,450	3.75%
CIL Zone 3 - High	£1,500	£1,880	£2,325	3.50%
CIL Zone 3 - Medium	£1,450	£1,700	£2,180	3.75%
CIL Zone 3 - Low	£1,310	£1,630	£2,160	3.75%

Build costs

- 4.17 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes adjusted to reflect local circumstances in Tower Hamlets. We have then been provided with additional advice from WT Partnership (“WTP”), who were instructed by the Council to provide advice in relation to the likely extra over costs above the aforementioned base build costs associated with the Council’s policy requirements. We set out the base build costs in Table 4.17.1 overleaf.

Table 4.17.1 Base Build costs adopted in study

Typology No.	Number of units	Housing type	Development density units per ha	Net developable area (ha)	Gross to net for flats	Base build costs per sq m
1	3	Houses	100	0.03	n/a	1,583
2	6	Flats	350	0.02	80%	1,700

⁷ Knight Frank Residential Yield Guide Q1 2017

⁸ CBRE UK Residential Property Investment Yields March 2017

Typology No.	Number of units	Housing type	Development density units per ha	Net developable area (ha)	Gross to net for flats	Base build costs per sq m
3	10	Flats	235	0.04	80%	1,700
4	11	Flats	235	0.05	80%	1,700
5	25	Houses and flats	375	0.07	75%	1,583 2,100
6	50	Flats	380	0.13	75%	2,250
7	100	Flats	210	0.48	75%	2,250
8	250	Flats	280	0.89	75%	2,250
9	400	Flats	630	0.63	75%	2,500

- 4.18 In addition to the base build costs outlined above we have also allowed for other factors which are not included in BCIS. Our appraisals include allowances of 15% for external works and a contingency of 5% of base build costs.
- 4.19 WTP have advised that the costs of SUDs and attenuation is very much dictated by the size of a site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc. The typologies included in this area wide assessment vary greatly from a 3 units to 400 units. WTP's considered advice to test in this study is that the Policy requirements would add circa 0.4% of base build costs.
- 4.20 WTP have advised that the cost of providing step free access to a block of apartments over 3 floors is very small as a lift would normally be provided for a scheme over 4 floors and it would only require a step free ramped access at the entrance which would be a minor cost. The cost of providing step free access to low-rise developments where a lift would not be part of a scheme would be disproportionately expensive as you would need to add in a lift and ramps. This would include providing external ramp, lift pit, lift core and overrun, lift installation to which you need to add Contractor's overheads and profit and preliminaries and in our opinion would cost in the order of £100,000 for samples 2, 3 and 4.
- 4.21 The Greater London Housing Standard Review Viability Assessment dated May 2015 indicates an increase in cost of between 2% - 2.4% of the construction costs to provide step free access in low rise developments. This would equate to circa £40,000-50,000 based on samples 2, 3 and 4, which in their opinion could only be achieved on a two storey scheme using a platform type lift but not on a three storey block using a standard lift. They have therefore advised that an allowance of £100,000 should be adopted in the viability study for achieving step free access to samples 2, 3 and 4.
- 4.22 WTP identify that the Greater London Housing Standards Review Viability Document refers to an increase of circa 1% to 1.5% on construction costs to achieve 35% CO2 reduction standard. This is based on the whole of Greater London Authority (GLA) area and WTP have advised that in their opinion, Tower Hamlets being an Inner London Borough would be at the upper end of this assessment. They have therefore advised that an extra over cost of 1.5% is appropriate to achieve 35% CO2 reduction.
- 4.23 WTP have advised that the Zero Carbon Hub in partnership with the Sweet Group's February 2014 publication (Cost Analysis: Meeting The Zero Carbon Standard), identifies the average UK cost to achieve zero carbon is circa £3,100 per unit (based on an average of houses and apartments at 2016 price levels) and when a London regional weighting is considered this is circa £3,900 per unit for London. They advise that this equates to a circa 2% mark up on the base build costs adopted in this study. Considering Tower Hamlets is an Inner London Borough they have advised that a mark-up of 2.5% would in their opinion be appropriate to achieve Zero Carbon.

Professional fees

- 4.24 In addition to base build costs, schemes will incur professional fees covering design, valuation highways and planning consultants and the cost of preparing and submitting the planning application and so on. Our appraisals incorporate an allowance of 10-12%, which is at the middle to higher end of the range for most schemes.

Development finance

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

Marketing costs

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

Section 106 and CIL

- 4.27 We have adopted an allowance of £1,220 per unit as per the Council's previous CIL viability study, which we understand from the Council is a reasonable assumption based on elements they would seek S106 towards from such schemes.
- 4.28 The Council adopted their CIL Charging Schedule in April 2015. We have allowed for the Council's CIL charges indexed as appropriate to 2016 values, based on the All in Tender Price Index as required by the CIL Regulations (as amended). We set out the base and indexed CIL charges in Table 3.28.1 below. Also see Figure 4.5.1 above for a map of the residential CIL Zones.

Table 3.28.1: Summary of Borough Residential CIL charges

Zone	Base CIL Charge (£ per sq m) (<i>indexed CIL charge</i>)
Zone 1	£200 (£211.58)
Zone 2	£65 (£68.76)
Zone 3	£35 (£37.03)

- 4.29 In addition to Borough CIL, we have also included Mayoral CIL based on £35 per sq m indexed as appropriate to 2016 values (£43 per square metre). CIL applies to net additional floor area only.
- 4.30 CIL applies to net additional floorspace⁹. Given the urban nature of Tower Hamlets our appraisals assume a deduction of 15% for existing floorspace.

Development and sales periods

- 4.31 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 8 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of 10 to 12 units per month might be expected.

Developer's profit

- 4.32 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the

⁹ Existing buildings must be occupied for their lawful use for at least six months out of the previous 36 months (three years) prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

- 4.33 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.34 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding with a range of developer profit of between 17% to 20% being seen on developments across London, but the outcome of the referendum on the UK's membership of the European Union has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.35 Our assumed return on the traditional affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and HCA's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.36 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.37 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price.

Benchmark land values

- 4.38 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways –

as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.

- 4.39 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.40 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.41 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.
- 4.42 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹⁰. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the ‘average’ situation.
- 4.43 **Benchmark Land Value 1:** This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the Borough at £25 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £46.225 million, to which we have added a 20% premium, resulting in a benchmark of £55.471 million.
- 4.44 **Benchmark Land Value 2:** This benchmark assumes medium value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the Borough at £17 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £25.531 million, to which we have added a 20% premium, resulting in a benchmark of £30.637 million.
- 4.45 **Benchmark Land Value 3:** This benchmark assumes lower value secondary office space or community use on a hectare of land, with 50% site coverage and 2 storeys. The rent assumed is based on such lettings of second hand premises in the Borough at £12.50 per sq ft. We have assumed a £35 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £11.923 million, to which we have added a 20% premium, resulting in a benchmark of £14.308 million.

¹⁰ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide “competitive returns” to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

- 4.46 **Benchmark Land Value 3:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 60% site coverage and 1.5 storeys. The rent assumed is based on lettings of secondary industrial floorspace in the Borough at £4.95 per sq ft. We have assumed a letting void of two and a half years. The capital value of the building would be £6.243 million, to which we have added a 20% premium, resulting in a benchmark of £7.497 million.

Table 4.46.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Higher Value Secondary Offices	£55,470,629
Medium Value Secondary Offices	£30,637,362
Lower Value Secondary Offices / Community Use	£14,307,614
Secondary Industrial/Warehousing	£7,491,054

5 Appraisal outputs

- 5.1 The full outputs from our appraisals of a range of developments are attached as **appendices 3 to 11**. We have appraised 9 development typologies, reflecting different densities and types of development in Tower Hamlets. Each appraisal incorporates (where relevant) the Council's requirement for affordable housing, tested at different levels.
- 5.2 Within each Appendix, the 9 development typologies are appraised separately. For each site, where relevant, the results of the following analyses are provided:
- 0% affordable housing (current costs and values):
 - 10% affordable housing (current costs and values):
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 20% affordable housing (current costs and values):
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 25% affordable housing (current costs and values):
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 30% affordable housing (current costs and values):
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 35% affordable housing:
 - Current costs and values:
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 10% sales value growth and 5% cost inflation:
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 5% drop in sales values:
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
 - 42.5% affordable housing (current costs and values):
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR Rent.
 - 50% affordable housing (current costs and values):
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.

- 5.3 Viability has been tested on the above affordable housing scenarios. It should be noted that if a scheme is shown to be viable, a greater level of affordable housing might be deliverable within the ‘interval’ that has been tested. For example, if a scheme is shown to be viable with 25% affordable housing, but not with 30% affordable housing the actual level of affordable housing that could be provided will fall between 26% and 29%. Likewise if a scheme is viable at 30% and unviable with 35%, the scheme will be able to provide between 31 and 34%. Schemes that are viable at 35% affordable housing could potentially provide a higher level of affordable housing.
- 5.4 Each page of the Appendix shows the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs), in the grey boxes, and compares this to each of the four benchmark land values, in the yellow boxes.
- Green shading in the results indicates that scheme is viable (where the residual land value is higher than the benchmark land value); and
 - Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).
- 5.5 The appendices test the cumulative impact of the Council’s requirements. The first set of results indicate the residual values of schemes with no policy requirements i.e. just base build costs with no Section 106 or CIL contributions, sustainability requirements etc. These policy requirements are added incrementally as shown in Table 5.5.1 below.

Table 5.5.1 Table of cumulative impact of costs tested

Base build costs	Base costs & S106 contributions and indexed CIL	Base costs, S106 and CIL & SUDS	Base costs, S106 and CIL, SUDS & Accessibility (small sites)	Base costs, S106 and CIL, SUDS, Accessible & 35% Carbon	Base costs, S106 and CIL, SUDS, Accessible & Zero Carbon
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- 5.6 An example of the layout and costs used to present the appraisal outputs in this study is provided below. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices.
- 5.7 In the example overleaf, this particular development typology (T8 – 250 Flats) is located in CIL Zone 2 at high residential values (£850 per sq ft). The affordable housing provided in the scheme includes rented affordable housing at 50% SR and 50% THLR units and intermediate accommodation as 50% LLR and 50% SO. The appraisal results demonstrate that the scheme could currently viably absorb the requirements for Section 106 and CIL, SUDs, Accessibility and Zero Carbon, alongside affordable housing of between 30% and 35% affordable housing when measured against benchmark land value 3.

Figure 5.7.1 Example of results tables

LB TOWER HAMLETS Local Plan Viability Testing 2016							
T8 - 250 Flats				Value Area	CIL Z2 High (£850 psf)		
No Units	250			Sales value inflation	0%		
Site Area	0.89 Ha			Build cost inflation	0%		
Residual land values:				Affordable Housing Tenure SR & TH LR : LLR & SO			
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£42,265,973	£38,979,198	£38,740,466	£38,740,466	£37,845,221	£37,248,391
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£34,474,956	£31,552,478	£31,315,440	£31,315,440	£30,426,549	£29,833,956
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£26,793,966	£24,207,280	£23,968,496	£23,968,496	£23,073,056	£22,476,096
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£22,967,147	£20,555,590	£20,318,025	£20,318,025	£19,427,154	£18,833,240
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£19,160,441	£16,931,388	£16,695,142	£16,695,142	£15,809,223	£15,218,611
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,381,702	£13,323,287	£13,084,623	£13,084,623	£12,189,636	£11,592,979
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,719,000	£7,918,631	£7,682,331	£7,682,331	£6,796,206	£6,205,347
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,079,283	£2,530,537	£2,293,013	£2,293,013	£1,402,293	£808,479
Residual Land values compared to benchmark land values							
Benchmark land value 3 - Secondary Industrial/Warehousing							
						£14,307,614	
Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,491,318	£26,204,543	£25,965,811	£25,965,811	£25,070,566	£24,473,736
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,700,301	£18,777,823	£18,540,785	£18,540,785	£17,651,894	£17,059,301
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£14,019,311	£11,432,625	£11,193,841	£11,193,841	£10,298,401	£9,701,441
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,192,492	£7,780,935	£7,543,370	£7,543,370	£6,652,499	£6,058,585
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,385,786	£4,156,733	£3,920,487	£3,920,487	£3,034,568	£2,443,956
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,607,047	£548,632	£309,968	£309,968	£-585,019	£-1,181,676
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,055,655	£-4,856,024	£-5,092,324	£-5,092,324	£-5,978,449	£-6,569,308
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,695,372	£-10,244,118	£-10,481,642	£-10,481,642	£-11,372,362	£-11,966,176

6 Assessment of the results

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

Analysis of results

- 6.4 The first set of tables analyses the viability of small schemes tested (i.e. less than the 11 unit affordable housing threshold suggested by the NPPG) as well as a 11 unit scheme, which according to the NPPG be required to deliver affordable housing, compared to an appropriate benchmark land value across the different value areas. The results confirm that although there is some variance in viability between schemes, values areas and dependant on benchmark land values, such developments can viably deliver the THDLP policies along with contributions towards affordable housing.
- 6.5 Further, the results also demonstrate that there is no notable difference in scheme viability when comparing the viability of the 10 unit scheme versus the 11 unit scheme. In this regard we consider the threshold to be an artificial floor for the requirement for affordable housing and is not necessary to ensure the viability or deliverability of smaller schemes.

Table 6.5.1: Viability of developments below 11 unit national threshold – development typologies 1 (3 Houses), 2 (6 Flats) and 3 (10 Flats)

CIL Zone 1 (High Value) - Benchmark Land Value 1 (higher value secondary offices)

TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£391,476	£291,416	£289,407	£185,773	£178,244	£173,224
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£182,972	£92,634	£90,626	£-13,007	£-20,537	£-25,557
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-25,532	£-106,147	£-108,154	£-211,788	£-219,318	£-224,338
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-129,784	£-205,537	£-207,545	£-311,178	£-318,709	£-323,729
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-234,036	£-304,927	£-306,935	£-410,569	£-418,099	£-423,119
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-338,287	£-404,318	£-406,326	£-509,959	£-517,490	£-522,509
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-494,666	£-553,403	£-555,412	£-659,046	£-666,575	£-671,595
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-651,043	£-702,489	£-704,497	£-808,131	£-815,661	£-820,680

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£1,569,869	£1,414,225	£1,410,543	£1,309,813	£1,296,007	£1,286,802
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£1,287,590	£1,147,363	£1,143,656	£1,042,222	£1,028,320	£1,019,052
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£1,004,410	£879,615	£875,878	£773,634	£759,620	£750,278
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£862,481	£745,409	£741,656	£638,965	£624,891	£615,508
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£720,328	£610,981	£607,210	£504,048	£489,908	£480,482
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£577,949	£476,332	£472,544	£368,880	£354,672	£345,200
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£363,958	£273,944	£270,125	£165,661	£151,343	£141,797
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£149,460	£71,057	£67,207	£-38,120	£-52,555	£-62,180

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£1,840,873	£1,581,464	£1,575,328	£1,474,598	£1,451,587	£1,436,248
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£1,370,406	£1,136,694	£1,130,515	£1,029,083	£1,005,911	£990,465
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£898,439	£690,448	£684,220	£581,975	£558,620	£543,049
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£661,892	£466,771	£460,515	£357,826	£334,367	£318,728
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£424,970	£242,725	£236,440	£133,278	£109,711	£94,001
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£187,671	£18,310	£11,995	£-91,668	£-115,349	£-131,136
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-188,980	£-319,005	£-325,369	£-429,833	£-453,696	£-469,605
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-526,476	£-657,149	£-663,565	£-768,891	£-792,952	£-808,993

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£2,024,959	£1,739,611	£1,732,861	£1,632,130	£1,606,819	£1,589,944
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£1,507,448	£1,250,364	£1,243,567	£1,142,134	£1,116,646	£1,099,654
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£988,283	£759,492	£752,641	£650,398	£624,706	£607,578
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£728,081	£513,448	£506,567	£403,878	£378,073	£360,870
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£467,466	£266,997	£260,085	£156,922	£130,999	£113,717
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£206,438	£20,140	£13,194	£-90,468	£-116,517	£-133,883
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-185,878	£-350,906	£-357,905	£-462,369	£-488,619	£-506,119
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-579,124	£-722,865	£-729,922	£-835,248	£-861,715	£-879,359

CIL Zone 1 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£473,170	£384,519	£382,510	£278,876	£271,347	£266,327
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£329,215	£249,175	£247,167	£143,533	£136,004	£130,984
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£185,258	£113,831	£111,824	£8,190	£660	£-4,360
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£113,281	£46,160	£44,151	£-59,481	£-67,012	£-72,032
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£41,302	£-21,512	£-23,520	£-127,153	£-134,684	£-139,703
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£-30,676	£-89,183	£-91,192	£-194,826	£-202,355	£-207,375
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-138,644	£-190,691	£-192,700	£-296,332	£-303,863	£-308,883
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-246,610	£-292,199	£-294,207	£-397,840	£-405,370	£-410,391

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£1,096,991	£956,801	£953,119	£852,389	£838,583	£829,378
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£901,815	£775,544	£771,838	£670,404	£656,502	£647,233
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£705,738	£593,402	£589,665	£487,422	£473,408	£464,065
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£607,362	£501,999	£498,246	£395,556	£381,481	£372,098
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£508,761	£410,374	£406,603	£303,441	£289,301	£279,875
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£409,933	£318,529	£314,740	£211,076	£196,868	£187,396
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£261,271	£180,344	£176,526	£72,062	£57,744	£48,198
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£112,101	£41,661	£37,812	£-67,514	£-81,951	£-91,575

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£1,399,953	£1,166,304	£1,160,168	£1,059,437	£1,036,427	£1,021,086
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£1,074,661	£864,210	£858,031	£756,599	£733,427	£717,979
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£747,867	£560,640	£554,411	£452,167	£428,811	£413,240
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£583,906	£408,301	£402,045	£299,356	£275,897	£260,259
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£419,570	£255,594	£249,309	£146,146	£122,579	£106,869
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£254,858	£102,516	£96,202	£-7,462	£-31,142	£-46,929
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£7,087	£-127,791	£-134,155	£-238,619	£-262,482	£-278,391
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-241,530	£-358,929	£-365,345	£-470,671	£-494,732	£-510,771

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£1,539,948	£1,282,934	£1,276,185	£1,175,454	£1,150,143	£1,133,268
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£1,182,127	£950,631	£943,834	£842,401	£816,913	£799,921
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£822,653	£616,703	£609,852	£507,609	£481,917	£464,789
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£642,297	£449,131	£442,250	£339,560	£313,756	£296,554
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£461,527	£281,153	£274,240	£171,077	£145,154	£127,872
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£280,345	£112,768	£105,822	£2,158	£-23,890	£-41,256
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£7,796	£-140,570	£-147,570	£-252,034	£-278,284	£-295,784
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-265,683	£-394,821	£-401,879	£-507,206	£-533,672	£-551,316

CIL Zone 1 (Low Value) - Benchmark Land Value 2 (lower value secondary offices)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£196,794	£112,896	£110,887	£7,254	£-276	£-5,296
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£78,773	£3,042	£1,033	£-102,600	£-110,130	£-115,150
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£-39,248	£-106,813	£-108,821	£-212,454	£-219,985	£-225,005
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£-98,258	£-161,741	£-163,748	£-267,382	£-274,911	£-279,931
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£-157,269	£-216,667	£-218,675	£-322,309	£-329,839	£-334,859
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£-216,279	£-271,594	£-273,602	£-377,236	£-384,766	£-389,786
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-304,795	£-353,985	£-355,993	£-459,626	£-467,157	£-472,177
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-393,311	£-436,376	£-438,384	£-542,017	£-549,548	£-554,567

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£722,578	£588,827	£585,146	£484,415	£470,609	£461,404
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£562,212	£441,782	£438,074	£336,642	£322,739	£313,471
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£400,945	£293,851	£290,115	£187,871	£173,857	£164,515
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£319,974	£219,554	£215,801	£113,111	£99,036	£89,653
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£238,777	£145,035	£141,264	£38,102	£23,962	£14,535
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£157,356	£70,295	£66,505	£-37,157	£-51,365	£-60,837
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£34,801	£-42,231	£-46,049	£-150,514	£-164,832	£-174,377
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-88,261	£-155,256	£-159,105	£-264,431	£-278,868	£-288,491

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£775,931	£553,014	£546,878	£446,147	£423,137	£407,797
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£508,656	£307,939	£301,760	£200,328	£177,156	£161,709
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£239,878	£61,388	£55,159	£-47,084	£-70,441	£-86,012
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£104,926	£-62,441	£-68,697	£-171,386	£-194,845	£-210,483
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-30,402	£-186,640	£-192,924	£-296,086	£-319,653	£-335,363
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-166,105	£-311,207	£-317,521	£-421,185	£-444,865	£-460,652
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-370,364	£-498,750	£-505,113	£-809,577	£-633,440	£-649,350
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-575,467	£-687,123	£-693,538	£-798,865	£-822,925	£-838,966

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,265,379	£1,121,715	£1,114,965	£1,014,235	£988,924	£972,049
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£939,976	£810,410	£803,614	£702,181	£676,692	£659,700
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£612,921	£497,482	£490,631	£388,388	£362,695	£345,567
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£448,775	£340,409	£333,527	£230,838	£205,034	£187,831
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£284,214	£182,929	£176,016	£72,854	£46,931	£29,649
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£119,241	£25,045	£18,098	£-85,565	£-111,614	£-128,980
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-128,993	£-212,545	£-219,545	£-324,009	£-350,259	£-367,759
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-378,156	£-451,047	£-458,105	£-563,431	£-589,897	£-607,542

CIL Zone 2 (High Value) - Benchmark Land Value 2 (lower value secondary offices)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£362,620	£310,296	£308,289	£204,655	£197,124	£192,104
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£231,470	£184,096	£182,088	£78,455	£70,924	£65,904
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£100,320	£57,896	£55,888	£-47,746	£-55,275	£-60,296
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£34,746	£-5,205	£-7,212	£-110,846	£-118,375	£-123,396
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-30,830	£-68,305	£-70,312	£-173,946	£-181,476	£-186,496
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-96,408	£-131,405	£-133,412	£-237,046	£-244,576	£-249,595
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-194,767	£-226,054	£-228,063	£-331,696	£-339,226	£-344,246
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-293,130	£-320,704	£-322,713	£-426,347	£-433,876	£-438,896

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£947,225	£868,863	£865,182	£764,451	£750,645	£741,440
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£769,733	£699,060	£695,353	£593,921	£580,018	£570,749
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£591,340	£528,372	£524,636	£422,392	£408,378	£399,036
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£501,804	£442,696	£438,943	£336,253	£322,178	£312,795
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£412,044	£356,798	£353,027	£249,865	£235,725	£226,299
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£322,059	£270,679	£266,890	£163,228	£149,019	£139,546
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£186,659	£141,085	£137,267	£32,802	£18,465	£8,940
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£50,751	£10,993	£7,144	£-98,183	£-112,619	£-122,243

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,150,344	£1,019,741	£1,013,605	£912,874	£889,864	£874,524
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£854,524	£736,737	£730,557	£629,125	£605,954	£590,507
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£557,202	£452,257	£446,028	£343,784	£320,428	£304,857
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£407,976	£309,462	£303,207	£200,517	£177,060	£161,421
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£258,376	£166,300	£160,015	£56,852	£33,286	£17,576
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£108,401	£22,768	£16,453	£-87,210	£-110,891	£-126,677
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-117,266	£-193,222	£-199,586	£-304,050	£-327,914	£-343,822
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-343,778	£-410,043	£-416,459	£-521,785	£-545,845	£-561,886

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,265,379	£1,121,715	£1,114,965	£1,014,235	£988,924	£972,049
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£939,976	£810,410	£803,614	£702,181	£676,692	£659,700
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£612,921	£497,482	£490,631	£388,388	£362,695	£345,567
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£448,775	£340,409	£333,527	£230,838	£205,034	£187,831
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£284,214	£182,929	£176,016	£72,854	£46,931	£29,649
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£119,241	£25,045	£18,098	£-85,565	£-111,614	£-128,980
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-128,993	£-212,545	£-219,545	£-324,009	£-350,259	£-367,759
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-378,156	£-451,047	£-458,105	£-563,431	£-589,897	£-607,542

CIL Zone 2 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£141,519	£92,997	£90,990	£-12,644	£-20,173	£-25,194
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£29,697	£-14,208	£-16,215	£-119,849	£-127,379	£-132,399
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-82,126	£-121,413	£-123,420	£-227,054	£-234,584	£-239,604
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-138,037	£-175,015	£-177,023	£-280,657	£-288,187	£-293,207
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-193,949	£-228,618	£-230,626	£-334,259	£-341,790	£-346,810
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-249,860	£-282,220	£-284,229	£-387,862	£-395,392	£-400,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-333,727	£-362,625	£-364,632	£-468,266	£-475,796	£-480,816
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-417,594	£-443,028	£-445,037	£-548,670	£-556,200	£-561,220

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£647,694	£574,484	£570,802	£470,072	£456,266	£447,062
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£495,855	£429,892	£426,185	£324,752	£310,850	£301,581
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£343,113	£284,416	£280,678	£178,434	£164,420	£155,078
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£266,404	£211,344	£207,591	£104,901	£90,826	£81,443
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£189,470	£138,051	£134,281	£31,118	£16,979	£7,552
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£112,310	£64,538	£60,749	£-42,914	£-57,122	£-66,594
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-3,851	£-46,148	£-49,966	£-154,430	£-168,748	£-178,294
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-120,519	£-157,332	£-161,181	£-266,507	£-280,944	£-290,568

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£651,127	£529,109	£522,973	£422,243	£399,232	£383,892
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£398,059	£288,123	£281,944	£180,512	£157,340	£141,893
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£143,491	£45,661	£39,432	£-62,811	£-86,168	£-101,738
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£15,643	£-76,124	£-82,379	£-185,069	£-208,528	£-224,167
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£-112,581	£-198,278	£-204,562	£-307,725	£-331,292	£-347,002
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£-241,180	£-320,801	£-327,116	£-430,779	£-454,459	£-470,246
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-434,783	£-505,277	£-511,641	£-616,105	£-639,969	£-655,877
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-629,230	£-690,584	£-697,000	£-802,326	£-826,387	£-842,427

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£716,239	£582,020	£575,270	£474,540	£449,229	£432,354
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£437,866	£316,936	£310,139	£208,705	£183,218	£166,226
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£157,840	£50,227	£43,375	£-58,868	£-84,561	£-101,688
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£17,206	£-83,737	£-90,618	£-193,307	£-219,111	£-236,314
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£-123,839	£-218,106	£-225,018	£-328,182	£-354,104	£-371,386
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£-265,298	£-352,881	£-359,828	£-463,490	£-489,539	£-506,905
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£-478,261	£-555,805	£-562,805	£-667,269	£-693,519	£-711,019
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-692,153	£-759,643	£-766,701	£-872,027	£-898,493	£-916,137

CIL Zone 2 (Low Value) - Benchmark Land Value 3 (secondary industrial / warehousing)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR: 35% THLR: 15% LLR: 15% SO	0%	£465,586	£419,916	£417,909	£314,275	£306,745	£301,725
35% SR: 35% THLR: 15% LLR: 15% SO	10%	£368,146	£326,847	£324,839	£221,205	£213,676	£208,655
35% SR: 35% THLR: 15% LLR: 15% SO	20%	£270,707	£233,777	£231,770	£128,136	£120,605	£115,586
35% SR: 35% THLR: 15% LLR: 15% SO	25%	£221,986	£187,242	£185,235	£81,601	£74,071	£69,051
35% SR: 35% THLR: 15% LLR: 15% SO	30%	£173,267	£140,708	£138,699	£35,066	£27,536	£22,516
35% SR: 35% THLR: 15% LLR: 15% SO	35%	£124,547	£94,173	£92,164	£-11,468	£-18,999	£-24,019
35% SR: 35% THLR: 15% LLR: 15% SO	43%	£51,467	£24,371	£22,362	£-81,271	£-88,801	£-93,821
35% SR: 35% THLR: 15% LLR: 15% SO	50%	£-21,612	£-45,431	£-47,440	£-151,074	£-158,603	£-163,623

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£702,985	£633,638	£629,957	£529,226	£515,420	£506,215
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£570,210	£507,784	£504,076	£402,644	£388,741	£379,473
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£436,533	£381,044	£377,307	£275,063	£261,049	£251,707
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£369,358	£317,342	£313,588	£210,898	£196,823	£187,441
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£301,956	£253,418	£249,647	£146,484	£132,344	£122,918
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£234,330	£189,273	£185,483	£81,821	£67,612	£58,141
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£132,467	£92,639	£88,822	£-15,643	£-29,961	£-39,506
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£30,097	£-4,492	£-8,341	£-113,667	£-128,104	£-137,728

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£971,596	£856,018	£849,882	£749,151	£726,141	£710,801
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£750,304	£646,261	£640,082	£538,649	£515,478	£500,031
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£527,511	£435,027	£428,799	£326,555	£303,199	£287,628
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£415,550	£328,857	£322,601	£219,912	£196,453	£180,814
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£303,215	£222,317	£216,033	£112,870	£89,304	£73,593
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£190,503	£115,408	£109,094	£5,430	£-18,250	£-34,037
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,732	£-45,646	£-52,010	£-156,474	£-180,338	£-196,247
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-149,884	£-207,532	£-213,947	£-319,274	£-343,334	£-359,375

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,068,756	£941,621	£934,870	£834,140	£808,828	£791,954
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£825,335	£710,887	£704,090	£602,658	£577,169	£560,177
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£580,262	£478,530	£471,679	£369,435	£343,743	£326,615
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£457,105	£361,742	£354,861	£252,172	£226,367	£209,164
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£333,535	£244,549	£237,636	£134,473	£108,550	£91,268
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£209,553	£126,949	£120,003	£16,340	£-9,708	£-27,074
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£22,806	£-50,211	£-57,210	£-161,675	£-187,925	£-205,424
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-164,872	£-228,285	£-235,343	£-340,669	£-367,135	£-384,780

CIL Zone 3 (High Value) - Benchmark Land Value 2 (lower value secondary offices)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£252,070	£209,297	£207,290	£103,656	£96,126	£91,105
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£131,116	£92,353	£90,345	£-13,289	£-20,818	£-25,838
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,162	£-24,591	£-26,599	£-130,232	£-137,763	£-142,783
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-50,314	£-83,063	£-85,071	£-188,704	£-196,235	£-201,255
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-110,791	£-141,535	£-143,543	£-247,177	£-254,707	£-259,726
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-171,268	£-200,008	£-202,015	£-305,649	£-313,178	£-318,199
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-261,983	£-287,715	£-289,724	£-393,357	£-400,887	£-405,907
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-352,698	£-375,424	£-377,431	£-481,065	£-488,595	£-493,615

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£797,460	£734,841	£731,159	£630,429	£616,622	£607,418
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£633,617	£577,136	£573,429	£471,996	£458,094	£448,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£468,873	£418,546	£414,809	£312,565	£298,551	£289,209
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£386,163	£338,919	£335,165	£232,475	£218,400	£209,018
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£303,228	£259,070	£255,299	£152,136	£137,996	£128,570
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£220,066	£179,000	£175,210	£71,548	£57,339	£47,867
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£94,904	£58,479	£54,661	£-49,803	£-64,122	£-73,667
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,767	£-62,540	£-66,389	£-171,716	£-186,152	£-195,776

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£900,735	£796,371	£790,234	£689,504	£666,494	£651,153
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£627,664	£533,529	£527,351	£425,917	£402,746	£387,299
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£353,090	£269,212	£262,983	£160,740	£137,383	£121,812
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£215,241	£136,500	£130,244	£27,555	£4,096	£-11,543
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£77,015	£3,419	£-2,866	£-106,029	£-129,595	£-145,306
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-61,587	£-130,032	£-136,347	£-240,010	£-263,691	£-279,477
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-270,192	£-330,899	£-337,263	£-441,727	£-465,591	£-481,500
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-479,643	£-532,598	£-539,014	£-644,340	£-668,401	£-684,440

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£990,809	£876,007	£869,258	£768,527	£743,216	£726,341
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£690,430	£586,882	£580,085	£478,653	£453,164	£436,172
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£388,400	£296,134	£289,282	£187,038	£161,347	£144,218
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£236,764	£150,150	£143,269	£40,579	£14,775	£-2,428
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£84,716	£3,761	£-3,152	£-106,315	£-132,238	£-149,520
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-67,745	£-143,035	£-149,981	£-253,645	£-279,693	£-297,069
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-297,211	£-363,990	£-370,989	£-475,453	£-501,703	£-519,203
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-527,607	£-585,857	£-592,915	£-698,241	£-724,707	£-742,352

CIL Zone 3 (Medium Value) - Benchmark Land Value 3 (secondary industrial/warehousing)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£465,586	£427,567	£425,559	£321,926	£314,395	£309,375
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£369,352	£334,917	£332,908	£229,275	£221,745	£216,725
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£273,116	£242,266	£240,258	£136,625	£129,094	£124,074
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£224,999	£195,941	£193,932	£90,300	£82,769	£77,749
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£176,881	£149,616	£147,607	£43,974	£36,444	£31,424
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£128,764	£103,290	£101,282	£-2,352	£-9,881	£-14,902
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£56,588	£33,803	£31,794	£-71,840	£-79,369	£-84,389
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,588	£-35,685	£-37,694	£-141,328	£-148,857	£-153,877

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£702,985	£646,806	£643,123	£542,394	£528,587	£519,383
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£572,072	£521,465	£517,757	£416,324	£402,421	£393,154
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£440,258	£395,237	£391,501	£289,257	£275,243	£265,901
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£374,013	£331,792	£328,039	£225,350	£211,275	£201,891
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£307,543	£268,126	£264,355	£161,192	£147,052	£137,625
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£240,847	£204,237	£200,449	£96,785	£82,577	£73,105
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£140,381	£107,989	£104,171	£-293	£-14,611	£-24,157
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£39,408	£11,243	£7,393	£-97,933	£-112,369	£-121,993

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£971,596	£877,963	£871,827	£771,097	£748,086	£732,746
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£753,408	£669,062	£662,883	£561,450	£538,279	£522,832
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£533,718	£458,684	£452,456	£350,212	£326,856	£311,285
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£423,309	£352,941	£346,686	£243,996	£220,538	£204,899
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£312,525	£246,830	£240,546	£137,383	£113,816	£98,106
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£201,367	£140,350	£134,034	£30,372	£6,690	£-9,096
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£33,923	£-20,064	£-26,427	£-130,891	£-154,755	£-170,664
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-134,365	£-181,307	£-187,723	£-293,049	£-317,110	£-333,150

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,755,180	£1,640,378	£1,633,629	£1,532,898	£1,507,587	£1,490,712
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,454,801	£1,351,253	£1,344,457	£1,243,024	£1,217,535	£1,200,543
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,152,771	£1,060,505	£1,053,653	£951,409	£925,718	£908,589
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,001,135	£914,521	£907,640	£804,950	£779,146	£761,943
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£849,088	£768,132	£761,219	£658,056	£632,133	£614,851
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£696,627	£621,336	£614,390	£510,727	£484,678	£467,313
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£467,160	£400,382	£393,382	£288,918	£262,668	£245,168
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£236,764	£178,514	£171,456	£66,130	£39,664	£22,019

CIL Zone 3 (Low Value) - Benchmark Land Value 3 (secondary industrial/warehousing)
TYPOLOGY 1 – 3 Houses

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£244,485	£210,268	£208,261	£104,627	£97,098	£92,077
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£168,789	£137,804	£135,796	£32,162	£24,632	£19,612
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£93,093	£65,339	£63,330	£-40,304	£-47,833	£-52,853
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£55,244	£29,106	£27,098	£-76,536	£-84,066	£-89,085
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£17,397	£-7,127	£-9,135	£-112,768	£-120,298	£-125,318
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-20,452	£-43,360	£-45,367	£-149,001	£-156,530	£-161,551
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-77,224	£-97,708	£-99,716	£-203,349	£-210,880	£-215,900
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-133,996	£-152,057	£-154,065	£-257,698	£-265,229	£-270,248

TYPOLOGY 2 – 6 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£403,454	£352,426	£348,745	£248,014	£234,208	£225,004
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£300,065	£254,136	£250,429	£148,997	£135,094	£125,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£195,775	£154,960	£151,223	£48,980	£34,966	£25,624
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£143,293	£105,041	£101,287	£-1,402	£-15,477	£-24,861
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£90,584	£54,899	£51,128	£-52,035	£-66,174	£-75,601
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£37,651	£4,536	£747	£-102,916	£-117,124	£-126,597
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-42,172	£-71,423	£-75,242	£-179,706	£-194,024	£-203,570
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-122,502	£-147,882	£-151,731	£-257,250	£-271,923	£-281,704

TYPOLOGY 3 – 10 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£472,378	£387,331	£381,195	£280,465	£257,454	£242,115
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£300,064	£223,515	£217,335	£115,903	£92,732	£77,285
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£126,247	£58,222	£51,993	£-50,250	£-73,607	£-89,177
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£38,776	£-24,978	£-31,234	£-133,923	£-157,382	£-173,021
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-49,071	£-108,548	£-114,832	£-217,994	£-241,561	£-257,272
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-137,293	£-192,485	£-198,801	£-302,463	£-326,144	£-341,932
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-270,332	£-319,086	£-325,449	£-429,913	£-453,776	£-469,686
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-404,214	£-446,515	£-452,931	£-558,257	£-582,318	£-598,358

TYPOLOGY 4 – 11 Flats

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£519,616	£426,065	£419,315	£318,585	£293,273	£276,399
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£330,070	£245,867	£239,070	£137,636	£112,149	£95,157
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£138,872	£64,044	£57,193	£-45,051	£-70,743	£-87,870
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£42,653	£-27,476	£-34,357	£-137,047	£-162,851	£-180,054
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-53,978	£-119,402	£-126,315	£-229,478	£-255,401	£-272,682
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-151,023	£-211,734	£-218,680	£-322,344	£-348,392	£-365,758
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-297,364	£-350,994	£-357,994	£-462,458	£-488,708	£-506,208
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-444,635	£-491,166	£-498,224	£-603,551	£-630,017	£-647,661

6.6 Tables 6.6.1 compares the viability of Development Typology 5, a mixed housing and flatted scheme (25 flats (90%) and houses (10%)), Typology 7 a fully flatted scheme of 100 units and a high density flatted scheme of 400 units. As before, we set out the results in the tables below from all of the market value areas, measured against two benchmark land values.

Table 6.6.1: Viability of larger developments – development typologies 5 (25 Flats and Houses), 7 (100 Flats) and 9 (400 Flats)

CIL Zone 1 (High Value)

TYPOLOGY 5 – 25 Flats and Houses

Benchmark Land Value 1 (higher value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,702,141	£5,071,118	£5,052,458	£5,052,458	£4,982,481	£4,935,830
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,521,246	£3,954,738	£3,935,939	£3,935,939	£3,865,447	£3,818,452
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,335,200	£2,833,296	£2,814,339	£2,814,339	£2,743,251	£2,695,860
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,740,246	£2,270,676	£2,251,633	£2,251,633	£2,180,218	£2,132,609
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,144,003	£1,706,792	£1,687,655	£1,687,655	£1,615,894	£1,568,053
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,546,475	£1,141,641	£1,122,407	£1,122,407	£1,050,279	£1,002,193
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£647,767	£291,543	£272,153	£272,153	£199,437	£150,960
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£253,839	-£561,401	-£580,961	-£580,961	-£654,309	-£703,208

Benchmark Land Value 1 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,357,692	£6,726,669	£6,708,009	£6,708,009	£6,638,032	£6,591,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,176,797	£5,610,289	£5,591,490	£5,591,490	£5,520,998	£5,474,004
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,990,751	£4,488,847	£4,469,890	£4,469,890	£4,398,802	£4,351,411
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,395,797	£3,926,227	£3,907,184	£3,907,184	£3,835,769	£3,788,160
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,799,555	£3,362,343	£3,343,206	£3,343,206	£3,271,445	£3,223,604
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,202,026	£2,797,192	£2,777,958	£2,777,958	£2,705,830	£2,657,744
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,303,318	£1,947,095	£1,927,704	£1,927,704	£1,854,988	£1,806,511
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,401,713	£1,094,150	£1,074,590	£1,074,590	£1,001,242	£952,343

TYPOLOGY 7 – 100 Flats

Benchmark Land Value 1 (higher value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,069,049	£1,691,499	£1,610,674	£1,610,674	£1,307,576	£1,105,511
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£223,644	-£2,352,551	-£2,434,620	-£2,434,620	-£2,744,824	-£2,951,627
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£4,538,029	-£6,440,136	-£6,523,519	-£6,523,519	-£6,836,202	-£7,044,658
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£6,714,174	-£8,492,393	-£8,576,139	-£8,576,139	-£8,890,186	-£9,099,551
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£8,898,255	-£10,550,074	-£10,634,205	-£10,634,205	-£10,949,699	-£11,160,028
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£11,087,855	-£12,613,179	-£12,697,718	-£12,697,718	-£13,014,743	-£13,226,092
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£14,382,606	-£15,718,009	-£15,803,202	-£15,803,202	-£16,122,676	-£16,335,658
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£17,689,776	-£18,835,045	-£18,920,941	-£18,920,941	-£19,243,051	-£19,457,791

Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,894,414	£13,516,864	£13,436,039	£13,436,039	£13,132,941	£12,930,876
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,601,721	£9,472,814	£9,390,745	£9,390,745	£9,080,541	£8,873,738
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,287,336	£5,385,229	£5,301,846	£5,301,846	£4,989,163	£4,780,707
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,111,191	£3,332,972	£3,249,226	£3,249,226	£2,935,179	£2,725,814
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,927,110	£1,275,291	£1,191,160	£1,191,160	£875,666	£665,337
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£737,510	£-787,814	£-872,353	£-872,353	£-1,189,378	£-1,400,727
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,557,241	£-3,892,644	£-3,977,837	£-3,977,837	£-4,297,311	£-4,510,293
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,864,411	£-7,009,680	£-7,095,576	£-7,095,576	£-7,417,686	£-7,632,426

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 1 (higher value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£56,439,592	£48,268,036	£47,965,795	£47,965,795	£46,832,393	£46,071,451
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£42,160,438	£34,767,108	£34,458,061	£34,458,061	£33,299,134	£32,517,848
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£27,708,769	£21,084,274	£20,767,662	£20,767,662	£19,580,365	£18,788,834
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£20,391,493	£14,197,297	£13,879,304	£13,879,304	£12,672,572	£11,864,584
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,033,658	£7,239,821	£6,915,137	£6,915,137	£5,697,573	£4,885,864
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,619,176	£250,483	£-77,349	£-77,349	£-1,320,826	£-2,149,811
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,625,000	£-10,377,482	£-10,717,084	£-10,717,084	£-11,990,665	£-12,839,719
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-17,063,801	£-21,214,732	£-21,562,757	£-21,562,757	£-22,867,849	£-23,737,911

Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£72,206,746	£64,035,189	£63,732,949	£63,732,949	£62,599,547	£61,838,604
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£57,927,591	£50,534,261	£50,225,214	£50,225,214	£49,066,288	£48,285,002
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£43,475,923	£36,851,428	£36,534,816	£36,534,816	£35,347,518	£34,555,988
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£36,158,646	£29,964,450	£29,646,457	£29,646,457	£28,439,725	£27,631,738
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£28,800,811	£23,006,975	£22,682,291	£22,682,291	£21,464,727	£20,653,017
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£21,386,329	£16,017,636	£15,689,804	£15,689,804	£14,446,327	£13,617,342
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£10,142,153	£5,389,692	£5,050,070	£5,050,070	£3,776,488	£2,927,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,296,647	£-5,447,579	£-5,795,604	£-5,795,604	£-7,100,696	£-7,970,757

CIL Zone 1 (Medium Value)
TYPOLOGY 5 – 25 Flats and Houses
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,641,313	£3,074,209	£3,055,548	£3,055,548	£2,985,571	£2,938,920
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,820,763	£2,311,976	£2,293,179	£2,293,179	£2,222,687	£2,175,692
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,995,064	£1,544,683	£1,525,726	£1,525,726	£1,454,640	£1,407,248
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,580,283	£1,159,138	£1,140,094	£1,140,094	£1,068,680	£1,021,070
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,164,215	£772,328	£753,191	£753,191	£681,430	£633,590
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£746,859	£384,252	£365,018	£365,018	£292,889	£244,804
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£118,411	£-200,234	£-219,625	£-219,625	£-292,340	£-340,818
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-512,935	£-787,567	£-807,127	£-807,127	£-880,475	£-929,374

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,729,963	£4,162,859	£4,144,198	£4,144,198	£4,074,221	£4,027,569
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,909,413	£3,400,626	£3,381,829	£3,381,829	£3,311,336	£3,264,342
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,083,714	£2,633,333	£2,614,376	£2,614,376	£2,543,290	£2,495,898
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,668,933	£2,247,788	£2,228,744	£2,228,744	£2,157,330	£2,109,720
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,252,865	£1,860,978	£1,841,841	£1,841,841	£1,770,080	£1,722,240
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,835,509	£1,472,902	£1,453,668	£1,453,668	£1,381,539	£1,333,454
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,207,061	£888,416	£869,025	£869,025	£796,309	£747,832
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£575,715	£301,083	£281,523	£281,523	£208,175	£159,275

TYPOLOGY 7 – 100 Flat
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,286,355	£112,540	£30,392	£30,392	£-277,663	£-483,033
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-708,653	£-2,653,285	£-2,736,006	£-2,736,006	£-3,046,210	£-3,253,011
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,725,741	£-5,440,810	£-5,524,192	£-5,524,192	£-5,836,875	£-6,045,331
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,242,565	£-6,842,709	£-6,926,456	£-6,926,456	£-7,243,373	£-7,456,162
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,764,909	£-8,261,232	£-8,346,740	£-8,346,740	£-8,667,394	£-8,881,164
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,298,357	£-9,688,908	£-9,774,830	£-9,774,830	£-10,097,040	£-10,311,845
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-10,625,678	£-11,840,768	£-11,927,354	£-11,927,354	£-12,252,054	£-12,468,519
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-12,965,632	£-14,005,043	£-14,092,344	£-14,092,344	£-14,419,723	£-14,638,773

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,062,426	£7,888,611	£7,806,463	£7,806,463	£7,498,408	£7,293,038
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,067,417	£5,122,786	£5,040,065	£5,040,065	£4,729,861	£4,523,059
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,050,329	£2,335,261	£2,251,879	£2,251,879	£1,939,196	£1,730,740
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,533,505	£933,361	£849,615	£849,615	£532,698	£319,909
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,011,162	£-485,161	£-570,669	£-570,669	£-891,324	£-1,105,093
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-522,286	£-1,912,837	£-1,998,759	£-1,998,759	£-2,320,969	£-2,535,775
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,849,607	£-4,064,698	£-4,151,283	£-4,151,283	£-4,475,983	£-4,692,449
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,189,561	£-6,228,972	£-6,316,274	£-6,316,274	£-6,643,652	£-6,862,702

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,622,734	£18,824,768	£18,502,555	£18,502,555	£17,294,258	£16,488,726
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,442,220	£9,405,172	£9,075,406	£9,075,406	£7,838,782	£7,014,365
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,081,279	£-201,022	£-538,862	£-538,862	£-1,805,758	£-2,650,356
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£817,440	£-5,094,057	£-5,433,370	£-5,433,370	£-6,705,794	£-7,559,342
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,508,635	£-10,041,749	£-10,388,202	£-10,388,202	£-11,687,394	£-12,553,523
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,903,934	£-15,061,908	£-15,415,734	£-15,415,734	£-16,742,578	£-17,627,141
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-18,178,699	£-22,780,280	£-23,142,670	£-23,142,670	£-24,501,636	£-25,407,614
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-26,691,243	£-30,623,681	£-30,989,062	£-30,989,062	£-32,359,243	£-33,272,696

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£36,990,828	£29,192,862	£28,870,649	£28,870,649	£27,662,352	£26,856,820
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,810,314	£19,773,267	£19,443,500	£19,443,500	£18,206,876	£17,382,459
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£16,449,373	£10,167,072	£9,829,233	£9,829,233	£8,562,336	£7,717,738
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,185,535	£5,274,037	£4,934,724	£4,934,724	£3,662,301	£2,808,753
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,859,459	£326,345	£-20,107	£-20,107	£-1,319,300	£-2,185,429
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£464,161	£-4,693,814	£-5,047,640	£-5,047,640	£-6,374,484	£-7,259,046
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,810,604	£-12,412,185	£-12,774,576	£-12,774,576	£-14,133,542	£-15,039,520
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,323,148	£-20,255,587	£-20,620,968	£-20,620,968	£-21,991,148	£-22,904,601

CIL Zone 1 (Low Value)
TPOLOGY 5 – 25 Flats and Houses
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,092,822	£1,552,350	£1,533,689	£1,533,689	£1,463,713	£1,417,061
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,416,339	£931,706	£912,908	£912,908	£842,416	£795,421
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£734,706	£306,002	£287,045	£287,045	£215,957	£168,566
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£391,958	£-8,749	£-27,793	£-27,793	£-99,208	£-146,817
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£47,923	£-324,765	£-343,901	£-343,901	£-415,663	£-463,504
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-297,400	£-642,046	£-661,280	£-661,280	£-733,408	£-781,494
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-817,798	£-1,120,340	£-1,139,732	£-1,139,732	£-1,212,448	£-1,260,925
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,341,094	£-1,601,483	£-1,621,042	£-1,621,042	£-1,694,391	£-1,743,290

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,181,472	£2,641,000	£2,622,339	£2,622,339	£2,552,363	£2,505,711
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,504,989	£2,020,356	£2,001,558	£2,001,558	£1,931,066	£1,884,071
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,823,356	£1,394,652	£1,375,695	£1,375,695	£1,304,607	£1,257,216
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,480,608	£1,079,900	£1,060,857	£1,060,857	£989,442	£941,833
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,136,573	£763,885	£744,749	£744,749	£672,987	£625,146
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£791,250	£446,604	£427,369	£427,369	£355,241	£307,155
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£270,852	£-31,691	£-51,082	£-51,082	£-123,798	£-172,275
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-252,444	£-512,833	£-532,392	£-532,392	£-605,741	£-654,640

TYPOLOGY 7 – 100 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£3,406,330	-£5,482,236	-£5,564,383	-£5,564,383	-£5,872,439	-£6,080,043
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£5,872,912	-£7,743,815	-£7,827,889	-£7,827,889	-£8,143,166	-£8,353,351
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£8,374,870	-£10,034,971	-£10,119,717	-£10,119,717	-£10,437,514	-£10,649,379
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£9,640,786	-£11,188,826	-£11,273,941	-£11,273,941	-£11,593,125	-£11,805,915
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£10,912,316	-£12,348,199	-£12,433,706	-£12,433,706	-£12,754,361	-£12,968,130
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£12,189,461	-£13,513,089	-£13,599,011	-£13,599,011	-£13,921,220	-£14,136,027
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£14,115,705	-£15,281,917	-£15,369,919	-£15,369,919	-£15,699,929	-£15,919,935
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£16,078,548	-£17,080,963	-£17,169,692	-£17,169,692	-£17,502,425	-£17,724,246

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,369,741	£2,293,835	£2,211,687	£2,211,687	£1,903,632	£1,696,027
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,903,158	£32,256	£51,818	£51,818	£367,095	£577,280
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£598,799	£2,258,900	£2,343,647	£2,343,647	£2,661,444	£2,873,308
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,864,715	£3,412,755	£3,497,871	£3,497,871	£3,817,054	£4,029,844
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,136,245	£4,572,128	£4,657,635	£4,657,635	£4,978,290	£5,192,059
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,413,391	£5,737,018	£5,822,941	£5,822,941	£6,145,149	£6,359,956
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,339,634	£7,505,846	£7,593,849	£7,593,849	£7,923,858	£8,143,864
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£8,302,478	£9,304,892	£9,393,621	£9,393,621	£9,726,354	£9,948,176

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,097,994	£590,023	£922,862	£922,862	£2,171,006	£3,003,103
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,458,030	£8,417,053	£8,757,695	£8,757,695	£10,035,099	£10,886,703
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,224,869	£16,456,668	£16,805,649	£16,805,649	£18,114,325	£18,986,776
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,694,916	£20,567,897	£20,924,132	£20,924,132	£22,260,015	£23,150,602
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£19,246,053	£24,751,776	£25,109,651	£25,109,651	£26,451,689	£27,346,381
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£23,892,321	£28,959,310	£29,318,921	£29,318,921	£30,667,467	£31,566,496
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£30,911,913	£35,314,967	£35,677,357	£35,677,357	£37,036,323	£37,942,301
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£37,985,664	£41,723,850	£42,089,231	£42,089,231	£43,459,411	£44,372,865

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,466,088	£9,778,071	£9,445,232	£9,445,232	£8,197,089	£7,364,991
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,910,064	£1,951,042	£1,610,400	£1,610,400	£332,995	£518,609
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£143,225	£6,088,574	£6,437,554	£6,437,554	£7,746,230	£8,618,681
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,326,822	£10,199,802	£10,556,038	£10,556,038	£11,891,920	£12,782,508
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,877,958	£14,383,681	£14,741,557	£14,741,557	£16,083,594	£16,978,287
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£13,524,227	£18,591,215	£18,950,827	£18,950,827	£20,299,372	£21,198,401
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,543,819	£24,946,873	£25,309,263	£25,309,263	£26,668,229	£27,574,207
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£27,617,570	£31,355,756	£31,721,137	£31,721,137	£33,091,317	£34,004,770

CIL Zone 2 (High Value)

TYPOLOGY 5 – 25 Flats and House

Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,021,917	£2,713,444	£2,694,784	£2,694,784	£2,624,807	£2,578,155
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,274,399	£1,998,189	£1,979,392	£1,979,392	£1,908,899	£1,861,905
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,521,731	£1,277,874	£1,258,918	£1,258,918	£1,187,830	£1,140,439
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,143,466	£915,818	£896,774	£896,774	£825,360	£777,750
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£763,913	£552,496	£533,360	£533,360	£461,598	£413,758
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£383,073	£187,910	£168,675	£168,675	£96,547	£48,461
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-190,601	£-361,343	£-380,734	£-380,734	£-453,451	£-501,928
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-767,173	£-913,443	£-933,003	£-933,003	£-1,006,351	£-1,055,250

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,110,566	£3,802,093	£3,783,433	£3,783,433	£3,713,457	£3,666,805
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,363,049	£3,086,839	£3,068,042	£3,068,042	£2,997,549	£2,950,555
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,610,380	£2,366,524	£2,347,567	£2,347,567	£2,276,480	£2,229,089
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,232,116	£2,004,468	£1,985,424	£1,985,424	£1,914,010	£1,866,400
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,852,563	£1,641,146	£1,622,009	£1,622,009	£1,550,248	£1,502,408
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,471,723	£1,276,559	£1,257,325	£1,257,325	£1,185,197	£1,137,111
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£898,049	£727,306	£707,916	£707,916	£635,199	£586,722
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£321,477	£175,206	£155,647	£155,647	£82,299	£33,400

TYPOLOGY 7 – 100 Flats

Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,544,867	£-5,604,486	£-5,686,633	£-5,686,633	£-5,994,688	£-6,200,059
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-6,881,503	£-7,835,497	£-7,919,571	£-7,919,571	£-8,234,848	£-8,445,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,264,204	£-10,098,605	£-10,183,351	£-10,183,351	£-10,501,148	£-10,713,013
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-10,464,315	£-11,238,436	£-11,323,552	£-11,323,552	£-11,642,736	£-11,855,524
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,670,039	£-12,383,785	£-12,469,293	£-12,469,293	£-12,789,946	£-13,003,717
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,881,378	£-13,534,651	£-13,620,574	£-13,620,574	£-13,942,783	£-14,157,588
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,710,871	£-15,282,452	£-15,370,454	£-15,370,454	£-15,700,464	£-15,920,470
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,581,134	£-17,060,119	£-17,148,847	£-17,148,847	£-17,481,579	£-17,703,402

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,231,204	£2,171,585	£2,089,437	£2,089,437	£1,781,382	£1,576,012
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£894,568	£-59,426	£-143,500	£-143,500	£-458,777	£-668,961
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,488,133	£-2,322,534	£-2,407,280	£-2,407,280	£-2,725,077	£-2,936,942
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,888,244	£-3,462,366	£-3,547,481	£-3,547,481	£-3,866,665	£-4,079,454
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,893,968	£-4,607,714	£-4,693,222	£-4,693,222	£-5,013,876	£-5,227,646
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,105,307	£-5,758,581	£-5,844,503	£-5,844,503	£-6,166,712	£-6,381,517
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,934,800	£-7,506,381	£-7,594,384	£-7,594,384	£-7,924,393	£-8,144,400
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,805,064	£-9,284,048	£-9,372,776	£-9,372,776	£-9,705,509	£-9,927,331

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£18,871,440	£14,878,704	£14,556,491	£14,556,491	£13,348,193	£12,542,662
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,546,085	£5,970,199	£5,640,433	£5,640,433	£4,403,809	£3,579,393
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£42,511	£-3,119,355	£-3,457,193	£-3,457,193	£-4,724,091	£-5,568,689
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,797,465	£-7,735,888	£-8,077,980	£-8,077,980	£-9,371,214	£-10,233,370
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,691,207	£-12,435,490	£-12,781,941	£-12,781,941	£-14,081,435	£-14,961,730
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,660,631	£-17,205,153	£-17,558,979	£-17,558,979	£-18,885,822	£-19,775,588
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-22,310,088	£-24,524,838	£-24,887,230	£-24,887,230	£-26,246,196	£-27,152,172
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,092,072	£-31,934,501	£-32,299,882	£-32,299,882	£-33,670,063	£-34,583,516

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,239,534	£25,246,798	£24,924,585	£24,924,585	£23,716,287	£22,910,756
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,914,179	£16,338,294	£16,008,527	£16,008,527	£14,771,903	£13,947,487
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,410,605	£7,248,739	£6,910,901	£6,910,901	£5,644,004	£4,799,406
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,570,630	£2,632,206	£2,290,114	£2,290,114	£996,881	£134,724
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£676,887	£-2,067,395	£-2,413,846	£-2,413,846	£-3,713,341	£-4,593,636
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,292,536	£-6,837,059	£-7,190,885	£-7,190,885	£-8,517,728	£-9,407,494
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,941,994	£-14,156,744	£-14,519,135	£-14,519,135	£-15,878,101	£-16,784,078
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-19,723,978	£-21,566,407	£-21,931,788	£-21,931,788	£-23,301,968	£-24,215,422

CIL Zone 2 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)
TYPOLOGY 5 – 25 Flats and Houses
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,783,123	£1,495,957	£1,477,296	£1,477,296	£1,407,320	£1,360,669
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,141,859	£885,129	£866,330	£866,330	£795,839	£748,843
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£495,445	£269,239	£250,282	£250,282	£179,195	£131,803
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£170,306	£-40,804	£-59,648	£-59,648	£-131,062	£-178,672
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-156,120	£-351,713	£-370,849	£-370,849	£-442,610	£-490,452
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-483,834	£-664,087	£-683,321	£-683,321	£-755,449	£-803,535
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-977,818	£-1,135,020	£-1,154,412	£-1,154,412	£-1,227,127	£-1,275,605
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,474,699	£-1,608,801	£-1,628,361	£-1,628,361	£-1,701,709	£-1,750,608

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,871,773	£2,584,607	£2,565,946	£2,565,946	£2,495,970	£2,449,319
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,230,509	£1,973,779	£1,954,980	£1,954,980	£1,884,489	£1,837,493
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,584,095	£1,357,888	£1,338,932	£1,338,932	£1,267,845	£1,220,453
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,258,956	£1,048,046	£1,029,001	£1,029,001	£957,588	£909,978
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£932,530	£736,937	£717,801	£717,801	£646,040	£598,198
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£604,816	£424,563	£405,329	£405,329	£333,201	£285,115
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£110,832	£-46,370	£-65,762	£-65,762	£-138,477	£-186,955
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-386,050	£-520,151	£-539,711	£-539,711	£-613,059	£-661,958

TYPOLOGY 7 – 100 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,544,867	£5,604,486	£5,686,633	£5,686,633	£5,994,688	£6,200,059
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,881,503	£7,835,497	£7,919,571	£7,919,571	£8,234,848	£8,445,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,264,204	£10,098,605	£10,183,351	£10,183,351	£10,501,148	£10,713,013
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,464,315	£11,238,436	£11,323,552	£11,323,552	£11,642,736	£11,855,524
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,670,039	£12,383,785	£12,469,293	£12,469,293	£12,789,946	£13,003,717
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£12,881,378	£13,534,651	£13,620,574	£13,620,574	£13,942,783	£14,157,588
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£14,710,871	£15,282,452	£15,370,454	£15,370,454	£15,700,464	£15,920,470
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£16,581,134	£17,060,119	£17,148,847	£17,148,847	£17,481,579	£17,703,402

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,231,204	£2,171,585	£2,089,437	£2,089,437	£1,781,382	£1,576,012
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£894,568	£59,426	£143,500	£143,500	£458,777	£668,961
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,488,133	£2,322,534	£2,407,280	£2,407,280	£2,725,077	£2,936,942
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,688,244	£3,462,366	£3,547,481	£3,547,481	£3,866,665	£4,079,454
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,893,968	£4,607,714	£4,693,222	£4,693,222	£5,013,876	£5,227,646
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,105,307	£5,758,581	£5,844,503	£5,844,503	£6,166,712	£6,381,517
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,934,800	£7,506,381	£7,594,384	£7,594,384	£7,924,393	£8,144,400
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£8,805,064	£9,284,048	£9,372,776	£9,372,776	£9,705,509	£9,927,331

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,135,342	£667,176	£1,000,015	£1,000,015	£2,248,159	£3,080,255
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,013,979	£8,422,403	£8,763,044	£8,763,044	£10,040,450	£10,892,054
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,365,165	£16,392,370	£16,741,350	£16,741,350	£18,050,026	£18,922,477
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£17,646,405	£20,468,787	£20,825,023	£20,825,023	£22,160,905	£23,051,493
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£22,001,384	£24,618,907	£24,976,783	£24,976,783	£26,318,821	£27,213,512
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£26,409,968	£28,792,681	£29,152,294	£29,152,294	£30,500,838	£31,399,868
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£33,067,974	£35,097,699	£35,460,090	£35,460,090	£36,819,056	£37,725,034
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£39,780,139	£41,455,943	£41,821,324	£41,821,324	£43,191,505	£44,104,958

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,503,436	£9,700,918	£9,368,079	£9,368,079	£8,119,936	£7,287,839
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,354,115	£1,945,691	£1,605,050	£1,605,050	£327,644	£523,959
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,997,071	£6,024,276	£6,373,256	£6,373,256	£7,681,932	£8,554,383
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,278,311	£10,100,693	£10,456,929	£10,456,929	£11,792,811	£12,683,399
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,633,289	£14,250,812	£14,608,689	£14,608,689	£15,950,726	£16,845,418
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£16,041,874	£18,424,587	£18,784,199	£18,784,199	£20,132,744	£21,031,774
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£22,699,880	£24,729,605	£25,091,996	£25,091,996	£26,450,962	£27,356,939
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£29,412,044	£31,087,849	£31,453,230	£31,453,230	£32,823,410	£33,736,864

CIL Zone 2 (Low Value)

TYPOLOGY 5 – 25 Flats and Houses

Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£854,029	£582,842	£564,182	£564,182	£494,204	£447,553
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£291,742	£49,633	£30,834	£30,834	£-39,657	£-86,653
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-275,695	£-488,638	£-507,595	£-507,595	£-578,682	£-626,074
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-561,345	£-759,672	£-778,716	£-778,716	£-850,130	£-897,740
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-848,282	£-1,031,971	£-1,051,108	£-1,051,108	£-1,122,869	£-1,170,709
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,136,507	£-1,305,535	£-1,324,770	£-1,324,770	£-1,396,898	£-1,444,984
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,571,259	£-1,718,255	£-1,737,645	£-1,737,645	£-1,810,361	£-1,858,838
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,008,907	£-2,135,314	£-2,155,194	£-2,155,194	£-2,229,742	£-2,279,441

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,942,679	£1,671,492	£1,652,832	£1,652,832	£1,582,854	£1,536,203
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,380,391	£1,138,282	£1,119,484	£1,119,484	£1,048,993	£1,001,997
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£812,955	£600,012	£581,055	£581,055	£509,968	£462,576
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£527,305	£328,978	£309,934	£309,934	£238,520	£190,910
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£240,368	£56,679	£37,542	£37,542	£-34,219	£-82,059
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-47,857	£-216,885	£-236,120	£-236,120	£-308,248	£-356,334
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-482,609	£-629,605	£-648,996	£-648,996	£-721,711	£-770,188
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-920,257	£-1,046,664	£-1,066,544	£-1,066,544	£-1,141,092	£-1,190,791

TYPOLOGY 7 – 100 Flats

Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-7,977,585	£-8,992,669	£-9,076,160	£-9,076,160	£-9,389,254	£-9,597,983
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-10,046,371	£-10,946,597	£-11,030,671	£-11,030,671	£-11,345,948	£-11,556,132
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-12,137,615	£-12,922,597	£-13,007,343	£-13,007,343	£-13,325,140	£-13,537,005
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-13,191,659	£-13,918,873	£-14,003,988	£-14,003,988	£-14,323,172	£-14,535,962
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-14,251,317	£-14,926,088	£-15,012,994	£-15,012,994	£-15,338,893	£-15,556,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-15,328,485	£-15,949,875	£-16,037,202	£-16,037,202	£-16,364,681	£-16,583,000
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,963,227	£-17,496,069	£-17,584,071	£-17,584,071	£-17,914,082	£-18,134,088
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,610,806	£-19,054,882	£-19,143,611	£-19,143,611	£-19,476,344	£-19,698,165

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-201,514	£-1,216,598	£-1,300,089	£-1,300,089	£-1,613,183	£-1,821,912
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,270,300	£-3,170,527	£-3,254,601	£-3,254,601	£-3,569,878	£-3,780,062
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-4,361,545	£-5,146,526	£-5,231,272	£-5,231,272	£-5,549,069	£-5,760,934
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,415,589	£-6,142,802	£-6,227,918	£-6,227,918	£-6,547,101	£-6,759,891
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,475,247	£-7,150,018	£-7,236,924	£-7,236,924	£-7,562,822	£-7,780,088
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,552,415	£-8,173,804	£-8,261,131	£-8,261,131	£-8,588,610	£-8,806,929
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,187,156	£-9,719,998	£-9,808,001	£-9,808,001	£-10,138,011	£-10,358,018
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,834,736	£-11,278,811	£-11,367,540	£-11,367,540	£-11,700,273	£-11,922,095

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£8,914,415	-£12,595,517	-£12,933,798	-£12,933,798	-£14,216,670	-£15,076,207
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£16,216,333	-£19,517,280	-£19,869,155	-£19,869,155	-£21,188,687	-£22,068,375
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£23,752,600	-£26,657,975	-£27,012,662	-£27,012,662	-£28,342,742	-£29,229,462
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£27,583,301	-£30,263,805	-£30,620,041	-£30,620,041	-£31,955,923	-£32,846,511
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£31,438,071	-£33,893,293	-£34,251,169	-£34,251,169	-£35,593,207	-£36,487,898
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£35,316,913	-£37,546,436	-£37,906,048	-£37,906,048	-£39,254,592	-£40,153,622
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£41,180,305	-£43,070,506	-£43,432,896	-£43,432,896	-£44,791,862	-£45,697,840
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£47,097,856	-£48,647,802	-£49,013,183	-£49,013,183	-£50,383,364	-£51,296,817

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,453,679	-£2,227,422	-£2,565,704	-£2,565,704	-£3,848,576	-£4,708,113
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£5,848,239	-£9,149,186	-£9,501,061	-£9,501,061	-£10,820,592	-£11,700,280
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£13,384,506	-£16,289,880	-£16,644,568	-£16,644,568	-£17,974,648	-£18,861,367
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£17,215,207	-£19,895,711	-£20,251,947	-£20,251,947	-£21,587,829	-£22,478,417
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£21,069,977	-£23,525,198	-£23,883,075	-£23,883,075	-£25,225,112	-£26,119,804
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£24,948,819	-£27,178,342	-£27,537,954	-£27,537,954	-£28,886,498	-£29,785,528
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£30,812,210	-£32,702,412	-£33,064,802	-£33,064,802	-£34,423,768	-£35,329,746
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£36,729,762	-£38,279,708	-£38,645,089	-£38,645,089	-£40,015,269	-£40,928,723

CIL Zone 3 (High Value)
TYPOLOGY 5 – 25 Flats and Houses
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,402,520	£2,159,807	£2,141,146	£2,141,146	£2,071,170	£2,024,518
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,711,503	£1,494,571	£1,475,774	£1,475,774	£1,405,281	£1,358,287
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,015,337	£824,274	£805,317	£805,317	£734,230	£686,838
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£665,321	£487,227	£468,183	£468,183	£396,769	£349,159
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£314,019	£148,915	£129,778	£129,778	£58,017	£10,176
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£38,571	-£190,663	-£209,898	-£209,898	-£282,026	-£330,112
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£569,869	-£702,402	-£721,793	-£721,793	-£794,509	-£842,986
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,104,065	-£1,216,988	-£1,236,548	-£1,236,548	-£1,309,896	-£1,358,795

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,491,170	£3,248,457	£3,229,796	£3,229,796	£3,159,820	£3,113,168
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,800,153	£2,583,221	£2,564,423	£2,564,423	£2,493,931	£2,446,937
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,103,986	£1,912,924	£1,893,967	£1,893,967	£1,822,880	£1,775,488
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,753,971	£1,575,876	£1,556,833	£1,556,833	£1,485,418	£1,437,809
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,402,669	£1,237,565	£1,218,428	£1,218,428	£1,146,667	£1,098,826
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,050,079	£897,987	£878,752	£878,752	£806,624	£758,538
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£518,781	£386,248	£366,857	£366,857	£294,141	£245,664
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£15,415	-£128,338	-£147,898	-£147,898	-£221,246	-£270,145

TYPOLOGY 7 – 100 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£7,977,585	-£8,992,669	-£9,076,160	-£9,076,160	-£9,389,254	-£9,597,983
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£10,046,371	-£10,946,597	-£11,030,671	-£11,030,671	-£11,345,948	-£11,556,132
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£12,137,615	-£12,922,597	-£13,007,343	-£13,007,343	-£13,325,140	-£13,537,005
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£13,191,659	-£13,918,873	-£14,003,988	-£14,003,988	-£14,323,172	-£14,535,962
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£14,251,317	-£14,926,088	-£15,012,994	-£15,012,994	-£15,338,893	-£15,556,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£15,328,485	-£15,949,875	-£16,037,202	-£16,037,202	-£16,364,681	-£16,583,000
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£16,963,227	-£17,496,069	-£17,584,071	-£17,584,071	-£17,914,082	-£18,134,088
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£18,610,806	-£19,054,882	-£19,143,611	-£19,143,611	-£19,476,344	-£19,698,165

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£201,514	-£1,216,598	-£1,300,089	-£1,300,089	-£1,613,183	-£1,821,912
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£2,270,300	-£3,170,527	-£3,254,601	-£3,254,601	-£3,569,878	-£3,780,062
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£4,361,545	-£5,146,526	-£5,231,272	-£5,231,272	-£5,549,069	-£5,760,934
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£5,415,589	-£6,142,802	-£6,227,918	-£6,227,918	-£6,547,101	-£6,759,891
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£6,475,247	-£7,150,018	-£7,236,924	-£7,236,924	-£7,562,822	-£7,780,088
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£7,552,415	-£8,173,804	-£8,261,131	-£8,261,131	-£8,588,610	-£8,806,929
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£9,187,156	-£9,719,998	-£9,808,001	-£9,808,001	-£10,138,011	-£10,358,018
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£10,834,736	-£11,278,811	-£11,367,540	-£11,367,540	-£11,700,273	-£11,922,095

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 2 (lower value secondary offices)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,044,276	£7,993,893	£7,666,410	£7,666,410	£6,438,351	£5,619,645
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,352,620	-£358,608	-£693,767	-£693,767	-£1,950,616	-£2,788,516
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£6,522,315	-£8,911,498	-£9,254,863	-£9,254,863	-£10,542,479	-£11,400,890
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£11,052,530	-£13,271,755	-£13,616,617	-£13,616,617	-£14,924,480	-£15,800,738
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£15,646,383	-£17,708,522	-£18,060,640	-£18,060,640	-£19,381,082	-£20,274,608
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£20,324,863	-£22,225,352	-£22,584,963	-£22,584,963	-£23,933,508	-£24,832,538
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£27,481,083	-£29,087,730	-£29,450,122	-£29,450,122	-£30,809,088	-£31,715,064
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£34,691,460	-£36,003,335	-£36,368,717	-£36,368,717	-£37,738,897	-£38,652,350

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£21,412,371	£18,361,988	£18,034,505	£18,034,505	£16,806,445	£15,987,739
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,720,714	£10,009,486	£9,674,327	£9,674,327	£8,417,478	£7,579,578
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,845,779	£1,456,596	£1,113,231	£1,113,231	-£174,385	-£1,032,796
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£684,436	-£2,903,661	-£3,248,523	-£3,248,523	-£4,556,386	-£5,432,644
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£5,278,289	-£7,340,428	-£7,692,546	-£7,692,546	-£9,012,987	-£9,906,514
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£9,956,769	-£11,857,258	-£12,216,869	-£12,216,869	-£13,565,414	-£14,464,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£17,112,989	-£18,719,636	-£19,082,027	-£19,082,027	-£20,440,993	-£21,346,970
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£24,323,365	-£25,635,241	-£26,000,623	-£26,000,623	-£27,370,802	-£28,284,256

CIL Zone 3 (Medium Value)

TYPOLOGY 5 – 25 Flats and Houses

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,942,679	£1,726,598	£1,707,938	£1,707,938	£1,637,961	£1,591,309
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,388,023	£1,195,379	£1,176,581	£1,176,581	£1,106,089	£1,059,094
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£828,218	£659,098	£640,141	£640,141	£569,054	£521,662
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£546,385	£389,059	£370,015	£370,015	£298,600	£250,991
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£263,262	£117,755	£98,618	£98,618	£26,857	£-20,985
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-21,147	£-154,815	£-174,049	£-174,049	£-246,177	£-294,263
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-450,174	£-566,041	£-585,433	£-585,433	£-658,149	£-706,626
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-882,098	£-980,546	£-1,000,425	£-1,000,425	£-1,074,973	£-1,124,672

Benchmark Land Value 4 (Community Use)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,397,116	£2,181,035	£2,162,375	£2,162,375	£2,092,399	£2,045,747
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,842,460	£1,649,816	£1,631,018	£1,631,018	£1,560,526	£1,513,531
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,282,656	£1,113,535	£1,094,578	£1,094,578	£1,023,492	£976,099
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,000,822	£843,496	£824,453	£824,453	£753,038	£705,429
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£717,699	£572,192	£553,055	£553,055	£481,294	£433,453
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£433,290	£299,623	£280,388	£280,388	£208,260	£160,174
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,263	£-111,604	£-130,996	£-130,996	£-203,711	£-252,189
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-427,661	£-526,108	£-545,987	£-545,987	£-620,536	£-670,234

TYPOLOGY 7 – 100 Flats

Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-201,514	£-991,486	£-1,074,977	£-1,074,977	£-1,388,070	£-1,596,799
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,240,921	£-2,939,051	£-3,023,124	£-3,023,124	£-3,338,401	£-3,548,586
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-4,302,786	£-4,908,687	£-4,993,433	£-4,993,433	£-5,311,230	£-5,523,095
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,342,139	£-5,901,782	£-5,986,897	£-5,986,897	£-6,306,081	£-6,518,870
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,387,108	£-6,901,821	£-6,988,728	£-6,988,728	£-7,314,627	£-7,531,892
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,447,904	£-7,922,374	£-8,009,702	£-8,009,702	£-8,337,181	£-8,555,500
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,060,250	£-9,463,719	£-9,551,721	£-9,551,721	£-9,881,731	£-10,101,737
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,685,436	£-11,017,682	£-11,106,410	£-11,106,410	£-11,439,143	£-11,660,965

Benchmark Land Value 4 (Community Use)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,044,467	£2,254,495	£2,171,004	£2,171,004	£1,857,911	£1,649,182
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,005,060	£306,930	£222,857	£222,857	£-92,420	£-302,605
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,056,805	£-1,662,706	£-1,747,452	£-1,747,452	£-2,065,249	£-2,277,114
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,096,159	£-2,655,801	£-2,740,916	£-2,740,916	£-3,060,100	£-3,272,890
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,141,127	£-3,655,840	£-3,742,747	£-3,742,747	£-4,068,646	£-4,285,912
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,201,923	£-4,676,393	£-4,763,721	£-4,763,721	£-5,091,201	£-5,309,520
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,814,269	£-6,217,738	£-6,305,741	£-6,305,741	£-6,635,750	£-6,855,756
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,439,455	£-7,771,701	£-7,860,430	£-7,860,430	£-8,193,162	£-8,414,984

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,453,679	-£1,353,350	-£1,691,632	-£1,691,632	-£2,960,209	-£3,819,746
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£5,739,353	-£8,241,596	-£8,587,809	-£8,587,809	-£9,899,222	-£10,778,910
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£13,163,173	-£15,350,036	-£15,704,723	-£15,704,723	-£17,034,804	-£17,921,524
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£16,938,540	-£18,946,630	-£19,302,865	-£19,302,865	-£20,638,748	-£21,529,336
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£20,737,977	-£22,566,880	-£22,924,757	-£22,924,757	-£24,266,794	-£25,161,486
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£24,561,485	-£26,210,787	-£26,570,399	-£26,570,399	-£27,918,943	-£28,817,973
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£30,341,878	-£31,721,002	-£32,083,392	-£32,083,392	-£33,442,358	-£34,348,336
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£36,176,428	-£37,284,443	-£37,649,824	-£37,649,824	-£39,020,004	-£39,933,458

Benchmark Land Value 4 (Community Use)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,781,653	£2,974,625	£2,636,342	£2,636,342	£1,367,766	£508,229
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,411,379	-£3,913,622	-£4,259,834	-£4,259,834	-£5,571,248	-£6,450,936
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£8,835,198	-£11,022,061	-£11,376,749	-£11,376,749	-£12,706,829	-£13,593,549
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£12,610,566	-£14,618,655	-£14,974,891	-£14,974,891	-£16,310,773	-£17,201,362
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£16,410,003	-£18,238,906	-£18,596,783	-£18,596,783	-£19,938,820	-£20,833,512
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£20,233,510	-£21,882,813	-£22,242,424	-£22,242,424	-£23,590,969	-£24,489,999
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£26,013,904	-£27,393,027	-£27,755,418	-£27,755,418	-£29,114,384	-£30,020,362
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£31,848,454	-£32,956,469	-£33,321,850	-£33,321,850	-£34,692,030	-£35,605,483

CIL Zone 3 (Low Value)
TYPOLOGY 5 – 25 Flats and Houses
Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£703,885	£509,111	£490,451	£490,451	£420,474	£373,823
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£263,156	£89,858	£71,060	£71,060	£568	-£46,427
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£182,723	-£334,457	-£353,413	-£353,413	-£424,500	-£471,892
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£407,594	-£548,512	-£567,556	-£567,556	-£638,970	-£686,580
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£633,753	-£763,833	-£782,969	-£782,969	-£854,731	-£902,572
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£861,199	-£980,854	-£1,000,403	-£1,000,403	-£1,073,711	-£1,122,582
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,208,887	-£1,313,458	-£1,333,166	-£1,333,166	-£1,407,072	-£1,456,342
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,561,033	-£1,648,956	-£1,668,835	-£1,668,835	-£1,743,384	-£1,793,083

Benchmark Land Value 4 (Community Use)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,158,323	£963,548	£944,888	£944,888	£874,911	£828,260
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£717,593	£544,295	£525,498	£525,498	£455,005	£408,011
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£271,714	£119,981	£101,024	£101,024	£29,937	-£17,455
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£46,843	-£94,075	-£113,119	-£113,119	-£184,533	-£232,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£179,316	-£309,395	-£328,532	-£328,532	-£400,293	-£448,135
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£406,761	-£526,417	-£545,966	-£545,966	-£619,273	-£668,145
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£754,450	-£859,021	-£878,729	-£878,729	-£952,635	-£1,001,905
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,106,596	-£1,194,518	-£1,214,398	-£1,214,398	-£1,288,947	-£1,338,645

TYPOLOGY 7 – 100 Flats
Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£4,811,752	-£5,522,432	-£5,605,923	-£5,605,923	-£5,919,016	-£6,127,745
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£6,428,453	-£7,058,509	-£7,143,958	-£7,143,958	-£7,464,391	-£7,678,013
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£8,088,128	-£8,638,129	-£8,724,261	-£8,724,261	-£9,047,256	-£9,262,586
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£8,929,671	-£9,436,351	-£9,522,859	-£9,522,859	-£9,847,263	-£10,063,532
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,776,920	-£10,240,181	-£10,327,087	-£10,327,087	-£10,652,985	-£10,870,251
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£10,629,875	-£11,049,618	-£11,136,946	-£11,136,946	-£11,464,426	-£11,682,745
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£11,920,007	-£12,274,291	-£12,362,293	-£12,362,293	-£12,692,303	-£12,912,309
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£13,222,977	-£13,511,580	-£13,600,309	-£13,600,309	-£13,933,042	-£14,154,863

Benchmark Land Value 4 (Community Use)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,565,771	-£2,276,451	-£2,359,942	-£2,359,942	-£2,673,035	-£2,881,764
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£3,182,472	-£3,812,528	-£3,897,978	-£3,897,978	-£4,218,410	-£4,432,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£4,842,148	-£5,392,148	-£5,478,280	-£5,478,280	-£5,801,275	-£6,016,605
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£5,683,691	-£6,190,370	-£6,276,878	-£6,276,878	-£6,601,282	-£6,817,551
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£6,530,939	-£6,994,200	-£7,081,106	-£7,081,106	-£7,407,005	-£7,624,270
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£7,383,894	-£7,803,637	-£7,890,966	-£7,890,966	-£8,218,445	-£8,436,764
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£8,674,026	-£9,028,310	-£9,116,312	-£9,116,312	-£9,446,322	-£9,666,328
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£9,976,996	-£10,265,599	-£10,354,329	-£10,354,329	-£10,687,061	-£10,908,882

TYPOLOGY 9 – 400 Flats
Benchmark Land Value 3 (secondary industrial/warehousing)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£15,122,596	-£17,731,123	-£18,080,560	-£18,080,560	-£19,390,952	-£20,264,547
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£20,967,156	-£23,247,481	-£23,599,355	-£23,599,355	-£24,918,886	-£25,798,574
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£26,907,996	-£28,858,463	-£29,213,151	-£29,213,151	-£30,543,231	-£31,429,950
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£29,914,522	-£31,699,438	-£32,055,674	-£32,055,674	-£33,391,556	-£34,282,144
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£32,945,118	-£34,564,070	-£34,921,946	-£34,921,946	-£36,263,984	-£37,158,675
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£35,999,782	-£37,452,357	-£37,811,968	-£37,811,968	-£39,160,514	-£40,059,543
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£40,626,912	-£41,829,144	-£42,191,534	-£42,191,534	-£43,550,500	-£44,456,478
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£45,308,199	-£46,259,156	-£46,624,537	-£46,624,537	-£47,994,717	-£48,908,170

Benchmark Land Value 4 (Community Use)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£10,794,622	-£13,403,148	-£13,752,586	-£13,752,586	-£15,062,978	-£15,936,572
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£16,639,182	-£18,919,506	-£19,271,381	-£19,271,381	-£20,590,912	-£21,470,600
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£22,580,022	-£24,530,489	-£24,885,176	-£24,885,176	-£26,215,257	-£27,101,976
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£25,586,547	-£27,371,464	-£27,727,699	-£27,727,699	-£29,063,582	-£29,954,169
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£28,617,143	-£30,236,095	-£30,593,971	-£30,593,971	-£31,936,010	-£32,830,701
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£31,671,808	-£33,124,382	-£33,483,994	-£33,483,994	-£34,832,539	-£35,731,569
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£36,298,937	-£37,501,169	-£37,863,560	-£37,863,560	-£39,222,526	-£40,128,503
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£40,980,224	-£41,931,182	-£42,296,563	-£42,296,563	-£43,666,743	-£44,580,196

- 6.7 In general, the results identify that viability can be challenging for denser schemes (Typologies 7 and 9) in the lower value parts of the borough in particular, lower values identified in CIL Zone 3 and 2. However, it is considered likely that the denser schemes are likely to secure higher average values given the premium attributed to units on higher floors. The results also demonstrate that viability can be challenging on the higher benchmark land values in some areas and with respect to certain development scenarios.

Conclusion

- 6.8 We have tested the impact of the Council's strategic affordable housing policy targets (ranging between 35% to 50%) and other requirements (including Section 106 and CIL, SUDS, Accessibility and Zero Carbon). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the borough, particularly in the lower value areas, the flexible approach to the application of its policies (i.e. subject to viability) remains an important element.
- 6.9 Some schemes, subject to their benchmark land values and build costs, are able to achieve higher quantities of affordable housing showing viability of up to the higher strategic target of 50% affordable housing. Further, in many cases where schemes show viability, our appraisals demonstrate that schemes can accommodate the Council's lower strategic affordable housing target of 35%. As can be expected however, some schemes are also identified as having challenging viability, regardless of the Council's affordable housing policy i.e. they are identified as being unviable at 0% affordable housing. In Tower Hamlets, we consider this to be mainly as a result of high benchmark land values, particularly in CIL Zone 1. In practice, however, such sites are unlikely to come forward for development as they are more valuable in their existing or an alternative use. Due to the caveat in the emerging plan that determination of applications will have regard to scheme-specific viability, the Council is not required to demonstrate that every single site (or type of site) can meet the full 50% to 35% strategic target. However, our appraisals indicate that these targets can be delivered in some circumstances and setting a lower target would not result in the optimum outcome in terms of total numbers of affordable units delivered.
- 6.10 As previously identified, in considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time.
- 6.11 We note that viability looks less favourable in the high-density schemes at lower values and higher benchmark land values. However, we would highlight that such schemes will most likely only come forward where the values achievable are able to meet the costs of delivering tall/high density schemes. Therefore, it would be reasonable to expect such schemes to achieve above the mid sales values and more likely the higher sales values for each CIL Zone and to be assessed against an appropriate benchmark land value for the area. i.e. CIL Zone 2 is unlikely to achieve benchmark land values at the level of BLV 1 and CIL Zone 3 is unlikely to achieve benchmark land values at the level of BLV 1 and 2.
- 6.12 The Council's proposed flexible approach (as set out in Policies S.H1 and D.SG5) seeks the delivery of affordable housing where applications will be considered on a site by site basis in light of scheme viability. The results of this study identify that maintaining this approach is reasonable and will assist in ensuring that the majority of developments will be able to come forward over the economic cycle.

Sensitivity test of intermediate tenure

- 6.13 As identified in section 5, we have undertaken sensitivity testing of the tenure of the intermediate affordable housing units. Policy D.H2 'Affordable housing' identifies that the Council requires the maximisation of 'the provision of affordable housing in accordance with a 70% rented and 30% intermediate tenure split'
- 6.14 As identified in previous sections, the Council have identified that with respect to the policy starting position the 70% rented affordable element is to be evenly split between SR and THLR. With respect to the 30% intermediate units however, the Council has indicated that they are willing to be flexible and have requested that three options of this provision be tested as follows:
- i. 50% LLR and 50% SO;
 - ii. 100% SO; and
 - iii. 100% LLR.
- 6.15 We have adopted scenario (i) as the base position in the testing in this study, however we set out the results of scenarios (ii) and (iii) against scenario (i) below to assist the Council's understanding of the impact of securing the delivery of such units entirely as SO or LLR units as compared to a 50/50 split between the two tenures. The full results of our appraisals are set out in **appendices 4 and 5**. We set out below the results of typology 6 (50 Flats).

Table 6.15.1: Viability of different intermediate tenures – development typology 6 (50 Flats)

CIL Zone 1 (High Value) - Benchmark Land Value 1 (higher value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,234,597	£8,004,203	£7,961,945	£7,961,945	£7,803,479	£7,697,835
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,930,698	£5,829,165	£5,786,613	£5,786,613	£5,627,041	£5,519,764
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,615,503	£3,634,800	£3,591,206	£3,591,206	£3,427,728	£3,318,743
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,450,957	£2,531,304	£2,487,521	£2,487,521	£2,323,330	£2,213,869
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,279,135	£1,424,985	£1,380,999	£1,380,999	£1,216,052	£1,106,087
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,104,439	£315,840	£271,641	£271,641	£105,894	£-4,604
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-662,996	£-1,353,174	£-1,397,715	£-1,397,715	£-1,564,742	£-1,676,095
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,436,899	£-3,028,543	£-3,073,452	£-3,073,452	£-3,241,859	£-3,354,129

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,234,597	£8,004,203	£7,961,945	£7,961,945	£7,803,479	£7,697,835
35% SR : 35% THLR : 30% SO	10%	£6,966,380	£5,864,234	£5,821,682	£5,821,682	£5,662,111	£5,555,408
35% SR : 35% THLR : 30% SO	20%	£4,686,870	£3,706,086	£3,662,492	£3,662,492	£3,499,014	£3,390,029
35% SR : 35% THLR : 30% SO	25%	£3,541,623	£2,620,412	£2,576,628	£2,576,628	£2,412,437	£2,302,977
35% SR : 35% THLR : 30% SO	30%	£2,387,935	£1,531,913	£1,487,928	£1,487,928	£1,322,980	£1,213,016
35% SR : 35% THLR : 30% SO	35%	£1,231,371	£440,590	£396,391	£396,391	£230,644	£120,146
35% SR : 35% THLR : 30% SO	43%	£-508,864	£-1,201,692	£-1,246,232	£-1,246,232	£-1,413,261	£-1,524,612
35% SR : 35% THLR : 30% SO	50%	£-2,255,566	£-2,850,330	£-2,895,239	£-2,895,239	£-3,063,644	£-3,175,915

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,234,597	£8,004,203	£7,961,945	£7,961,945	£7,803,479	£7,697,835
35% SR : 35% THLR : 30% LLR	10%	£6,895,014	£5,794,096	£5,751,543	£5,751,543	£5,591,972	£5,484,122
35% SR : 35% THLR : 30% LLR	20%	£4,544,137	£3,563,514	£3,519,921	£3,519,921	£3,356,442	£3,247,458
35% SR : 35% THLR : 30% LLR	25%	£3,360,291	£2,442,198	£2,398,413	£2,398,413	£2,234,223	£2,124,762
35% SR : 35% THLR : 30% LLR	30%	£2,170,335	£1,318,057	£1,274,071	£1,274,071	£1,109,124	£999,159
35% SR : 35% THLR : 30% LLR	35%	£977,505	£191,091	£146,892	£146,892	£-18,856	£-129,354
35% SR : 35% THLR : 30% LLR	43%	£-817,129	£-1,504,655	£-1,549,197	£-1,549,197	£-1,716,224	£-1,827,577
35% SR : 35% THLR : 30% LLR	50%	£-2,618,231	£-3,206,758	£-3,251,666	£-3,251,666	£-3,420,073	£-3,532,343

CIL Zone 1 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,242,439	£4,121,432	£4,078,483	£4,078,483	£3,917,425	£3,810,054
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,631,508	£2,628,904	£2,585,656	£2,585,656	£2,423,475	£2,315,353
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,009,080	£1,125,076	£1,081,482	£1,081,482	£918,004	£809,020
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,193,554	£368,925	£325,140	£325,140	£160,950	£51,489
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£375,153	£-390,051	£-434,038	£-434,038	£-598,985	£-708,950
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-446,122	£-1,151,853	£-1,196,053	£-1,196,053	£-1,361,799	£-1,472,297
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,683,423	£-2,299,852	£-2,344,392	£-2,344,392	£-2,511,421	£-2,622,772
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,927,192	£-3,454,207	£-3,499,115	£-3,499,115	£-3,667,521	£-3,779,792

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,242,439	£4,121,432	£4,078,483	£4,078,483	£3,917,425	£3,810,054
35% SR : 35% THLR : 30% SO	10%	£3,690,135	£2,686,523	£2,643,275	£2,643,275	£2,481,094	£2,372,972
35% SR : 35% THLR : 30% SO	20%	£2,126,334	£1,240,314	£1,196,720	£1,196,720	£1,033,242	£924,258
35% SR : 35% THLR : 30% SO	25%	£1,340,122	£512,973	£469,188	£469,188	£304,997	£195,536
35% SR : 35% THLR : 30% SO	30%	£551,036	£-217,194	£-261,180	£-261,180	£-426,128	£-536,093
35% SR : 35% THLR : 30% SO	35%	£-240,926	£-950,186	£-994,385	£-994,385	£-1,160,132	£-1,270,631
35% SR : 35% THLR : 30% SO	43%	£-1,434,257	£-2,054,971	£-2,099,512	£-2,099,512	£-2,266,539	£-2,377,892
35% SR : 35% THLR : 30% SO	50%	£-2,634,055	£-3,166,111	£-3,211,020	£-3,211,020	£-3,379,426	£-3,491,697

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,242,439	£4,121,432	£4,078,483	£4,078,483	£3,917,425	£3,810,054
35% SR : 35% THLR : 30% LLR	10%	£3,572,881	£2,571,285	£2,528,037	£2,528,037	£2,365,856	£2,257,734
35% SR : 35% THLR : 30% LLR	20%	£1,891,825	£1,009,838	£966,243	£966,243	£802,766	£693,781
35% SR : 35% THLR : 30% LLR	25%	£1,046,984	£224,876	£181,093	£181,093	£16,902	£-92,559
35% SR : 35% THLR : 30% LLR	30%	£199,271	£-562,909	£-606,895	£-606,895	£-771,843	£-881,807
35% SR : 35% THLR : 30% LLR	35%	£-651,317	£-1,353,520	£-1,397,719	£-1,397,719	£-1,563,467	£-1,673,964
35% SR : 35% THLR : 30% LLR	43%	£-1,932,590	£-2,544,733	£-2,589,273	£-2,589,273	£-2,756,302	£-2,867,653
35% SR : 35% THLR : 30% LLR	50%	£-3,220,329	£-3,742,302	£-3,787,210	£-3,787,210	£-3,955,616	£-4,068,487

CIL Zone 1 (Low Value) - Benchmark Land Value 2 (lower value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,204,086	£1,135,335	£1,092,386	£1,092,386	£931,329	£823,957
35% SR : 35% THLR : 30% LLR	10%	£802,550	£-151,399	£-194,647	£-194,647	£-356,829	£-464,950
35% SR : 35% THLR : 30% LLR	20%	£-610,483	£-1,449,434	£-1,493,027	£-1,493,027	£-1,656,505	£-1,765,490
35% SR : 35% THLR : 30% LLR	25%	£-1,321,312	£-2,102,687	£-2,146,472	£-2,146,472	£-2,310,663	£-2,420,123
35% SR : 35% THLR : 30% LLR	30%	£-2,035,015	£-2,758,767	£-2,802,753	£-2,802,753	£-2,967,700	£-3,077,666
35% SR : 35% THLR : 30% LLR	35%	£-2,751,591	£-3,417,671	£-3,461,870	£-3,461,870	£-3,627,617	£-3,738,115
35% SR : 35% THLR : 30% LLR	43%	£-3,831,846	£-4,417,540	£-4,462,810	£-4,462,810	£-4,632,570	£-4,745,743
35% SR : 35% THLR : 30% LLR	50%	£-4,933,081	£-5,433,905	£-5,479,548	£-5,479,548	£-5,650,709	£-5,764,816

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,204,086	£1,135,335	£1,092,386	£1,092,386	£931,329	£823,957
35% SR : 35% THLR : 30% SO	10%	£948,723	£-7,740	£-50,988	£-50,988	£-213,169	£-321,290
35% SR : 35% THLR : 30% SO	20%	£-318,137	£-1,162,115	£-1,205,708	£-1,205,708	£-1,369,187	£-1,478,171
35% SR : 35% THLR : 30% SO	25%	£-955,878	£-1,743,539	£-1,787,324	£-1,787,324	£-1,951,514	£-2,060,975
35% SR : 35% THLR : 30% SO	30%	£-1,596,494	£-2,327,789	£-2,371,774	£-2,371,774	£-2,536,721	£-2,646,687
35% SR : 35% THLR : 30% SO	35%	£-2,239,985	£-2,914,863	£-2,959,063	£-2,959,063	£-3,124,810	£-3,235,308
35% SR : 35% THLR : 30% SO	43%	£-3,210,610	£-3,800,772	£-3,845,313	£-3,845,313	£-4,012,340	£-4,125,205
35% SR : 35% THLR : 30% SO	50%	£-4,190,261	£-4,703,860	£-4,749,503	£-4,749,503	£-4,920,664	£-5,034,771

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,204,086	£1,135,335	£1,092,386	£1,092,386	£931,329	£823,957
35% SR : 35% THLR : 30% LLR	10%	£802,550	£-151,399	£-194,647	£-194,647	£-356,829	£-464,950
35% SR : 35% THLR : 30% LLR	20%	£-610,483	£-1,449,434	£-1,493,027	£-1,493,027	£-1,656,505	£-1,765,490
35% SR : 35% THLR : 30% LLR	25%	£-1,321,312	£-2,102,687	£-2,146,472	£-2,146,472	£-2,310,663	£-2,420,123
35% SR : 35% THLR : 30% LLR	30%	£-2,035,015	£-2,758,767	£-2,802,753	£-2,802,753	£-2,967,700	£-3,077,666
35% SR : 35% THLR : 30% LLR	35%	£-2,751,591	£-3,417,671	£-3,461,870	£-3,461,870	£-3,627,617	£-3,738,115
35% SR : 35% THLR : 30% LLR	43%	£-3,831,846	£-4,417,540	£-4,462,810	£-4,462,810	£-4,632,570	£-4,745,743
35% SR : 35% THLR : 30% LLR	50%	£-4,933,081	£-5,433,905	£-5,479,548	£-5,479,548	£-5,650,709	£-5,764,816

CIL Zone 2 (High Value) - Benchmark Land Value 2 (lower value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,027,097	£3,435,782	£3,392,834	£3,392,834	£3,231,776	£3,124,404
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,559,666	£2,033,408	£1,990,159	£1,990,159	£1,827,978	£1,719,857
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,080,737	£619,732	£576,138	£576,138	£412,661	£303,675
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£336,961	£-91,343	£-135,127	£-135,127	£-299,318	£-408,778
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-409,690	£-805,243	£-849,229	£-849,229	£-1,014,177	£-1,124,141
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,159,214	£-1,521,968	£-1,566,168	£-1,566,168	£-1,731,914	£-1,842,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,288,891	£-2,602,352	£-2,646,893	£-2,646,893	£-2,813,921	£-2,925,273
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,425,035	£-3,689,092	£-3,734,000	£-3,734,000	£-3,902,407	£-4,014,678

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,027,097	£3,435,782	£3,392,834	£3,392,834	£3,231,776	£3,124,404
35% SR : 35% THLR : 30% SO	10%	£2,595,538	£2,068,661	£2,025,414	£2,025,414	£1,863,232	£1,755,111
35% SR : 35% THLR : 30% SO	20%	£1,152,479	£690,241	£646,647	£646,647	£483,169	£374,184
35% SR : 35% THLR : 30% SO	25%	£426,640	£-3,207	£-46,992	£-46,992	£-211,182	£-320,643
35% SR : 35% THLR : 30% SO	30%	£-302,075	£-699,480	£-743,466	£-743,466	£-908,413	£-1,018,378
35% SR : 35% THLR : 30% SO	35%	£-1,033,665	£-1,398,578	£-1,442,777	£-1,442,777	£-1,608,524	£-1,719,022
35% SR : 35% THLR : 30% SO	43%	£-2,136,438	£-2,452,521	£-2,497,062	£-2,497,062	£-2,664,090	£-2,775,442
35% SR : 35% THLR : 30% SO	50%	£-3,245,678	£-3,512,821	£-3,557,729	£-3,557,729	£-3,726,135	£-3,838,406

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,027,097	£3,435,782	£3,392,834	£3,392,834	£3,231,776	£3,124,404
35% SR : 35% THLR : 30% LLR	10%	£2,523,795	£1,998,153	£1,954,904	£1,954,904	£1,792,723	£1,684,603
35% SR : 35% THLR : 30% LLR	20%	£1,008,994	£549,224	£505,629	£505,629	£342,152	£233,167
35% SR : 35% THLR : 30% LLR	25%	£247,283	£-179,479	£-223,263	£-223,263	£-387,454	£-496,915
35% SR : 35% THLR : 30% LLR	30%	£-517,303	£-911,006	£-954,992	£-954,992	£-1,119,939	£-1,229,904
35% SR : 35% THLR : 30% LLR	35%	£-1,284,764	£-1,645,358	£-1,689,558	£-1,689,558	£-1,855,305	£-1,965,803
35% SR : 35% THLR : 30% LLR	43%	£-2,441,343	£-2,752,183	£-2,796,723	£-2,796,723	£-2,963,752	£-3,075,103
35% SR : 35% THLR : 30% LLR	50%	£-3,604,391	£-3,865,364	£-3,910,272	£-3,910,272	£-4,079,455	£-4,193,562

CIL Zone 2 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,596,414	£1,046,905	£1,003,957	£1,003,957	£842,899	£735,527
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£337,146	£-150,887	£-194,136	£-194,136	£-356,317	£-464,437
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-933,620	£-1,359,979	£-1,403,574	£-1,403,574	£-1,567,051	£-1,676,036
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,573,314	£-1,968,764	£-2,012,547	£-2,012,547	£-2,176,738	£-2,286,199
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,215,882	£-2,580,372	£-2,624,357	£-2,624,357	£-2,789,305	£-2,899,270
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,861,326	£-3,194,805	£-3,239,004	£-3,239,004	£-3,404,752	£-3,515,250
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,834,880	£-4,123,233	£-4,168,502	£-4,168,502	£-4,338,262	£-4,451,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,827,719	£-5,071,800	£-5,117,443	£-5,117,443	£-5,288,603	£-5,402,710

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,596,414	£1,046,905	£1,003,957	£1,003,957	£842,899	£735,527
35% SR : 35% THLR : 30% SO	10%	£399,785	£-89,326	£-132,574	£-132,574	£-294,755	£-402,877
35% SR : 35% THLR : 30% SO	20%	£-808,342	£-1,236,857	£-1,280,451	£-1,280,451	£-1,443,929	£-1,552,913
35% SR : 35% THLR : 30% SO	25%	£-1,416,718	£-1,814,861	£-1,858,644	£-1,858,644	£-2,022,835	£-2,132,296
35% SR : 35% THLR : 30% SO	30%	£-2,027,967	£-2,395,688	£-2,439,674	£-2,439,674	£-2,604,621	£-2,714,586
35% SR : 35% THLR : 30% SO	35%	£-2,642,092	£-2,979,340	£-3,023,540	£-3,023,540	£-3,189,287	£-3,299,785
35% SR : 35% THLR : 30% SO	43%	£-3,568,666	£-3,860,117	£-3,904,658	£-3,904,658	£-4,072,347	£-4,185,520
35% SR : 35% THLR : 30% SO	50%	£-4,509,404	£-4,758,959	£-4,804,602	£-4,804,602	£-4,975,763	£-5,089,870

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,596,414	£1,046,905	£1,003,957	£1,003,957	£842,899	£735,527
35% SR : 35% THLR : 30% LLR	10%	£274,507	-£212,449	-£255,697	-£255,697	-£417,878	-£525,999
35% SR : 35% THLR : 30% LLR	20%	-£1,058,897	-£1,483,102	-£1,526,696	-£1,526,696	-£1,690,174	-£1,799,159
35% SR : 35% THLR : 30% LLR	25%	-£1,729,911	-£2,122,667	-£2,166,450	-£2,166,450	-£2,330,641	-£2,440,102
35% SR : 35% THLR : 30% LLR	30%	-£2,403,799	-£2,765,055	-£2,809,042	-£2,809,042	-£2,973,989	-£3,083,954
35% SR : 35% THLR : 30% LLR	35%	-£3,080,561	-£3,410,269	-£3,454,468	-£3,454,468	-£3,620,215	-£3,730,714
35% SR : 35% THLR : 30% LLR	43%	-£4,102,236	-£4,389,147	-£4,434,416	-£4,434,416	-£4,604,175	-£4,717,349
35% SR : 35% THLR : 30% LLR	50%	-£5,146,034	-£5,384,640	-£5,430,283	-£5,430,283	-£5,601,443	-£5,715,561

CIL Zone 2 (Low Value) - Benchmark Land Value 2 (lower value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£226,598	-£744,753	-£787,702	-£787,702	-£948,759	-£1,056,131
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,331,155	-£1,790,495	-£1,833,744	-£1,833,744	-£1,995,925	-£2,104,045
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£2,447,209	-£2,847,537	-£2,891,131	-£2,891,131	-£3,054,609	-£3,163,594
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£3,009,548	-£3,380,295	-£3,424,080	-£3,424,080	-£3,588,271	-£3,697,731
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£3,574,762	-£3,915,879	-£3,959,865	-£3,959,865	-£4,126,343	-£4,238,106
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£4,144,674	-£4,461,206	-£4,506,128	-£4,506,128	-£4,674,586	-£4,786,892
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£5,016,220	-£5,287,410	-£5,332,680	-£5,332,680	-£5,502,440	-£5,615,612
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£5,894,339	-£6,120,075	-£6,165,718	-£6,165,718	-£6,336,879	-£6,450,985

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£226,598	-£744,753	-£787,702	-£787,702	-£948,759	-£1,056,131
35% SR : 35% THLR : 30% SO	10%	-£1,247,018	-£1,707,805	-£1,751,054	-£1,751,054	-£1,913,235	-£2,021,356
35% SR : 35% THLR : 30% SO	20%	-£2,278,936	-£2,682,158	-£2,725,752	-£2,725,752	-£2,889,229	-£2,998,214
35% SR : 35% THLR : 30% SO	25%	-£2,799,206	-£3,173,571	-£3,217,356	-£3,217,356	-£3,381,546	-£3,491,007
35% SR : 35% THLR : 30% SO	30%	-£3,322,351	-£3,667,810	-£3,711,795	-£3,711,795	-£3,876,743	-£3,986,708
35% SR : 35% THLR : 30% SO	35%	-£3,848,370	-£4,167,059	-£4,211,981	-£4,211,981	-£4,380,439	-£4,492,744
35% SR : 35% THLR : 30% SO	43%	-£4,652,790	-£4,930,232	-£4,975,501	-£4,975,501	-£5,145,261	-£5,258,434
35% SR : 35% THLR : 30% SO	50%	-£5,466,775	-£5,699,864	-£5,745,507	-£5,745,507	-£5,916,668	-£6,030,775

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£226,598	-£744,753	-£787,702	-£787,702	-£948,759	-£1,056,131
35% SR : 35% THLR : 30% LLR	10%	-£1,415,292	-£1,873,185	-£1,916,434	-£1,916,434	-£2,078,615	-£2,186,735
35% SR : 35% THLR : 30% LLR	20%	-£2,615,483	-£3,012,917	-£3,056,511	-£3,056,511	-£3,219,988	-£3,328,974
35% SR : 35% THLR : 30% LLR	25%	-£3,219,890	-£3,587,019	-£3,630,804	-£3,630,804	-£3,794,995	-£3,904,456
35% SR : 35% THLR : 30% LLR	30%	-£3,827,172	-£4,166,118	-£4,210,824	-£4,210,824	-£4,378,469	-£4,490,233
35% SR : 35% THLR : 30% LLR	35%	-£4,443,969	-£4,755,353	-£4,800,276	-£4,800,276	-£4,968,734	-£5,081,039
35% SR : 35% THLR : 30% LLR	43%	-£5,379,650	-£5,644,589	-£5,689,858	-£5,689,858	-£5,859,618	-£5,972,792
35% SR : 35% THLR : 30% LLR	50%	-£6,321,903	-£6,540,285	-£6,585,928	-£6,585,928	-£6,757,089	-£6,871,196

CIL Zone 3 (High Value) - Benchmark Land Value 2 (lower value secondary offices)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,811,756	£2,354,408	£2,311,460	£2,311,460	£2,150,402	£2,043,030
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,455,089	£1,049,585	£1,006,337	£1,006,337	£844,155	£736,035
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£86,923	£-266,538	£-310,133	£-310,133	£-473,610	£-582,595
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-601,471	£-928,837	£-972,621	£-972,621	£-1,136,812	£-1,246,272
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,292,740	£-1,593,961	£-1,637,947	£-1,637,947	£-1,802,895	£-1,912,859
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,986,883	£-2,261,910	£-2,306,109	£-2,306,109	£-2,471,856	£-2,582,354
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,033,487	£-3,269,130	£-3,313,671	£-3,313,671	£-3,480,699	£-3,592,051
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,087,463	£-4,286,819	£-4,332,462	£-4,332,462	£-4,503,623	£-4,617,729

100%SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,811,756	£2,354,408	£2,311,460	£2,311,460	£2,150,402	£2,043,030
35% SR : 35% THLR : 30% SO	10%	£1,497,661	£1,091,426	£1,048,177	£1,048,177	£885,996	£777,876
35% SR : 35% THLR : 30% SO	20%	£172,068	£-182,857	£-226,451	£-226,451	£-389,928	£-498,914
35% SR : 35% THLR : 30% SO	25%	£-495,039	£-824,235	£-868,019	£-868,019	£-1,032,211	£-1,141,671
35% SR : 35% THLR : 30% SO	30%	£-1,165,022	£-1,468,439	£-1,512,425	£-1,512,425	£-1,677,372	£-1,787,337
35% SR : 35% THLR : 30% SO	35%	£-1,837,878	£-2,115,468	£-2,159,667	£-2,159,667	£-2,325,414	£-2,435,912
35% SR : 35% THLR : 30% SO	43%	£-2,852,552	£-3,091,307	£-3,135,847	£-3,135,847	£-3,302,876	£-3,414,227
35% SR : 35% THLR : 30% SO	50%	£-3,873,694	£-4,074,194	£-4,119,836	£-4,119,836	£-4,290,997	£-4,405,105

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,811,756	£2,354,408	£2,311,460	£2,311,460	£2,150,402	£2,043,030
35% SR : 35% THLR : 30% LLR	10%	£1,412,515	£1,007,744	£964,496	£964,496	£802,315	£694,194
35% SR : 35% THLR : 30% LLR	20%	£1,777	£-350,220	£-393,814	£-393,814	£-557,291	£-666,277
35% SR : 35% THLR : 30% LLR	25%	£-707,904	£-1,033,439	£-1,077,224	£-1,077,224	£-1,241,414	£-1,350,875
35% SR : 35% THLR : 30% LLR	30%	£-1,420,459	£-1,719,483	£-1,763,469	£-1,763,469	£-1,928,416	£-2,038,381
35% SR : 35% THLR : 30% LLR	35%	£-2,135,889	£-2,408,353	£-2,452,552	£-2,452,552	£-2,618,299	£-2,728,796
35% SR : 35% THLR : 30% LLR	43%	£-3,214,422	£-3,446,953	£-3,491,494	£-3,491,494	£-3,658,521	£-3,769,874
35% SR : 35% THLR : 30% LLR	50%	£-4,303,809	£-4,499,445	£-4,545,087	£-4,545,087	£-4,716,247	£-4,830,355

CIL Zone 3 (Med Value) - Benchmark Land Value 3 (secondary industrial/warehousing)

50% LLR and 50% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,922,054	£1,516,963	£1,474,013	£1,474,013	£1,312,955	£1,205,583
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£832,609	£474,767	£431,519	£431,519	£269,337	£161,217
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-268,332	£-578,728	£-622,322	£-622,322	£-785,800	£-894,785
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-823,114	£-1,109,713	£-1,153,497	£-1,153,497	£-1,317,688	£-1,427,149
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,380,771	£-1,643,523	£-1,687,509	£-1,687,509	£-1,852,456	£-1,963,727
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,942,263	£-2,185,025	£-2,229,947	£-2,229,947	£-2,398,405	£-2,510,710
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,802,288	£-3,008,526	£-3,053,795	£-3,053,795	£-3,223,555	£-3,336,727
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,668,887	£-3,838,486	£-3,884,129	£-3,884,129	£-4,055,290	£-4,169,397

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,922,054	£1,516,963	£1,474,013	£1,474,013	£1,312,955	£1,205,583
35% SR : 35% THLR : 30% SO	10%	£901,633	£542,603	£499,355	£499,355	£337,174	£229,053
35% SR : 35% THLR : 30% SO	20%	-£130,285	-£443,055	-£486,649	-£486,649	-£650,127	-£759,112
35% SR : 35% THLR : 30% SO	25%	-£650,555	-£940,122	-£983,907	-£983,907	-£1,148,097	-£1,257,558
35% SR : 35% THLR : 30% SO	30%	-£1,173,700	-£1,440,013	-£1,484,000	-£1,484,000	-£1,648,947	-£1,758,912
35% SR : 35% THLR : 30% SO	35%	-£1,699,719	-£1,943,714	-£1,988,636	-£1,988,636	-£2,157,094	-£2,269,399
35% SR : 35% THLR : 30% SO	43%	-£2,504,139	-£2,715,506	-£2,760,775	-£2,760,775	-£2,930,534	-£3,043,708
35% SR : 35% THLR : 30% SO	50%	-£3,318,124	-£3,493,756	-£3,539,399	-£3,539,399	-£3,710,560	-£3,824,667

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,922,054	£1,516,963	£1,474,013	£1,474,013	£1,312,955	£1,205,583
35% SR : 35% THLR : 30% LLR	10%	£763,586	£406,930	£363,683	£363,683	£201,501	£93,380
35% SR : 35% THLR : 30% LLR	20%	-£406,379	-£714,401	-£757,995	-£757,995	-£921,473	-£1,030,458
35% SR : 35% THLR : 30% LLR	25%	-£995,673	-£1,279,304	-£1,323,088	-£1,323,088	-£1,487,280	-£1,596,740
35% SR : 35% THLR : 30% LLR	30%	-£1,587,842	-£1,847,033	-£1,891,156	-£1,891,156	-£2,058,802	-£2,170,565
35% SR : 35% THLR : 30% LLR	35%	-£2,187,796	-£2,426,336	-£2,471,257	-£2,471,257	-£2,639,715	-£2,752,020
35% SR : 35% THLR : 30% LLR	43%	-£3,100,436	-£3,301,545	-£3,346,815	-£3,346,815	-£3,516,575	-£3,629,748
35% SR : 35% THLR : 30% LLR	50%	-£4,019,649	-£4,183,216	-£4,228,859	-£4,228,859	-£4,400,019	-£4,514,127

CIL Zone 3 (Low Value) - Benchmark Land Value 3 (secondary industrial/warehousing)

50% London Living Rent ('LLR') and 50% Shared Ownership ('SO')

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£508,629	-£871,916	-£914,864	-£914,864	-£1,075,922	-£1,183,294
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,374,716	-£1,694,595	-£1,737,843	-£1,737,843	-£1,900,309	-£2,010,199
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£2,258,348	-£2,539,140	-£2,583,447	-£2,583,447	-£2,749,598	-£2,860,365
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£2,708,698	-£2,967,256	-£3,011,757	-£3,011,757	-£3,178,632	-£3,289,883
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£3,161,970	-£3,398,243	-£3,442,948	-£3,442,948	-£3,610,594	-£3,722,357
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£3,618,164	-£3,832,102	-£3,877,025	-£3,877,025	-£4,045,482	-£4,157,788
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£4,307,931	-£4,488,273	-£4,533,542	-£4,533,542	-£4,703,302	-£4,816,476
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£5,004,272	-£5,150,905	-£5,196,547	-£5,196,547	-£5,367,708	-£5,481,815

100% SO

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£508,629	-£871,916	-£914,864	-£914,864	-£1,075,922	-£1,183,294
35% SR : 35% THLR : 30% SO	10%	-£1,295,178	-£1,616,424	-£1,659,673	-£1,659,673	-£1,821,854	-£1,930,750
35% SR : 35% THLR : 30% SO	20%	-£2,096,668	-£2,380,241	-£2,424,548	-£2,424,548	-£2,590,700	-£2,701,467
35% SR : 35% THLR : 30% SO	25%	-£2,506,599	-£2,768,632	-£2,813,133	-£2,813,133	-£2,980,009	-£3,091,260
35% SR : 35% THLR : 30% SO	30%	-£2,919,451	-£3,159,895	-£3,204,601	-£3,204,601	-£3,372,246	-£3,484,010
35% SR : 35% THLR : 30% SO	35%	-£3,335,224	-£3,554,029	-£3,598,951	-£3,598,951	-£3,767,409	-£3,879,714
35% SR : 35% THLR : 30% SO	43%	-£3,964,362	-£4,150,613	-£4,195,882	-£4,195,882	-£4,365,642	-£4,478,816
35% SR : 35% THLR : 30% SO	50%	-£4,600,073	-£4,753,658	-£4,799,301	-£4,799,301	-£4,970,461	-£5,084,569

100% LLR

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£508,629	-£871,916	-£914,864	-£914,864	-£1,075,922	-£1,183,294
35% SR : 35% THLR : 30% LLR	10%	-£1,454,255	-£1,772,766	-£1,816,014	-£1,816,014	-£1,979,759	-£2,089,648
35% SR : 35% THLR : 30% LLR	20%	-£2,420,027	-£2,698,038	-£2,742,345	-£2,742,345	-£2,908,497	-£3,019,264
35% SR : 35% THLR : 30% LLR	25%	-£2,910,797	-£3,165,880	-£3,210,380	-£3,210,380	-£3,377,256	-£3,488,506
35% SR : 35% THLR : 30% LLR	30%	-£3,404,489	-£3,636,592	-£3,681,297	-£3,681,297	-£3,848,942	-£3,960,705
35% SR : 35% THLR : 30% LLR	35%	-£3,901,103	-£4,110,175	-£4,155,097	-£4,155,097	-£4,323,555	-£4,435,860
35% SR : 35% THLR : 30% LLR	43%	-£4,651,500	-£4,825,933	-£4,871,202	-£4,871,202	-£5,040,962	-£5,154,136
35% SR : 35% THLR : 30% LLR	50%	-£5,408,470	-£5,548,162	-£5,593,795	-£5,593,795	-£5,764,955	-£5,879,062

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

Sensitivity analysis on values and costs

- 6.17 As noted in Section 5, we carried out further analyses which consider the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5% as well as the impact of a decrease in sales values of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within **appendices 6 to 11** set out the results in terms of the levels of policy requirements including Section 106 and affordable housing that could be viably provided. It is noted however, that these results provide a useful indication of the likely position for the Councils' requirement for schemes to achieve higher levels of sustainability and the delivery of affordable housing given an improvement in the market. It is also worth noting that given the predicted improvement in the market in the medium term, there may be potential for developer's return/profits to reduce in future to the levels that were starting to be seen prior to the result of the EU Referendum vote. This would further improve viability, as would the ability for S106 developments to secure grant funding for affordable housing.
- 6.18 The sensitivity appraisals indicate that such an increase in sales values and build costs would result in an improvement in viability and the ability of schemes to provide affordable housing in combination with S106 contributions and other policy requirements such as SUDs, accessibility and sustainability (the costs of the latter in particular are expected to reduce over time). Over the life of the Council's THDLP, additional growth is likely, leading to a further improvement in scheme viability.

The impact of the Vacant Building Credit

- 6.19 This section considers the impact of the VBC and the Council's approach to maintaining the maximum reasonable quantum of affordable housing is delivered in the Borough, whilst ensuring development can viably come forward.
- 6.20 In March 2014, the Government published a consultation on "Planning Performance and Planning Contributions", which sought views on 'a further amendment to national policy so that local authorities should not apply section 106 affordable housing contributions to buildings brought back into any use, other than proportionately for any increase in floor space. This would be on the basis of providing an incentive for brownfield development in accordance with national policy.' (Para 8 of the Government's response to the consultation on the Planning Contributions (Section 106 planning obligations) published in November 2014). In the Government's response to the consultation published in November 2014 it identified at Para 23 that:

'After careful consideration of these responses we are making the following changes to national policy with regard to section 106 planning obligations: ...

...A financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned.'

- 6.21 This position was further reiterated by Brandon Lewis, The Minister of State, Department for Communities and Local Government (DCLG) identified in his written ministerial statement ('WMS') to the House of Commons on 28 November 2014 (Column 53WS) which set out that:
- '...A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned. We will publish revised planning guidance to assist authorities in implementing these changes shortly.'*
- 6.22 Subsequently on 28 November 2014 DCLG updated the National Planning Practice Guidance (NPPG) to introduce the vacant building credit, and consequently only requires affordable housing obligations to apply to any increase in floorspace in proposed developments. The NPPG was further updated on 24 February and 26 March 2015. The VBC identifies that affordable housing obligations should only be sought on any increase in floorspace in proposed developments. Paragraph: 021 of the NPPG (Reference ID: 23b-021-20150326) identifies that:
- 'National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.'*
- 6.23 Paragraph 022 of the NPPG (Reference ID: 23b-022-20150326) goes on to specify that,
- 'Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought.'*
- 6.24 We note that the national threshold for the application of affordable housing policies as set out in the NPPG was reinstated on 13 May 2016 following the Government's successful appeal of the High Court Decision in July 2015¹¹. Notwithstanding this, we note that the Court of Appeal's judgement clearly identifies that the policies introduced by the WMS/NPPG do not have to be applied in a blanket fashion. Further, it sets out at paragraph 36 that, *'The planning legislation establishes a framework for the making of planning decisions; it does not*

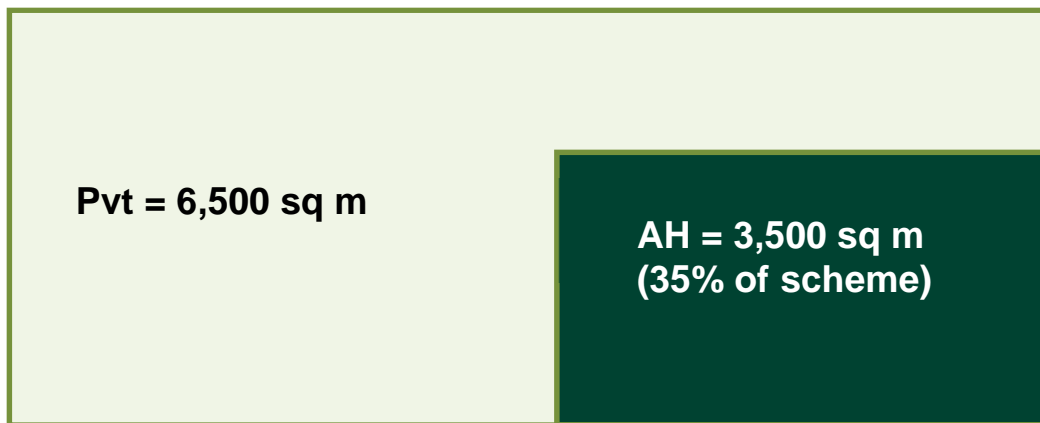
¹¹ R on the Application of West Berkshire District Council v Department for Communities and Local Government (Case Number: CO/76/2015)

lay down merits criteria for planning policy, or establish what the policy-maker should or should not regard as relevant to the exercise of policy-making.’ On this basis, a local planning authority is able to introduce a local approach to these policies, subject to having evidence to support their introduction.

Interaction between percentage target based policy and VBC

- 6.25 The application of the VBC reduces the quantum of the development that local Planning authorities can seek the provision of affordable housing from. We set out below a simple diagrammatic example of this assuming a 10,000 sq m scheme, which assumes a policy requirement of 35% affordable housing for illustrative purposes.

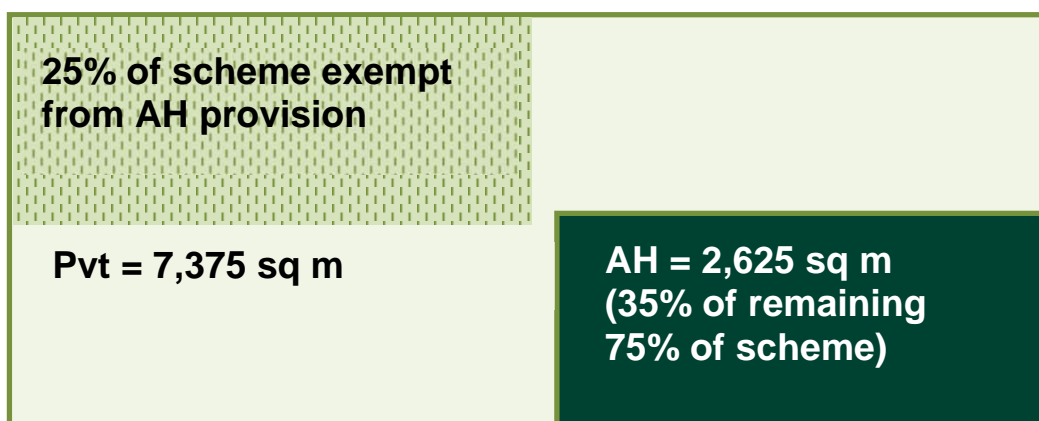
Figure 6.25.1: Without VBC position



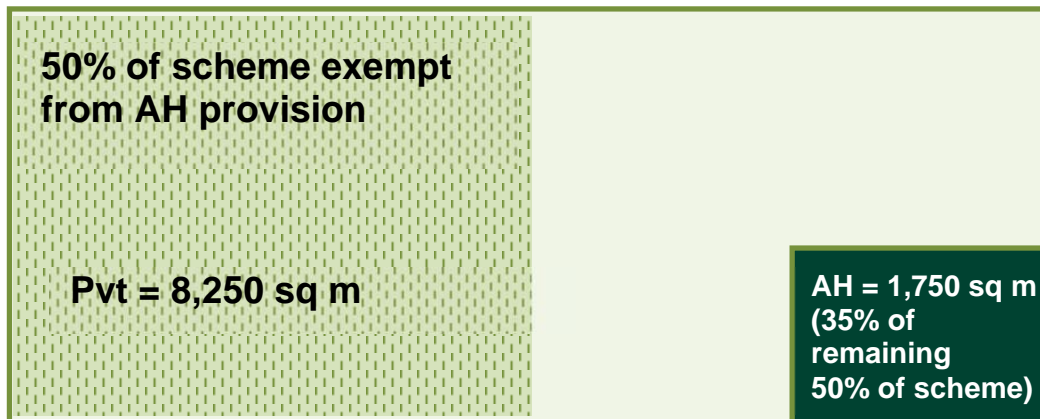
Pvt = Private Housing
AH = Affordable Housing

Figure 6.25.2: With VBC position

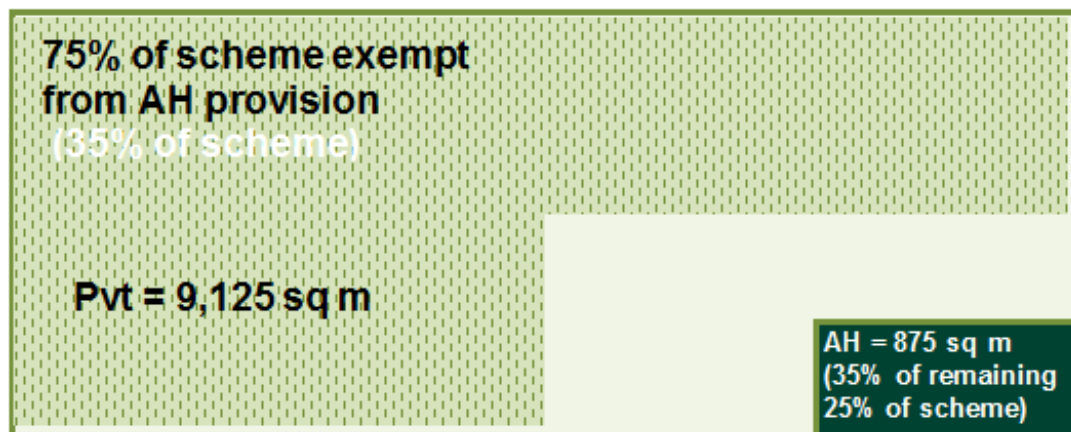
- (i) assuming that existing building is 25% of the proposed floorspace (75% of proposed scheme eligible to be considered for AH delivery)



(ii) assuming existing building is 50% of the proposed floorspace (50% of proposed scheme eligible to be considered for AH delivery)



(iii) assuming existing building is 75% of the proposed floorspace (25% of proposed scheme eligible to be considered for AH delivery)



- 6.26 It is clear from the above diagrams that regardless of scheme viability the VBC reduces the quantum of floorspace from which local planning authorities can seek the provision of affordable housing. The application of a target or set percentage of affordable housing sought (i.e. 35% etc.) applies a further complication and restriction on the amount of affordable housing that could be delivered by a scheme as this becomes a percentage of a percentage. In BNP Paribas Real Estate and the Council's experience there is no reliable correlation between the viability of schemes and the VBC policy mechanism which operates on net additional floorspace. The determination of a scheme's viability is more complex than this and varies from site to site and scheme to scheme.
- 6.27 The VBC is identified to be a blunt tool, which has a tendency to go too far in reducing affordable housing in some schemes and does not go far enough in other schemes to ensure their viable delivery. Thus, BNP Paribas Real Estate has genuine concerns that the VBC policy will both prevent the delivery of housing in the Borough (where a site-specific viability assessment would justify a lower provision of affordable housing to bring the site forward) and significantly impact on the delivery of affordable housing (by reducing the policy compliant level of affordable housing well below what the scheme could viably deliver).
- 6.28 VBC does not make schemes more viable i.e. the surplus/deficit remains unchanged, it simply reduces the amount of floorspace that the Council can seek their affordable housing provision from. Given the urban nature of the Borough and that the majority of sites that

come forward for redevelopment are brownfield sites, which could be eligible for the VBC, this would have a significant impact on the Council's affordable housing supply. Furthermore, sites are coming forward in the Borough without the assistance of VBC, as affordable housing delivery on individual sites can be adjusted if necessary to assist with site-specific viability issues. We note that this position is supported by the Mayor of London's recently published Draft Affordable Housing and Viability Supplementary Planning Guidance 2016 ('DSPG'). The DSPG sets out at para 13 (with BNP Paribas Real estate emphasis underlined) that,

'This part also sets out the Mayor's approach to the national Vacant Building Credit policy. The intention of the Government's policy is to bring forward sites containing vacant buildings which would not otherwise come forward for development. However given that in London such sites already come forward for development and affordable housing requirements are already subject to viability testing and thus are not preventing sites from coming forward the Mayor's view is that in most circumstances in London it will not be appropriate to apply the Vacant Building Credit.'

- 6.29 In light of the above, we conclude that in Tower Hamlets the VBC policy is an inappropriate mechanism for delivering the maximum viable quantum of affordable housing as well as incapable of ensuring the delivery of schemes with more complex economic viability characteristics. BNP Paribas Real Estate consider that the VBC is likely to significantly impact on the quantum of affordable housing delivered by the Council's existing and adopted affordable housing policies. On this basis, we consider that the application of the VBC on schemes in the Borough will undermine the objectives of the Development Plan.
- 6.30 In addition, we are of the opinion that the Council's current approach of determining the amount of affordable housing in each scheme on its own merits will ensure the Council is able to maintain a reasonable supply of affordable housing in the Borough without prejudicing the delivery of development. We are aware that schemes are coming forward for redevelopment in the Borough on this basis and in this regard, we consider that there is no need to introduce further incentives to encourage development in Tower Hamlets. Values in the Borough following the recession have increased significantly since the previous peak and predicted value growth over the next five years remains robust. On this basis, we consider the Council's approach to the VBC set out in Policy D.SG5 'Developer Contributions' to be a reasonable approach given the nature of development in the borough.

Estate regeneration

- 6.31 Policy D.H2 'Affordable housing' identifies at parts 5 (a) and (b) that, Estate regeneration development schemes are required to:
- a protect and enhance open space, community facilities and the existing quantum of affordable and family units;
 - b provide an uplift in the number of affordable homes; and
 - c bring existing homes up to the latest decent homes standard.
- 6.32 Paragraph 4.37 (supporting text to policy D.H2) states:
- "that additional homes may be provided through estate regeneration schemes and seeks to secure that any net additional homes are also subject to the affordable housing requirements in policies S.H1 (see part 2) and D.H2 (see parts 1 and 2)."*
- 6.33 The Council's proposed policy seeks the re-provision of existing affordable housing and through the application of Policy S.H1, which looks to secure a minimum of 35% affordable housing from any net additional housing provided in estate regeneration schemes subject to viability. On this basis estate regeneration schemes will continue to come forward with

proportions of market housing included to cross subsidise the re-provision of the existing affordable housing on the estate. However, where this cross subsidy is not able to deliver increased quantum of affordable housing, Policy S.H1 will enable developers and RPs to submit a viability assessment to support their case, as frequently happens on such sites. Clearly there will be a limit to the delivery of units on a site due to the constraints of bulk and massing and on this basis a site may not be able to provide enough additional private housing to support both the re-provision of existing units as well as up to 50% of the net additional homes as affordable units.

- 6.34 Given that each estate regeneration scheme will be unique, not only due to the usual scheme and site heterogeneity issues, but also owing to differences in significant financial costs associated with site assembly. These costs include but are not limited to decant, disturbance and home loss payments and acquiring freehold properties purchased under the right to buy, which will be necessary expenses to obtain vacant position of the site. We understand that the freehold of many estates have been transferred to RPs from the Council at 'nil value', which is effectively the Council's contribution towards assisting with overcoming the significant site assembly costs. Such sites therefore often do not have benchmark land values to achieve, only the significant aforementioned additional costs as part of upfront costs to the site assembly.
- 6.35 Considering the acute need for net additional affordable homes in London and Tower Hamlets as evidenced by the Tower Hamlets Strategic Housing Market Assessment (SHMA), 2017, it is vital that the Council is able to both protect existing numbers of affordable housing provided on estates as well as the ability to seek an increase in the provision of affordable housing in developments wherever feasible and viable. In light of this evidenced need and the above position we consider that the requirements of the Council's policies D.H2 and S.H1 for estate regeneration is reasonable and deliverable given the flexibility provided in the i.e. subject to viability, which enable site and scheme specific issues to be considered on a case by case basis.

PRS

6.36 The Table 6.36.1 below sets out a summary of the results of our appraisals of residential schemes provided as PRS in Tower Hamlets. The full results of our appraisals can be seen at **Appendix 12**.

Table 6.36.1: Viability of PRS schemes – development typologies 6 (50 Flats), 7 (100 Flats) and 8 250 Flats

CIL Zone 1 (High Value) - Benchmark Land Value 1 (higher value secondary offices)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,472,751	£12,200,176	£12,159,459	£12,159,459	£12,006,772	£11,904,981
35% SR : 35% THLR : 30% LLR	10%	£10,861,411	£9,719,731	£9,679,016	£9,679,016	£9,526,333	£9,424,544
35% SR : 35% THLR : 30% LLR	20%	£8,199,498	£7,189,584	£7,148,688	£7,148,688	£6,995,329	£6,893,090
35% SR : 35% THLR : 30% LLR	25%	£6,849,577	£5,905,871	£5,864,818	£5,864,818	£5,710,866	£5,608,232
35% SR : 35% THLR : 30% LLR	30%	£5,487,014	£4,609,733	£4,568,477	£4,568,477	£4,413,762	£4,310,619
35% SR : 35% THLR : 30% LLR	35%	£4,111,806	£3,301,170	£3,259,664	£3,259,664	£3,104,017	£3,000,252
35% SR : 35% THLR : 30% LLR	43%	£2,025,289	£1,315,026	£1,273,063	£1,273,063	£1,115,697	£1,010,787
35% SR : 35% THLR : 30% LLR	50%	£-89,675	£-699,076	£-741,600	£-741,600	£-901,064	£-1,007,375

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,444,802	£9,951,980	£9,872,740	£9,872,740	£9,575,585	£9,377,482
35% SR : 35% THLR : 30% LLR	10%	£7,519,449	£5,282,725	£5,203,486	£5,203,486	£4,906,338	£4,708,241
35% SR : 35% THLR : 30% LLR	20%	£2,495,514	£516,581	£436,991	£436,991	£138,529	£-60,446
35% SR : 35% THLR : 30% LLR	25%	£-53,424	£-1,902,824	£-1,982,721	£-1,982,721	£-2,282,338	£-2,482,081
35% SR : 35% THLR : 30% LLR	30%	£-2,627,006	£-4,346,450	£-4,426,744	£-4,426,744	£-4,727,844	£-4,928,579
35% SR : 35% THLR : 30% LLR	35%	£-5,225,235	£-6,814,300	£-6,895,077	£-6,895,077	£-7,197,993	£-7,399,937
35% SR : 35% THLR : 30% LLR	43%	£-9,168,790	£-10,561,490	£-10,643,159	£-10,643,159	£-10,949,417	£-11,153,589
35% SR : 35% THLR : 30% LLR	50%	£-13,167,798	£-14,363,179	£-14,445,938	£-14,445,938	£-14,756,284	£-14,963,180

Typology (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£48,041,482	£41,812,458	£41,617,904	£41,617,904	£40,888,327	£40,401,943
35% SR : 35% THLR : 30% LLR	10%	£35,732,338	£30,142,520	£29,947,971	£29,947,971	£29,218,413	£28,732,041
35% SR : 35% THLR : 30% LLR	20%	£23,181,373	£18,234,919	£18,039,509	£18,039,509	£17,306,723	£16,818,197
35% SR : 35% THLR : 30% LLR	25%	£16,815,207	£12,191,995	£11,995,831	£11,995,831	£11,260,210	£10,769,798
35% SR : 35% THLR : 30% LLR	30%	£10,388,586	£6,089,656	£5,892,518	£5,892,518	£5,153,255	£4,660,412
35% SR : 35% THLR : 30% LLR	35%	£3,901,509	£-72,099	£-270,425	£-270,425	£-1,014,145	£-1,509,959
35% SR : 35% THLR : 30% LLR	43%	£-5,942,458	£-9,426,135	£-9,626,650	£-9,626,650	£-10,378,578	£-10,879,864
35% SR : 35% THLR : 30% LLR	50%	£-15,922,452	£-18,913,857	£-19,117,047	£-19,117,047	£-19,879,009	£-20,386,985

CIL Zone 1 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,253,234	£2,212,623	£2,171,906	£2,171,906	£2,019,220	£1,917,429
35% SR : 35% THLR : 30% LLR	10%	£1,945,095	£1,012,965	£972,250	£972,250	£819,567	£717,779
35% SR : 35% THLR : 30% LLR	20%	£586,383	£-236,395	£-277,291	£-277,291	£-430,649	£-532,889
35% SR : 35% THLR : 30% LLR	25%	£-111,937	£-879,713	£-920,767	£-920,767	£-1,074,719	£-1,177,353
35% SR : 35% THLR : 30% LLR	30%	£-822,900	£-1,535,458	£-1,576,715	£-1,576,715	£-1,731,430	£-1,834,572
35% SR : 35% THLR : 30% LLR	35%	£-1,546,508	£-2,203,627	£-2,245,134	£-2,245,134	£-2,400,781	£-2,504,546
35% SR : 35% THLR : 30% LLR	43%	£-2,655,624	£-3,229,182	£-3,271,145	£-3,271,145	£-3,428,510	£-3,533,420
35% SR : 35% THLR : 30% LLR	50%	£-3,793,187	£-4,286,806	£-4,330,025	£-4,330,025	£-4,492,098	£-4,600,146

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,335,953	£-3,388,374	£-3,467,615	£-3,467,615	£-3,764,770	£-3,962,874
35% SR : 35% THLR : 30% LLR	10%	£-3,789,252	£-5,628,093	£-5,707,333	£-5,707,333	£-6,004,480	£-6,202,578
35% SR : 35% THLR : 30% LLR	20%	£-6,341,136	£-7,964,701	£-8,044,291	£-8,044,291	£-8,342,754	£-8,541,728
35% SR : 35% THLR : 30% LLR	25%	£-7,654,046	£-9,169,338	£-9,249,236	£-9,249,236	£-9,548,852	£-9,748,597
35% SR : 35% THLR : 30% LLR	30%	£-8,991,603	£-10,398,197	£-10,478,490	£-10,478,490	£-10,779,592	£-10,980,325
35% SR : 35% THLR : 30% LLR	35%	£-10,353,805	£-11,651,278	£-11,732,056	£-11,732,056	£-12,034,971	£-12,236,915
35% SR : 35% THLR : 30% LLR	43%	£-12,443,320	£-13,576,316	£-13,657,985	£-13,657,985	£-13,964,243	£-14,168,415
35% SR : 35% THLR : 30% LLR	50%	£-14,588,288	£-15,571,663	£-15,655,776	£-15,655,776	£-15,971,196	£-16,181,478

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,459,561	£1,327,052	£1,132,498	£1,132,498	£402,921	£83,464
35% SR : 35% THLR : 30% LLR	10%	£308,434	£-4,290,782	£-4,485,330	£-4,485,330	£-5,214,888	£-5,701,260
35% SR : 35% THLR : 30% LLR	20%	£-6,084,513	£-10,146,277	£-10,341,687	£-10,341,687	£-11,074,474	£-11,562,999
35% SR : 35% THLR : 30% LLR	25%	£-9,371,671	£-13,163,148	£-13,359,313	£-13,359,313	£-14,094,933	£-14,585,346
35% SR : 35% THLR : 30% LLR	30%	£-12,719,283	£-16,239,434	£-16,436,572	£-16,436,572	£-17,175,836	£-17,668,679
35% SR : 35% THLR : 30% LLR	35%	£-16,127,351	£-19,375,137	£-19,573,462	£-19,573,462	£-20,317,183	£-20,812,997
35% SR : 35% THLR : 30% LLR	43%	£-21,352,807	£-24,190,094	£-24,390,609	£-24,390,609	£-25,142,537	£-25,643,821
35% SR : 35% THLR : 30% LLR	50%	£-26,714,287	£-29,167,914	£-29,374,427	£-29,374,427	£-30,148,851	£-30,665,135

CIL Zone 1 (Low Value) - Benchmark Land Value 2 (lower value secondary offices)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-20,800	£-1,005,100	£-1,045,816	£-1,045,816	£-1,198,504	£-1,300,295
35% SR : 35% THLR : 30% LLR	10%	£-1,037,974	£-1,918,797	£-1,959,513	£-1,959,513	£-2,112,196	£-2,213,985
35% SR : 35% THLR : 30% LLR	20%	£-2,105,722	£-2,882,198	£-2,923,094	£-2,923,094	£-3,076,453	£-3,178,692
35% SR : 35% THLR : 30% LLR	25%	£-2,658,560	£-3,382,537	£-3,423,591	£-3,423,591	£-3,577,543	£-3,680,177
35% SR : 35% THLR : 30% LLR	30%	£-3,224,042	£-3,895,302	£-3,936,558	£-3,936,558	£-4,092,256	£-4,197,085
35% SR : 35% THLR : 30% LLR	35%	£-3,802,167	£-4,426,859	£-4,469,043	£-4,469,043	£-4,627,236	£-4,732,698
35% SR : 35% THLR : 30% LLR	43%	£-4,703,884	£-5,251,208	£-5,293,858	£-5,293,858	£-5,453,797	£-5,560,422
35% SR : 35% THLR : 30% LLR	50%	£-5,638,261	£-6,103,972	£-6,147,191	£-6,147,191	£-6,309,264	£-6,417,312

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,551,936	£9,497,448	£9,576,689	£9,576,689	£9,873,844	£10,071,947
35% SR : 35% THLR : 30% LLR	10%	£9,454,554	£11,195,958	£11,275,197	£11,275,197	£11,572,344	£11,770,442
35% SR : 35% THLR : 30% LLR	20%	£11,455,756	£12,991,355	£13,070,945	£13,070,945	£13,369,408	£13,568,383
35% SR : 35% THLR : 30% LLR	25%	£12,493,326	£13,925,387	£14,005,285	£14,005,285	£14,304,901	£14,504,646
35% SR : 35% THLR : 30% LLR	30%	£13,555,542	£14,888,456	£14,970,063	£14,970,063	£15,276,088	£15,480,105
35% SR : 35% THLR : 30% LLR	35%	£14,643,273	£15,887,001	£15,969,100	£15,969,100	£16,276,969	£16,482,216
35% SR : 35% THLR : 30% LLR	43%	£16,347,197	£17,430,977	£17,513,981	£17,513,981	£17,825,249	£18,032,761
35% SR : 35% THLR : 30% LLR	50%	£18,107,480	£19,030,344	£19,114,457	£19,114,457	£19,429,877	£19,640,159

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,017,082	£13,883,408	£14,077,962	£14,077,962	£14,807,539	£15,293,924
35% SR : 35% THLR : 30% LLR	10%	£13,794,660	£18,151,317	£18,345,866	£18,345,866	£19,075,424	£19,561,795
35% SR : 35% THLR : 30% LLR	20%	£18,814,060	£22,656,887	£22,852,298	£22,852,298	£23,585,085	£24,073,609
35% SR : 35% THLR : 30% LLR	25%	£21,414,444	£24,998,796	£25,194,962	£25,194,962	£25,930,581	£26,420,994
35% SR : 35% THLR : 30% LLR	30%	£24,075,281	£27,400,862	£27,601,224	£27,601,224	£28,352,579	£28,853,481
35% SR : 35% THLR : 30% LLR	35%	£26,796,575	£29,901,848	£30,103,417	£30,103,417	£30,859,302	£31,363,224
35% SR : 35% THLR : 30% LLR	43%	£31,051,354	£33,766,553	£33,970,347	£33,970,347	£34,734,572	£35,244,056
35% SR : 35% THLR : 30% LLR	50%	£35,453,513	£37,767,129	£37,973,642	£37,973,642	£38,748,067	£39,264,349

CIL Zone 2 (High Value) - Benchmark Land Value 2 (lower value secondary offices)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,676,804	£11,956,463	£11,915,747	£11,915,747	£11,763,059	£11,661,268
35% SR : 35% THLR : 30% LLR	10%	£10,471,812	£9,827,143	£9,786,428	£9,786,428	£9,633,745	£9,531,955
35% SR : 35% THLR : 30% LLR	20%	£8,216,248	£7,648,120	£7,607,224	£7,607,224	£7,453,866	£7,351,626
35% SR : 35% THLR : 30% LLR	25%	£7,069,501	£6,539,971	£6,498,917	£6,498,917	£6,344,965	£6,242,331
35% SR : 35% THLR : 30% LLR	30%	£5,910,111	£5,419,395	£5,378,137	£5,378,137	£5,223,424	£5,120,280
35% SR : 35% THLR : 30% LLR	35%	£4,738,078	£4,286,394	£4,244,888	£4,244,888	£4,089,240	£3,985,476
35% SR : 35% THLR : 30% LLR	43%	£2,956,322	£2,563,593	£2,521,629	£2,521,629	£2,364,265	£2,259,355
35% SR : 35% THLR : 30% LLR	50%	£1,146,119	£812,835	£770,312	£770,312	£610,847	£504,537

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,555,360	£15,156,664	£15,077,423	£15,077,423	£14,780,269	£14,582,165
35% SR : 35% THLR : 30% LLR	10%	£12,401,488	£11,149,477	£11,070,238	£11,070,238	£10,773,091	£10,574,993
35% SR : 35% THLR : 30% LLR	20%	£8,149,032	£7,045,401	£6,965,811	£6,965,811	£6,667,349	£6,468,374
35% SR : 35% THLR : 30% LLR	25%	£5,985,836	£4,957,031	£4,877,133	£4,877,133	£4,577,517	£4,377,772
35% SR : 35% THLR : 30% LLR	30%	£3,797,993	£2,844,437	£2,764,144	£2,764,144	£2,463,043	£2,262,310
35% SR : 35% THLR : 30% LLR	35%	£1,585,505	£707,622	£626,845	£626,845	£323,929	£121,985
35% SR : 35% THLR : 30% LLR	43%	£1,779,439	£2,543,017	£2,624,685	£2,624,685	£2,930,944	£3,135,116
35% SR : 35% THLR : 30% LLR	50%	£5,199,836	£5,848,154	£5,930,913	£5,930,913	£6,241,259	£6,448,156

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£51,005,604	£47,505,138	£47,310,585	£47,310,585	£46,581,008	£46,094,623
35% SR : 35% THLR : 30% LLR	10%	£40,617,304	£37,483,188	£37,288,640	£37,288,640	£36,559,081	£36,072,710
35% SR : 35% THLR : 30% LLR	20%	£29,987,182	£27,223,576	£27,028,165	£27,028,165	£26,295,378	£25,806,854
35% SR : 35% THLR : 30% LLR	25%	£24,581,439	£22,004,646	£21,808,480	£21,808,480	£21,072,860	£20,582,447
35% SR : 35% THLR : 30% LLR	30%	£19,115,240	£16,726,300	£16,529,163	£16,529,163	£15,789,899	£15,297,056
35% SR : 35% THLR : 30% LLR	35%	£13,588,585	£11,388,540	£11,190,214	£11,190,214	£10,446,493	£9,950,679
35% SR : 35% THLR : 30% LLR	43%	£5,185,249	£3,270,493	£3,069,979	£3,069,979	£2,318,051	£1,816,766
35% SR : 35% THLR : 30% LLR	50%	£-3,354,111	£-4,981,237	£-5,184,427	£-5,184,427	£-5,946,389	£-6,454,365

CIL Zone 2 (Medium Value) - Benchmark Land Value 2 (lower value secondary offices)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,983,396	£2,429,772	£2,389,056	£2,389,056	£2,236,368	£2,134,577
35% SR : 35% THLR : 30% LLR	10%	£1,684,993	£1,191,449	£1,150,734	£1,150,734	£998,051	£896,261
35% SR : 35% THLR : 30% LLR	20%	£336,018	£-96,577	£-137,472	£-137,472	£-290,832	£-393,070
35% SR : 35% THLR : 30% LLR	25%	£-357,433	£-759,228	£-800,283	£-800,283	£-954,234	£-1,056,869
35% SR : 35% THLR : 30% LLR	30%	£-1,063,529	£-1,434,305	£-1,475,563	£-1,475,563	£-1,630,277	£-1,733,420
35% SR : 35% THLR : 30% LLR	35%	£-1,782,268	£-2,121,808	£-2,163,315	£-2,163,315	£-2,318,962	£-2,422,727
35% SR : 35% THLR : 30% LLR	43%	£-2,884,082	£-3,176,362	£-3,218,325	£-3,218,325	£-3,375,690	£-3,480,600
35% SR : 35% THLR : 30% LLR	50%	£-4,014,342	£-4,262,594	£-4,305,814	£-4,305,814	£-4,467,887	£-4,575,936

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,848,259	£-2,930,429	£-3,009,671	£-3,009,671	£-3,306,826	£-3,504,929
35% SR : 35% THLR : 30% LLR	10%	£-4,283,895	£-5,248,932	£-5,328,172	£-5,328,172	£-5,625,320	£-5,823,417
35% SR : 35% THLR : 30% LLR	20%	£-6,818,113	£-7,664,324	£-7,743,914	£-7,743,914	£-8,042,377	£-8,241,351
35% SR : 35% THLR : 30% LLR	25%	£-8,122,191	£-9,908,352	£-9,988,250	£-9,988,250	£-9,287,866	£-9,487,610
35% SR : 35% THLR : 30% LLR	30%	£-9,450,916	£-10,176,603	£-10,256,896	£-10,256,896	£-10,557,998	£-10,758,731
35% SR : 35% THLR : 30% LLR	35%	£-10,804,286	£-11,469,076	£-11,549,853	£-11,549,853	£-11,852,769	£-12,054,713
35% SR : 35% THLR : 30% LLR	43%	£-12,880,552	£-13,453,202	£-13,534,870	£-13,534,870	£-13,841,129	£-14,045,301
35% SR : 35% THLR : 30% LLR	50%	£-15,019,191	£-15,506,589	£-15,590,701	£-15,590,701	£-15,906,122	£-16,116,403

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,184,013	£2,471,634	£2,277,080	£2,277,080	£1,547,503	£1,061,118
35% SR : 35% THLR : 30% LLR	10%	£-921,971	£-3,341,651	£-3,536,201	£-3,536,201	£-4,265,758	£-4,752,131
35% SR : 35% THLR : 30% LLR	20%	£-7,269,776	£-9,392,600	£-9,588,010	£-9,588,010	£-10,320,796	£-10,809,322
35% SR : 35% THLR : 30% LLR	25%	£-10,534,361	£-12,507,198	£-12,703,362	£-12,703,362	£-13,438,982	£-13,929,395
35% SR : 35% THLR : 30% LLR	30%	£-13,859,403	£-15,681,210	£-15,878,348	£-15,878,348	£-16,617,611	£-17,110,455
35% SR : 35% THLR : 30% LLR	35%	£-17,244,898	£-18,914,639	£-19,112,965	£-19,112,965	£-19,856,685	£-20,352,499
35% SR : 35% THLR : 30% LLR	43%	£-22,436,497	£-23,876,187	£-24,076,701	£-24,076,701	£-24,828,628	£-25,329,914
35% SR : 35% THLR : 30% LLR	50%	£-27,770,815	£-28,997,858	£-29,204,372	£-29,204,372	£-29,978,796	£-30,495,079

CIL Zone 2 (Low Value) - Benchmark Land Value 2 (lower value secondary offices)
Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,971,427	-£2,439,834	-£2,480,550	-£2,480,550	-£2,633,237	-£2,735,029
35% SR : 35% THLR : 30% LLR	10%	-£2,824,295	-£3,240,284	-£3,281,000	-£3,281,000	-£3,433,683	-£3,535,471
35% SR : 35% THLR : 30% LLR	20%	-£3,727,735	-£4,091,406	-£4,132,970	-£4,132,970	-£4,288,838	-£4,392,749
35% SR : 35% THLR : 30% LLR	25%	-£4,201,154	-£4,542,378	-£4,584,104	-£4,584,104	-£4,740,573	-£4,844,887
35% SR : 35% THLR : 30% LLR	30%	-£4,692,386	-£5,005,980	-£5,047,912	-£5,047,912	-£5,205,157	-£5,309,986
35% SR : 35% THLR : 30% LLR	35%	-£5,196,470	-£5,482,210	-£5,524,395	-£5,524,395	-£5,682,588	-£5,788,049
35% SR : 35% THLR : 30% LLR	43%	-£5,976,687	-£6,220,234	-£6,262,885	-£6,262,885	-£6,422,823	-£6,529,449
35% SR : 35% THLR : 30% LLR	50%	-£6,785,818	-£6,986,674	-£7,029,894	-£7,029,894	-£7,191,966	-£7,300,015

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£11,255,341	-£12,175,719	-£12,254,961	-£12,254,961	-£12,552,116	-£12,750,219
35% SR : 35% THLR : 30% LLR	10%	-£12,847,474	-£13,665,227	-£13,744,466	-£13,744,466	-£14,041,614	-£14,239,712
35% SR : 35% THLR : 30% LLR	20%	-£14,538,190	-£15,262,457	-£15,343,349	-£15,343,349	-£15,646,692	-£15,848,921
35% SR : 35% THLR : 30% LLR	25%	-£15,434,113	-£16,105,555	-£16,186,759	-£16,186,759	-£16,491,276	-£16,694,287
35% SR : 35% THLR : 30% LLR	30%	-£16,355,920	-£16,973,271	-£17,054,878	-£17,054,878	-£17,360,903	-£17,564,920
35% SR : 35% THLR : 30% LLR	35%	-£17,302,776	-£17,865,606	-£17,947,705	-£17,947,705	-£18,255,575	-£18,460,822
35% SR : 35% THLR : 30% LLR	43%	-£18,770,027	-£19,250,268	-£19,333,271	-£19,333,271	-£19,644,539	-£19,852,051
35% SR : 35% THLR : 30% LLR	50%	-£20,293,637	-£20,690,319	-£20,774,431	-£20,774,431	-£21,089,853	-£21,300,134

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£18,237,874	-£20,547,419	-£20,741,973	-£20,741,973	-£21,471,550	-£21,957,935
35% SR : 35% THLR : 30% LLR	10%	-£22,240,329	-£24,293,355	-£24,487,904	-£24,487,904	-£25,217,462	-£25,703,834
35% SR : 35% THLR : 30% LLR	20%	-£26,484,606	-£28,292,036	-£28,490,642	-£28,490,642	-£29,235,414	-£29,731,929
35% SR : 35% THLR : 30% LLR	25%	-£28,719,386	-£30,406,992	-£30,606,365	-£30,606,365	-£31,354,017	-£31,852,450
35% SR : 35% THLR : 30% LLR	30%	-£31,029,843	-£32,582,336	-£32,782,697	-£32,782,697	-£33,534,052	-£34,034,956
35% SR : 35% THLR : 30% LLR	35%	-£33,401,744	-£34,818,067	-£35,019,636	-£35,019,636	-£35,775,521	-£36,279,444
35% SR : 35% THLR : 30% LLR	43%	-£37,074,802	-£38,284,890	-£38,488,684	-£38,488,684	-£39,252,910	-£39,762,393
35% SR : 35% THLR : 30% LLR	50%	-£40,886,111	-£41,887,584	-£42,094,098	-£42,094,098	-£42,868,522	-£43,384,805

CIL Zone 3 (High Value) - Benchmark Land Value 2 (lower value secondary offices)
Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,681	-£384,626	-£425,343	-£425,343	-£578,030	-£679,822
35% SR : 35% THLR : 30% LLR	10%	-£945,475	-£1,297,310	-£1,338,025	-£1,338,025	-£1,490,708	-£1,592,496
35% SR : 35% THLR : 30% LLR	20%	-£1,952,206	-£2,259,696	-£2,300,591	-£2,300,591	-£2,453,950	-£2,556,189
35% SR : 35% THLR : 30% LLR	25%	-£2,474,536	-£2,759,526	-£2,800,581	-£2,800,581	-£2,954,532	-£3,057,167
35% SR : 35% THLR : 30% LLR	30%	-£3,009,508	-£3,271,784	-£3,313,041	-£3,313,041	-£3,467,756	-£3,570,899
35% SR : 35% THLR : 30% LLR	35%	-£3,557,125	-£3,796,467	-£3,837,973	-£3,837,973	-£3,993,620	-£4,098,466
35% SR : 35% THLR : 30% LLR	43%	-£4,408,322	-£4,616,203	-£4,658,853	-£4,658,853	-£4,818,792	-£4,925,418
35% SR : 35% THLR : 30% LLR	50%	-£5,296,187	-£5,468,194	-£5,511,413	-£5,511,413	-£5,673,486	-£5,781,535

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£7,492,167	-£8,263,615	-£8,342,856	-£8,342,856	-£8,640,010	-£8,838,115
35% SR : 35% THLR : 30% LLR	10%	-£9,275,885	-£9,962,779	-£10,042,017	-£10,042,017	-£10,339,165	-£10,537,263
35% SR : 35% THLR : 30% LLR	20%	-£11,158,187	-£11,758,830	-£11,838,420	-£11,838,420	-£12,136,882	-£12,335,857
35% SR : 35% THLR : 30% LLR	25%	-£12,136,306	-£12,693,189	-£12,773,087	-£12,773,087	-£13,072,702	-£13,272,447
35% SR : 35% THLR : 30% LLR	30%	-£13,139,072	-£13,651,770	-£13,732,063	-£13,732,063	-£14,033,164	-£14,233,897
35% SR : 35% THLR : 30% LLR	35%	-£14,166,483	-£14,635,314	-£14,717,413	-£14,717,413	-£15,025,283	-£15,230,529
35% SR : 35% THLR : 30% LLR	43%	-£15,772,859	-£16,179,789	-£16,262,793	-£16,262,793	-£16,574,060	-£16,781,572
35% SR : 35% THLR : 30% LLR	50%	-£17,442,509	-£17,779,654	-£17,863,766	-£17,863,766	-£18,179,187	-£18,389,469

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£8,868,269	-£10,806,031	-£11,000,585	-£11,000,585	-£11,730,161	-£12,216,546
35% SR : 35% THLR : 30% LLR	10%	-£13,354,128	-£15,080,351	-£15,274,899	-£15,274,899	-£16,004,458	-£16,490,829
35% SR : 35% THLR : 30% LLR	20%	-£18,081,810	-£19,592,333	-£19,787,743	-£19,787,743	-£20,520,530	-£21,009,054
35% SR : 35% THLR : 30% LLR	25%	-£20,536,335	-£21,937,448	-£22,133,613	-£22,133,613	-£22,869,232	-£23,359,645
35% SR : 35% THLR : 30% LLR	30%	-£23,051,313	-£24,341,978	-£24,539,114	-£24,539,114	-£25,278,379	-£25,771,222
35% SR : 35% THLR : 30% LLR	35%	-£25,626,748	-£26,805,924	-£27,004,249	-£27,004,249	-£27,754,401	-£28,258,323
35% SR : 35% THLR : 30% LLR	43%	-£29,640,029	-£30,666,539	-£30,870,332	-£30,870,332	-£31,634,558	-£32,144,042
35% SR : 35% THLR : 30% LLR	50%	-£33,819,819	-£34,672,003	-£34,878,515	-£34,878,515	-£35,652,940	-£36,169,223

CIL Zone 3 (Med Value) - Benchmark Land Value 3 (secondary industrial/warehousing)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£51,299	-£307,753	-£348,469	-£348,469	-£501,157	-£602,948
35% SR : 35% THLR : 30% LLR	10%	-£758,220	-£1,076,320	-£1,117,035	-£1,117,035	-£1,269,719	-£1,371,508
35% SR : 35% THLR : 30% LLR	20%	-£1,618,312	-£1,894,786	-£1,936,351	-£1,936,351	-£2,092,219	-£2,196,130
35% SR : 35% THLR : 30% LLR	25%	-£2,070,345	-£2,329,557	-£2,371,282	-£2,371,282	-£2,527,751	-£2,632,065
35% SR : 35% THLR : 30% LLR	30%	-£2,539,550	-£2,776,955	-£2,818,888	-£2,818,888	-£2,976,132	-£3,080,962
35% SR : 35% THLR : 30% LLR	35%	-£3,021,604	-£3,236,984	-£3,279,168	-£3,279,168	-£3,437,361	-£3,542,822
35% SR : 35% THLR : 30% LLR	43%	-£3,768,779	-£3,950,705	-£3,993,355	-£3,993,355	-£4,153,294	-£4,259,919
35% SR : 35% THLR : 30% LLR	50%	-£4,544,867	-£4,692,841	-£4,736,060	-£4,736,060	-£4,898,133	-£5,006,182

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£11,494,417	-£12,197,030	-£12,276,272	-£12,276,272	-£12,573,427	-£12,771,530
35% SR : 35% THLR : 30% LLR	10%	-£13,002,787	-£13,625,581	-£13,704,821	-£13,704,821	-£14,001,969	-£14,200,066
35% SR : 35% THLR : 30% LLR	20%	-£14,610,077	-£15,160,210	-£15,241,102	-£15,241,102	-£15,544,445	-£15,746,675
35% SR : 35% THLR : 30% LLR	25%	-£15,464,268	-£15,972,331	-£16,053,536	-£16,053,536	-£16,358,052	-£16,561,063
35% SR : 35% THLR : 30% LLR	30%	-£16,343,509	-£16,809,071	-£16,890,678	-£16,890,678	-£17,196,702	-£17,400,719
35% SR : 35% THLR : 30% LLR	35%	-£17,247,798	-£17,670,429	-£17,752,527	-£17,752,527	-£18,060,397	-£18,265,644
35% SR : 35% THLR : 30% LLR	43%	-£18,651,199	-£19,008,624	-£19,091,629	-£19,091,629	-£19,402,897	-£19,610,408
35% SR : 35% THLR : 30% LLR	50%	-£20,110,961	-£20,402,211	-£20,486,323	-£20,486,323	-£20,801,745	-£21,012,025

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£18,833,129	-£20,599,506	-£20,794,060	-£20,794,060	-£21,523,636	-£22,010,021
35% SR : 35% THLR : 30% LLR	10%	-£22,629,102	-£24,195,804	-£24,390,353	-£24,390,353	-£25,119,911	-£25,606,283
35% SR : 35% THLR : 30% LLR	20%	-£26,666,897	-£28,040,804	-£28,239,411	-£28,239,411	-£28,984,182	-£29,480,697
35% SR : 35% THLR : 30% LLR	25%	-£28,799,730	-£30,079,718	-£30,279,092	-£30,279,092	-£31,026,743	-£31,525,177
35% SR : 35% THLR : 30% LLR	30%	-£31,005,258	-£32,179,019	-£32,379,381	-£32,379,381	-£33,130,736	-£33,631,639
35% SR : 35% THLR : 30% LLR	35%	-£33,272,228	-£34,338,709	-£34,540,278	-£34,540,278	-£35,296,162	-£35,800,085
35% SR : 35% THLR : 30% LLR	43%	-£36,787,894	-£37,691,468	-£37,895,262	-£37,895,262	-£38,659,488	-£39,168,971
35% SR : 35% THLR : 30% LLR	50%	-£40,441,807	-£41,180,098	-£41,386,612	-£41,386,612	-£42,161,037	-£42,677,319

CIL Zone 3 (Low Value) - Benchmark Land Value 3 (secondary industrial/warehousing)

Typology 6 (50 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£729,431	-£1,075,056	-£1,115,772	-£1,115,772	-£1,268,460	-£1,370,251
35% SR : 35% THLR : 30% LLR	10%	-£1,491,633	-£1,797,119	-£1,837,835	-£1,837,835	-£1,992,283	-£2,095,737
35% SR : 35% THLR : 30% LLR	20%	-£2,311,307	-£2,580,110	-£2,621,675	-£2,621,675	-£2,777,541	-£2,881,453
35% SR : 35% THLR : 30% LLR	25%	-£2,743,616	-£2,991,248	-£3,032,973	-£3,032,973	-£3,189,443	-£3,293,756
35% SR : 35% THLR : 30% LLR	30%	-£3,188,774	-£3,415,015	-£3,456,946	-£3,456,946	-£3,614,191	-£3,719,021
35% SR : 35% THLR : 30% LLR	35%	-£3,646,782	-£3,851,410	-£3,893,595	-£3,893,595	-£4,051,788	-£4,157,249
35% SR : 35% THLR : 30% LLR	43%	-£4,357,889	-£4,529,683	-£4,572,333	-£4,572,333	-£4,732,272	-£4,838,897
35% SR : 35% THLR : 30% LLR	50%	-£5,097,908	-£5,236,370	-£5,279,590	-£5,279,590	-£5,441,663	-£5,549,711

Typology 7 (100 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£12,976,690	-£13,653,810	-£13,733,051	-£13,733,051	-£14,030,206	-£14,228,310
35% SR : 35% THLR : 30% LLR	10%	-£14,396,688	-£15,002,154	-£15,082,689	-£15,082,689	-£15,384,696	-£15,586,034
35% SR : 35% THLR : 30% LLR	20%	-£15,936,957	-£16,464,269	-£16,545,161	-£16,545,161	-£16,848,504	-£17,050,734
35% SR : 35% THLR : 30% LLR	25%	-£16,746,240	-£17,232,254	-£17,313,458	-£17,313,458	-£17,617,975	-£17,820,986
35% SR : 35% THLR : 30% LLR	30%	-£17,580,572	-£18,024,857	-£18,106,464	-£18,106,464	-£18,412,489	-£18,616,506
35% SR : 35% THLR : 30% LLR	35%	-£18,439,952	-£18,842,079	-£18,924,177	-£18,924,177	-£19,232,047	-£19,437,294
35% SR : 35% THLR : 30% LLR	43%	-£19,775,990	-£20,114,069	-£20,197,074	-£20,197,074	-£20,508,342	-£20,715,853
35% SR : 35% THLR : 30% LLR	50%	-£21,168,388	-£21,441,452	-£21,525,564	-£21,525,564	-£21,840,985	-£22,051,266

Typology 8 (250 Flats)

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accesibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£22,523,713	-£24,226,615	-£24,421,169	-£24,421,169	-£25,150,746	-£25,637,131
35% SR : 35% THLR : 30% LLR	10%	-£26,097,584	-£27,608,718	-£27,806,448	-£27,806,448	-£28,547,938	-£29,042,265
35% SR : 35% THLR : 30% LLR	20%	-£29,955,122	-£31,283,531	-£31,482,137	-£31,482,137	-£32,226,909	-£32,723,424
35% SR : 35% THLR : 30% LLR	25%	-£31,986,338	-£33,211,520	-£33,410,893	-£33,410,893	-£34,158,544	-£34,656,977
35% SR : 35% THLR : 30% LLR	30%	-£34,078,997	-£35,199,894	-£35,400,256	-£35,400,256	-£36,151,611	-£36,652,514
35% SR : 35% THLR : 30% LLR	35%	-£36,233,101	-£37,248,658	-£37,450,226	-£37,450,226	-£38,206,111	-£38,710,034
35% SR : 35% THLR : 30% LLR	43%	-£39,579,466	-£40,435,028	-£40,638,821	-£40,638,821	-£41,403,047	-£41,912,531
35% SR : 35% THLR : 30% LLR	50%	-£43,064,079	-£43,757,269	-£43,963,782	-£43,963,782	-£44,738,207	-£45,254,489

- 6.37 As with the sale residential schemes we have tested the impact of the Council's strategic affordable housing policy targets (ranging between 35% to 50%) and other requirements (including Section 106 and CIL, SUDS, Accessibility and Zero Carbon). We have assumed the affordable housing is provided as rented tenures, which is in keeping with government advice on such tenures.
- 6.38 The results generated by these appraisals indicate that viability varies greatly across the borough in such schemes. Some schemes, subject to their benchmark land values and rental values, are able to achieve higher quantities of affordable housing showing viability of up to the higher strategic target of 50% affordable housing. As can be expected however, some schemes are also identified as having challenging viability, regardless of the Council's affordable housing policy i.e. they are identified as being unviable at 0% affordable housing. Such sites are unlikely to come forward for development as PRS schemes as they are more valuable in their existing or an alternative use. We are also aware that PRS schemes vary from scheme to scheme with some being more variable assets due to not only rental levels but operators' being able to achieve greater economies of scale on management costs etc.
- 6.39 Some developments are identified as viably able to provide all or a large majority of the policy requirements, particularly affordable housing. Given the high need for affordable housing in the Borough and London, we consider that the Council's flexible policies (S. H1 Policy D.SG5) which allow for schemes to be considered on a scheme-specific viability basis will ensure the ensure the delivery of the required growth in the borough, particularly in the lower value areas, whilst ensuring the maximum reasonable quantum of affordable housing is delivered in a range of housing developments.
- 6.40 We would highlight that our appraisals indicate that the affordable housing targets can be delivered in some circumstances and setting a lower target would not result in the optimum outcome in terms of total numbers of affordable units delivered.

7 Strategic sites

7.1 We have run high level appraisals of 14 strategic sites selected by the Council to test the viability of key sites in the Borough which will be instrumental in the delivery of the THDLP's growth strategy.

7.2 The sites considered and their key features are summarised in Table 7.2.1 below.

Table 7.2.1 Details of strategic sites assessed

Site No.	Site name	Existing use	Gross Site size (ha)	Infrastructure requirement	Current ownership
1	Bishopsgate Goods Yard	Shoreditch High Street Overground Station; "Box Park" Football Pitches Vacant Land	4.24	1. Strategic Open space 2. Local Presence Facility 3. Leisure Uses – Football Pitches	Private
2	Bow Common Gas Works	Gas Works	3.94	1. Secondary School 2. Strategic Open Space	Private
3	Billingsgate Market	Wholesale Market	5.74	1. Secondary School 2. Open Space	Private
4	North Quay	Vacant land	3.48	1. Open space	Private
5	Vacant land adjacent to new Reuters Ltd server building	Vacant land	2.71	1. Primary School 2. Open space	Private
6	Limeharbour - Skylines Site	Industrial and office space	1.56	Primary School	Private
7	Marsh Wall East - Thames Key site	Offices	1.6	Primary School	Private
8	Marsh Wall West - Marsh Wall, Alpha Square	Medical centre Pub Business uses	0.4	1. Primary School 2. Health facility	Private
9	Millharbour - Mastmaker Road/ Lightermans Road Site	Education and Training Centre	0.97	Health Centre	Private
10	Crossharbour Town Centre	Supermarket, car parking	6.06	1. Local Presence Facility 2. Health Facility 3. Primary School	Private
11	Leven Road Gas Works	Active gas holders	8.56	1. Secondary School 2. Open Space	Private
12	Whitechapel South - Site bound by raven row	Warehouse Facility used for sports	1.39	None	Private
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	Secondary Offices	0.95	1. Primary School	Private
14	Marian Place Gas Works	Gas works	1.9	1. Strategic Open Space	Private

Methodology

- 7.3 We have used *Argus Developer* (“Argus”) to undertake the high level appraisals of developments on the 14 strategic sites. Argus is a commercially available development appraisal package in widespread use throughout the development industry. It has been accepted by a number of local planning authorities for the purpose of viability assessments and has also been accepted at planning appeals. Banks also consider Argus to be a reliable tool for secured lending valuations. Further details can be accessed at www.argussoftware.com
- 7.4 Argus is essentially a cash-flow model. Such models all work on a similar basis:
- Firstly, the value of the completed development is assessed.
 - Secondly, the development costs are calculated, including either the profit margin required or land costs. In our appraisals we include profit as a development cost.
- 7.5 The difference between the total development value and total costs equates to the residual land value (“RLV”). The model is normally set up to run over a development period from the date of the commencement of the project until the project completion, when the development has been constructed and is occupied.
- 7.6 The cash-flow approach allows the finance charges to be accurately calculated over the development period. This approach can accommodate more complex arrangements where a number of different uses are provided or development is phased.
- 7.7 In order to assess whether a development scheme can be regarded as being economically viable, with a given level of planning obligations, it is necessary to compare the RLV that is produced with a benchmark land value. If a development generates a RLV that is higher than the benchmark it can be regarded as being economically viable and therefore capable of providing a greater quantum of obligations. However, if a development generates a RLV that is lower than the benchmark, it should be deemed economically unviable and the quantum of planning obligations would need to be reduced until viability is achieved.
- 7.8 The approach taken to appraising the larger sites (Bishopsgate Goods Yard, Billingsgate Market, Crossharbour Town Centre and Leven Road Gas Works) is based on the assessment of an un-g geared and un-grown IRR assuming a fixed land cost (the identified benchmark land value). For long term projects of this nature it would not be unreasonable for a developer / landowner to measure profitability on this basis.

Inputs

- 7.9 Further details of the schemes tested and the inputs adopted in the appraisals for the 16 sites are set out clearly in **Appendix 13**.

Viability Benchmarks

- 7.10 We have undertaken an assessment of the existing use values (“EUVs”) of each of the sites, using either pro-rata values from the benchmark land values identified in section 4 or an assessment of the existing floorspace and uses on the site. In order to encourage the landowners to bring the sites forward for development (allowing for a ‘competitive return’), we have added a premium of 20% to the value. The benchmark land values that result from this assessment are shown in Table 7.10.1 below.

Table 7.10.1: Viability benchmarks

Site No.	Site	Existing Use Value (£ millions)
1	Bishopsgate Goods Yard	£23.472
2	Bow Common Gas Works	£21.811
3	Billingsgate Market	£31.775
4	North Quay	£19.264
5	Vacant land adjacent to new Reuters Ltd server building	£15.002
6	Limeharbour - Skylines Site	£31.732
7	Marsh Wall East - Thames Key site	£43.773
8	Marsh Wall West - Marsh Wall, Alpha Square	£5.982
9	Millharbour - Mastmaker Road/ Lightermans Road Site	£8.202
10	Crossharbour Town Centre	£56.167
11	Leven Road Gas Works	£23.693
12	Whitechapel South - Site bound by raven row	£26.045
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	£31.992
14	Marian Place Gas Works	£10.512

Appraisal results

7.11 Table 7.11.1 below shows the residual land value for each site against the viability benchmark, whilst Table 7.11.2 identifies the ungrown IRR for the four large sites tested.

Table 7.11.1: Appraisal results of smaller sites with 35% affordable housing

Site No.	Site/scenario	Residual Land Value (£ millions)	Viability Benchmark (£ millions)	Surplus / deficit against benchmark (£ millions)
2	Bow Common Gas Works	-£14.250	£21.811	-£36.061
5	Vacant land adjacent to new Reuters Ltd	£16.340	£15.002	£1.338
6	Limeharbour – Skylines Site	£48.955	£31.732	£17.223
7	Marsh Wall East – Thames Key Site	£77.536	£43.773	£33.763
8	Marsh Wall West – Marsh Wall, Alpha Square	£28.258	£5.982	£22.276
9	Millharbour – Mastmaker Road	£49.757	£8.202	£41.555
12	Whitechapel South – Site bound by Raven Row	£26.200	£26.045	£0.155
13	Millharbour South – 5,6,7,8 Greenwich View Place	£18.486	£31.992	-£13.506
14	Marian Place Gas Works	£11.267	£10.512	£0.755

Table 7.11.2: Appraisal results of large sites with 35% affordable housing measured using IRR

Site No.	Site/scenario	Fixed Land cost (£ millions)	Ungrown and ungeared IRR achieved
1	Bishopsgate Goods Yard	£23.472	31.58%
3	Billingsgate Market	£31.775	23.46%
4a	North Quay (Initial scheme)	£19.264	27.77%
4b	North Quay (Alternative scheme with 25% housing)	£19.264	27.29%
10	Crossharbour Town Centre	£56.167	14.96%
11	Leven Road Gas Works	£23.693	5.86%

7.12 Policy D.EMP2 (New employment space) seeks to secure at least 10% of new employment floorspace should be provided as affordable workspace within major commercial and mixed-use development schemes. The supporting text to this policy (para 5.24) explains that this means “at least 10% below the indicative market rate for the relevant location”. Given this we have undertaken sensitivity testing of a number of the strategic sites assuming 10% of the office space is let at rents 50% below the market rents and have adopted a higher yield than that for the market rented space, acknowledging that the occupiers of such space are likely to have a lower covenant strength. We set out the results of this testing in Tables 7.12.1 and 7.12.2.

Table 7.12.1: Appraisal results of smaller sites with 35% affordable housing and 10% affordable workspace

Site No.	Site/scenario	Residual Land Value (£ millions)	Viability Benchmark (£ millions)	Surplus / deficit against benchmark (£ millions)
8	Marsh Wall West – Marsh Wall, Alpha Square	£28.195	£5.982	£22.213
12	Whitechapel South – Site bound by Raven Row	£26.019	£26.045	-£0.026

Table 7.12.2: Appraisal results of large sites with 35% affordable housing and 10% affordable workspace measured using IRR

Site No.	Site/scenario	Fixed Land cost (£ millions)	Ungrown and ungeared IRR achieved
1	Bishopsgate Goods Yard	£23.472	29.20%
3	Billingsgate Market	£31.775	21.93%
4a	North Quay (Initial scheme)	£19.264	25.98%
4b	North Quay (Alternative scheme with 25% housing)	£19.264	25.05%
10	Crossharbour Town Centre	£56.167	14.68%

Assessment of viability against local plan policy requirements

- 7.14 We have undertaken an assessment of each of the strategic sites identified by the Council, applying the relevant general and site specific THDLP policy requirements that apply to the sites including infrastructure requirements (as identified in Table 7.4.1).
- 7.15 With respect to the larger sites we appreciate that developers often suggest that they are targeting an IRR of 20%, however, it has been our experience on large schemes in London that this is often based on grown IRRs given the long term nature of such schemes. Further, we are aware of developers having agreed to proceed with developments identified as generating IRRs of 13% (ungrown). On this basis we are of the opinion that the large majority of the sites tested are viable and can deliver the emerging THDLP policy requirements.
- 7.16 With respect to the small number of sites identified as being unviable at the full THDLP policy requirements we highlight that the flexibility provided within these policies will ensure that these sites are still able come forward. In particular the affordable housing policy provides that the Council will consider site specific issues to ensure that schemes can come forward whilst delivering the maximum reasonable quantum of affordable housing. This is borne out by the sensitivity testing we have undertaken on Site 13 Millharbour South, which is identified as being viable at between 20% to 25% affordable housing.
- 7.17 Site 2 Bow Common Gas Works and Site 11 Leven Road Gas Works are identified as having challenging viability. Given the nature of the existing use on the sites there is potential for a significant decontamination works bill. We have included an allowance of £3.2m per pa for the sites, based on our experience of the costs associated with decontamination of similar gasworks sites in London, which amounts to abnormal costs of £12.608 million and £27.329 million respectively. We have assumed a worst case scenario in our testing in that we have allowed for the full EUV plus a 20% premium of the site as well as the decontamination bill being paid by the developer. In reality a developer is likely to take these costs into consideration in bidding for the site or alternatively the landowner will bear the cost of the decontamination, delivering a clean site to the market and recovering the costs through a higher purchase price than would otherwise have been achieved. On this basis we have undertaken sensitivity testing of the two schemes.
- 7.18 Our sensitivity testing of Site 2 Bow Common Gas Works assumes that a developer deducts the cost of the decontamination from the purchase price of the site and on this basis the site is deliverable as a 100% private scheme in conjunction with the Council's other policy requirements generating a surplus of £4.898 million, which could deliver between 0-5% affordable housing on site.
- 7.19 Our sensitivity testing of Site 11 Leven Road Gas Works has identified that where the decontamination is assumed to be carried out by the landowner and the full EUV plus 20% premium is paid, the site can deliver circa 25% affordable housing reflecting an ungrown IRR of 14.09%.
- 7.20 Of interest and contrast to the aforementioned gas works sites we note that Site 16 Marian Place Gas Works is identified as being viable including the decontamination allowance of £3.2 million per ha. We consider the reasons for the site's viability to be attributed to both the higher residential sales value achievable in this location as well as the scheme tested being 179% and 94% more densely developed as sites 2 and 11 respectively.
- 7.21 In light of the above we consider that all bar one of the identified Strategic Sites are deliverable, with the large majority able to support the emerging THDLP policy requirements. Three of the sites in particular are identified as having more challenging viability as a result of the site specific characteristics, existing use onsite and proposed schemes tested rather than the Council's emerging policy requirements. However, we consider that the Council's policies build in an appropriate level of flexibility both specifically where policies have cost implications as well as identifying an overarching flexible approach to the implementation of

the THDLP which allows for sites and schemes to be determined on a case by case basis. This will ensure that the Council's strategic sites are both deliverable by the market and acceptable in planning terms i.e. that developments generate competitive returns to willing landowners and willing developers whilst also striking an appropriate balance between achieving policy objectives, including meeting needs for affordable housing.

- 7.22 Our sensitivity testing of the delivery of affordable workspace in major commercial or mixed use schemes as required by Policy D.EMP2 in the strategic sites has identified that they can viably do so (Tables 7.12.1 and 7.12.2). We note that our testing of Site 12 Whitechapel South shows that the RLV is just under the identified BLV, however we would highlight that our testing has assumed the schemes deliver affordable workspace at 50% of the market rent. Further sensitivity testing of this site has identified that it can viably deliver affordable workspace at a discount of 40% from the market rent, which is still significantly below the Council's policy minimum requirement of 10% below the prevailing market rent. On this basis we conclude that Policy D.EMP2 understandably adds a cost to development, so the Council should consider the application of this requirement flexibly, however this is identified as not being significant cost and the schemes tested have been demonstrated that they are able to viably accommodate this requirement.

8 Conclusion and recommendations

- 8.1 The NPPF states that the cumulative impact of emerging local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This report and its supporting appendices test this proposition within the London Borough of Tower Hamlets.
- 8.2 Development value is finite and in Tower Hamlets where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting and assessing its policy requirements when determining planning applications, the Council has to prioritise its requirements due to finite development value.
- 8.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the Council's requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time.
- 8.4 We have tested the impact of the Council's strategic affordable housing policy targets (ranging between 35% to 50%) and other requirements (including Section 106 and CIL, SUDS, Accessibility and Zero Carbon). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the borough, particularly in the lower value areas, the flexible approach to the application of its policies (i.e. subject to viability) remains an important element.
- 8.5 With respect to the WMS/NPPG threshold of 11 units triggering affordable housing requirements, the results in this study do not identify a natural split or indication of a threshold where affordable housing should or should not be sought i.e. they indicate that there is no direct correlation between the size of a scheme and its viability. Viability is determined by a range of elements including but not limited to, the density of the scheme, the build costs incurred, the level of the sales values achievable and of key importance the benchmark land value. The testing has identified that the Council is able to seek affordable housing on all sites including small sites under the 11 unit threshold, subject to viability.
- 8.6 As expected, the results of our testing identify that as the affordable housing percentage is progressively reduced from 50% to 10%, the number of viable scenarios increases and residual land values increase across all scenarios. This does not imply that the target should be reduced, as the schemes that could otherwise have accommodated a higher proportion of affordable housing would no longer be required to do so. Providing the target is applied flexibly, the schemes on the margins of viability would still be able to come forward, but at levels of affordable housing below the 35% to 50% strategic target. This approach would maximise the overall quantum of affordable housing, even if the actual 50% strategic target is achieved in a small number of live cases.
- 8.7 The results of our appraisals therefore indicate that the Council's strategic affordable housing target of 35% - 50% on sites providing net additional residential units set out in Strategic Policy H1 'Delivering Housing' remains a reasonable position. Our appraisals indicate that there is a sufficient extent of viable outcomes to conclude that the adoption of a 50% target is (a) supported by the evidence and (b) will not put the scale of housing in the emerging plan at risk, providing the flexibility envisaged by policies S.H1 and D.SG5 i.e. subject to viability, follows through into the adopted plan. We consider that the Council could stand to lose affordable housing from schemes were they to reduce their existing affordable

housing target as developers of schemes which could deliver higher levels of affordable housing would simply submit schemes offering levels of affordable housing at the new reduced threshold.

- 8.8 The base position appraisals tested assume a 70% 30% tenure split of rented and intermediate units in line with Policy D.H2 of which each element is split 50/50 SR/THLR and SO/LLR respectively. The sensitivity testing of the intermediate affordable housing tenures as part of this assessment has identified that viability can be seen to improve marginally where SO is sought in place of LLR. We therefore consider that the flexibility in Policy D.H2 with respect to the mix of tenure will allow the Council to consider the delivery of sites on a case by case basis over the life of the plan so that they are best able to address the housing needs in the borough.
- 8.9 VBC is intended to provide incentives to developers to bring forward development on sites which are currently occupied by vacant buildings. Due to high sales values in the Borough and strong competition between developers for sites, incentives to reuse existing vacant sites are rarely if ever required. Furthermore, the VBC has the potential to adversely impact on the Council's ability to meet its affordable housing targets and is considered by BNP Paribas Real estate and the Council to be a blunt tool that does not appropriately deal with the viability of schemes in the Borough. That is, in some instances the VBC goes too far and reduces the quantum of affordable housing from a scheme more than the viability of the scheme could deliver and in other instances might not go far enough in assisting a scheme with significant development complications. On this basis, we consider that the Council's approach in policy D.SG5 more appropriately allows for schemes to make a positive contribution towards the Council's aims for a site, its local area and the borough as a whole by considering submissions of site specific financial viability assessments. This will ensure that schemes deliver the 'maximum reasonable' proportion of affordable housing on sites.
- 8.10 Policies D.ES5 and D.ES6 set out that development is required to demonstrate how it reduces the amount of water usage, run-off and discharge from the site, through the use of appropriate water reuse and SUD techniques. Policy D.ES7 'A Zero Carbon Borough' sets out the CO2 emission reduction standards that development is required to meet. This ensures that following the revocation of the Code for Sustainable Homes, new development still contributes towards lowering energy use and carbon emissions. The results of our appraisals identify that SUDs, accessible units and sustainability requirements impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes' viable delivery. Our appraisals identify that in some instances when these requirements are incorporated, the levels of affordable housing reduce marginally (by a maximum of circa 5%) to accommodate them. We would however highlight that the accessibility requirement is tested on all units in the scheme, whilst Policy D.H3 'Housing and Quality Standards' only requires the provision of 10% of homes to be wheelchair accessible'.
- 8.11 BNP Paribas Real Estate would also highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce in the future as new technology and methods of attaining sustainable development are discovered.
- 8.12 Policy D.H2 identifies at part 5 (a) that, "*Estate regeneration development schemes are required to: a. protect and enhance open space, community facilities and the existing quantum of affordable and family units; b. provide an uplift in the number of affordable homes; and c. bring existing homes up to the latest decent homes standard.*" Given the evidenced acute need for net additional affordable homes in London and the borough it is vital that the Council is able to both protect existing numbers of affordable housing provided on estates as well as the ability to seek an increase in the provision of affordable housing in developments wherever feasible and viable.

- 8.13 Estate regeneration schemes are known to incur significant costs associated with site assembly including but not limited to decant, disturbance and home loss payments and acquiring freehold properties purchased under the right to buy. We also understand that the freehold of many estates have been transferred to RPs from the Council at 'nil value'. Thus every estate regeneration scheme will be unique and developments will continue to come forward in the borough with proportions of market housing included to cross subsidise the re-provision of the existing affordable housing on the estate. However, where this cross subsidy is not able to deliver increased quantum of affordable housing, Policy S.H1 will enable developers and RPs to submit a viability assessment to support their case, as frequently happens on such sites. Clearly there will be a limit to the delivery of units on a site due to the constraints of bulk and massing and a site may not be able to provide enough additional private housing to support both the re-provision of existing units as well as up to 50% of the net additional homes as affordable units.
- 8.14 We consider that in light of the acute need for more affordable units the requirements of the Council's policies D.H2 and S.H1 for estate regeneration is reasonable and deliverable. The allowance for the consideration of viability on such schemes is vital as this enables frank discussions between the Council and RPs/developers on site and scheme specific issues considered on a case by case basis.
- 8.15 The results of our appraisals of PRS schemes indicate that viability varies greatly across the borough in such schemes. Some developments, subject to their benchmark land values and rental levels are able to achieve higher quantities of affordable housing showing viability of up to the higher strategic target of 50% affordable housing. As can be expected however, some schemes are also identified as having challenging viability, regardless of the Council's affordable housing policy i.e. they are identified as being unviable at 0% affordable housing. Such sites are unlikely to come forward for development as PRS schemes as they are more valuable in their existing or an alternative use. We are also aware that PRS schemes vary from scheme to scheme with some being more variable assets due to not only rental levels but operators' being able to achieve greater economies of scale on management costs etc.
- 8.16 As with conventional sale schemes our appraisals indicate that the affordable housing targets can be delivered in some circumstances and setting a lower target would not result in the optimum outcome in terms of total numbers of affordable units delivered. In light of this position and given the high need for affordable housing in the Borough and London, we consider that the Council's flexible policies (Strategic Policy D.H1 and Policy S.G5) which allow for schemes to be considered on a scheme-specific viability basis will ensure the ensure the delivery of PRS schemes in the borough, whilst still ensuring the maximum reasonable quantum of affordable housing is delivered in the range of appropriate housing developments coming forward.
- 8.17 Our assessment of the 14 strategic sites has concluded that the large majority of the sites can viably deliver the THDLP's emerging policies. With regard to the small number of unviable sites we have undertaken viability testing to determine that the Council's emerging policies will viably allow all bar one of these sites to come forward. However with respect to this one site, it has been demonstrated that it is not the Council's policies that are rendering the site as unviable.
- 8.18 The flexibility of the affordable housing policy facilitates consideration of site specific issues to ensure schemes they can come forward whilst delivering the maximum reasonable quantum of affordable housing (e.g. the scheme tested on Site 13 Millharbour South can viably deliver between 20% and 25% affordable housing). Further, some sites such as Site 2 Bow Common Gas Works and Site 11 Leven Road Gas Works may have significant abnormal costs associated with their redevelopment. Our assessment of Site 2 Bow Common Gas Works has identified that where a developer has sought to reduce the purchase price of the site to allow for the considerable decontamination costs likely to be required on the gas works site, the scheme is deliverable as a wholly private scheme generating a surplus of £4.898 million, which could fund between 0 - 5% affordable housing. Alternatively, the land owner would undertake the works themselves recovering the costs

through the sale of the site. On the basis of the same assumption, site 11 Leven Gas Works is identified as being able to deliver circa 25% affordable housing in conjunction with the Council's other policy requirements.

- 8.19 Our testing of the impact of Policy D.EMP2, which requires major commercial and mixed use schemes to provide at least 10% of commercial space as "affordable workspace", on a number of the strategic sites has identified that this requirement can viably be accommodated.
- 8.20 The NPPF identifies at Para 173 that, "*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.*" On the basis of the results of this study, BNP Paribas Real Estate considers that the Council's policies build in an appropriate level of flexibility both specifically where policies have cost implications as well as identifying an overarching flexible approach to the implementation of the Local Plan to deal with "*wider changes that will inevitably occur during the Lifetime of the Plan*". BNP Paribas Real Estate supports the Council's flexible approach to the implementation of its policies which allows the Council to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. We consider that this approach will assist the Council, as and where appropriate, in lightening the "*scale of obligations and policy burdens*" (Para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably.
- 8.21 This study demonstrates that the Council's existing flexible approach to applying the affordable housing and sustainability policy requirements ensures that these objectives are balanced appropriately to facilitate the growth envisaged by the Council's plans throughout the economic cycle.

Appendix 1 - Policy sift of Tower Hamlets Draft Local Plan

Policy Ref	Policy Name	Comments and analysis of policy costs
Policy S.SG1	Areas of growth and opportunity within Tower Hamlets	A range of testing has been undertaken and applied to development in all areas of the borough.
Policy D.SG4	Construction of new development	Costs considered to form part of standard costs associated with delivering developments in London and Tower Hamlets.
Policy D.SG5	Developer contributions	We have allowed for appropriate S106 and adopted CIL contributions to deliver necessary infrastructure to support development along with costs of sustainable development and SUDS as advised by WTP.
Policy S.DH1	Delivering high quality design	Cost predominantly considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard.
Policy D.DH7	Density	Cost predominantly considered to be related to good design of such schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard.
Policy S.H1	Meeting housing needs	The viability testing reflects the range of developments likely to come forward in the Borough over the life of the Plan. The viability study tests the council's affordable housing policy requirements of 35% - 50% as well as sensitivity testing lower percentages. We have also tested different affordable housing tenure mixes. We have reflected an appropriate range and mix of units in the typologies tested reflecting the Council's identified need.
Policy D.H2	Affordable housing	We have also tested the appropriate tenure splits as set out in the Council's emerging policy as well as sensitivity testing different tenures within these splits. We have tested appropriate affordable housing unit sizes and mix as advised by the Council. We have adopted the same build costs for the affordable units as the private units thereby testing the delivery of housing built to the same standards.
Policy D.H3	Housing standards and quality	Cost predominantly considered to be related to good design of schemes and therefore incorporated within base build costs as schemes are expected to deliver good design as standard. However as previously identified we have tested the delivery of units of an appropriate size. We have adopted appropriate extra over costs associated with the delivery of accessible units.

**LB Tower Hamlets emerging Local Plan 2017
Policy sift**

Policy Ref	Policy Name	Comments and analysis of policy costs
Policy D.EMP2	New employment space	We have tested the impact of the requirement for 10% of commercial space to be provided as affordable workspace in a number of the strategic sites.
Policy D.ES5	Sustainable drainage	We have allowed for appropriate S106 and CIL contributions to deliver necessary infrastructure to support development along with costs of sustainable development and SUDS as advised by WTP.
Policy D.ES6	A zero carbon borough	We have allowed for appropriate extra over costs associated with sustainable development and delivering Carbon Zero developments as advised by WTP.

Appendix 2 - WT Partnership Build costs and Policy costs

Introduction

WT Partnership have been requested to assist BNP Paribas in regard to construction costs in assessing the viability of several potential / sample schemes in the London Borough of Tower Hamlets

We were specifically asked to comment upon the base cost building rate per m² of internal gross floor area (GIA) to be used, demolition costs, the additional cost of SUDS and other flood prevention measures, the effect of additional access requirements, the effect of achieving London Plan 35 % carbon reduction and also 45% carbon reduction

Who we are

WT Partnership is one of the UK's leading cost consultants working in both the public and private sector and in the residential market working on schemes from 4 nr to 15,000 units. Please look at our website www.wtpartnership.com for further information

Methodology

WT Partnership used benchmark and published information to use as the basis of the construction costs. WT Partnership act for a number of developers and a number of local authorities in the Central London area so have a wealth of information from which to carry out the assessments

WT Partnership has also referred to published papers to assist in our assessment

1 Element Energy and Davis Langdon Cost of Building to Sustainable Homes report dated September 2013

2 Code for Sustainable Homes and the Housing Standards Review - Environmental Audit Committee prepared November 2013

3 Assessing the cost of life time homes, Department for Communities and Local Government dated July 2012

4 EC Harris's Housing Standards Report for the Department for Communities and Local Government dated September 2014

5 The cost estimation of SUDs published by the Environmental Agency in March 2015

6 Cost benefits of Sustainable Drainage Systems published by Royal Haskoning DHV in July 2012

7 Zero Carbon Hub in partnership with Sweett- "Cost analysis of Achieving Zero Carbon Standard" published February 2014 and also published in Building Magazine dated 7th February 2014

8 Greater London Housing Standards Review Viability Assessment "by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015

9 BCIS average price schedules

Assessment

General

It should be understood that The London Borough of Tower Hamlets is an Inner London Borough. This effects construction costs in a number of ways including logistics, higher specifications for private housing reflecting the higher residential values, generally higher densities, generally more constrained site, generally brownfield redevelopment of existing buildings which means the requirement for demolitions, potential removal of deleterious and hazardous materials and potential works to existing services

Construction costs are also dependant on the form of procurement used by the developer and the construction market conditions at the time of the development

We have based the review of the costs on 2nd Quarter 2016 with no allowance for inflation. At this time the London Construction market is buoyant but there are indications this may be affected by the recent "Brexit" vote

We have excluded professional fees, latent defects insurance, VAT, contingency and assume these will be added separately into the viability

The 9nr sample schemes vary from 3 nr houses to 400 nr apartments. It should also be understood that due to the densities the heights of buildings will vary and as a principle taller buildings cost more than low rise due to the need to meet building regulations such as the need for sprinklers and the like. From our brief review the sample buildings would appear to vary from 2 storey to 14 storey

Base costs

Base costs- We have reviewed the costs based on two methodologies
BCIS- We took the latest average prices based on no more than 5 years and based on Tower Hamlets location. As the rates are an average over 5 years they may not fully incorporate the latest building regulation requirements and policy requirements such as lifetime homes and the like. BNP Paribas's house base cost is in line with BCIS average. The low rise apartments are slightly higher than the average BCIS by circa 9% and the taller blocks circa 13% higher than the average BCIS. This is in line with our expectations
Similar Project Benchmark- We benchmarked against several schemes in Tower Hamlets and neighbouring boroughs.
Haringey £2572/m² 14 storey, similar to sample 9, Newham £2477/m² similar to sample 9
Lambeth £2,050/m² similar to sample 8
Tower Hamlets £2218 similar to sample 7 and 8, Newham £2282/m² similar to sample 7
Lambeth £2302/m² similar to sample 6, Islington, £1901 similar to sample 6
Tower Hamlets £2058/m² for apartments similar to sample 5
Tower Hamlets £1714/m² similar to sample 3 and 4
We could not find suitable benchmarks for samples 1 and 2 in Central London

The outcome of our review is that on

Sample 1 BCIS is the only basis we could reasonable basis and BNP Paribas base rate cost per m² appears reasonable

Samples 2, 3, 4 probably allowance should be £1700/m² rather than £1690/m²

Sample 5 base rate cost per m² appears reasonable

Sample 6, 7, 8 allowance base rate cost per m² appears reasonable

Option 9 cost per m² may be a little low and should be £2500/m²

The above excludes externals and contingency and BHP Paribas's allowances of 15 % and 5% appear reasonable

It should be understood there maybe sites where there may be significant abnormal cost items such as re-building a river wall , large scale contamination, asbestos or a major service diversion and a view needs to be taken on these abnormal elements on a site by site basis

CO2 requirements

Additional CO2 requirements. As this is a new requirement there is no historic information available to assess the cost impact. We arrived at our assessment based on a review of

several publications- Zero Carbon Hub in partnership with Sweett- “Cost analysis of Achieving Zero Carbon Standard” published February 2014 and also published in Building Magazine dated 7th February 2014 and “Greater London Housing Standards Review Viability Assessment “ by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015

The Greater London Housing Standards Review Document refers to an increase of circa 1 to 1.5% on construction costs to achieve 35% CO2 reduction standard. This is based on the whole of Greater London Authority (GLA) area and in our opinion Tower Hamlet being an Inner London Borough would be at the upper end of this assessment **therefore in our opinion 1.5% add on is appropriate to achieve 35% CO2 reduction**

From Sweets paper the average UK cost to achieve zero carbon is circa £3100 per unit (based on an average of houses and apartments at 2016 price levels) and when you add a London regional weighting this is circa £3900 per unit for London which equates to circa 2% mark up on the average rates used by BNP Paribas. When you consider Tower Hamlets is an Inner London Borough **in our opinion a mark -up of 2.5% would appear appropriate to achieve 45% CO2 reduction**

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

SUDs and attenuation

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

The sample sites being reviewed vary from 3 units to 400 units. We have reviewed published papers and these indicated that the capital costs of SUDs would be circa £500 per unit or circa 0.30%

We have benchmarked against several projects and cannot give details of the projects as the information is confidential. We can however give post code and size of project- Large - E16- value £300M- 0.34%, Nine Elms-£149M - 0.32%, Nine Elms -£125M- 0.28%, Harrow £70M- 0.32%, E5- £11M- 0.44%, SW18 -£25M -0.58%, N17 £150M – 0.20%. This gives an average of circa 3.50%

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

We are therefore of the opinion an allowance of 0.40% is a reasonable allowance

Demolitions

The cost of demolitions is very much dependent upon what is on the existing site, size of site, logistic issues relating to the site and the like

The cost of demolition of buildings depends on their construction and structure, shape and height, whether is an existing basement, amount of existing materials which are recyclable and the like

In July 2015 BNP Paribas did a study for Southwark which indicated costs demolitions of buildings averaged circa £80/m² of the GIA of buildings as at an average date of 1st Quarter 2014 which would be £92/m² based on 2nd Quarter 2016 rates using BCIS tender index for London

The study also indicated that on average the demolitions were circa 2% of the construction costs

Recent advice from a Demolition Contractor indicated £30-40/m³ of a building which is slightly higher than the average in the study but using 2% of construction costs would in our opinion be a reasonable approach as construction costs would also have increased proportionately over that period

In order to test this basis we took a sample of the 7nr latest projects we have reviewed and this showed the percentage of construction costs represented by demolitions was Lambeth 25 storey building 0.45%, 19 storey building Haringey 1%, 6 storey building Harrow 2.70%, 12 storey building Newham 3.30% . tall building Tower Hamlets 0.77%, tall building Tower Hamlets 0.22% , 5 storey building Tower Hamlets 3.92 % average is circa 1.76% The sample schemes provided tend to at the lower end of the storey heights of the buildings benchmarked against. **In our opinion this shows that using an average of 2% of construction costs to represent the cost of demolitions is a reasonable approach**

Accessibility

There is no historic date to indicate the costs of new step free requirements

The cost of providing step free access to a block of apartments over 3 floors is very small as a lift would normally be provided for a scheme over 4 floors and it would only require a step free ramped access at the entrance which would be a minor cost

The cost of providing step free access to low-rise developments where a lift would not be part of a scheme would be disproportionately expensive as you would need to add in a lift and ramps. This would include providing external ramp, lift pit, lift core and overrun, lift installation to which you need to add Contractor's overheads and profit and preliminaries and in our opinion would cost in the order of £100,000 for samples 2, 3 and 4

The Greater London Housing Standard Review, Viability Assessment dated May 2015 indicates an increase in cost of between 2-2.4% of the construction costs to provide step free access in low rise developments. This would equate to circa £40,000-50,000 based on samples 2, 3 and 4 which in our opinion could only be achieved on a two storey scheme using a platform type lift but not on a three storey block using a standard lift

In our opinion for use in the viability assessment on step free access to samples 2, 3 and 4 a £100,000 addition should be used

26th August 2016
WT Partnership

CO2 requirements

Additional CO2 requirements.

After the preparation of our draft report we were provided with a document, LBTH Carbon Policy Evidence Base prepared by Etude on behalf of The London Borough of Tower Hamlets dated August 2016. We have reviewed this document to see if its findings affect our draft report in terms of construction costs

This document refers to the Greater London Housing Standards Review Viability Assessment "by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015 and Zero Carbon Hub in partnership with Sweett- "Cost analysis of Achieving Zero Carbon Standard" published February 2014 which we have referred to

The Etude report looks at three building types high rise , medium rise and terraced houses and used typical dimensions and designs and is therefore does not relate to actual projects within the London Borough of Tower Hamlets and does not necessarily relate to the samples being reviewed by BNP Paribas

The report relies upon cost models prepared by Gordon Hutchinson, Chartered Quantity Surveyors

The report states that the minimum additional cost is as follows

£3,337 for medium rise flats sample 3960m², 6 storeys, 48 apartments (i.e. 2.4% of the reference costs);

£1,102 for high rise flats sample 8.000m², 25 storeys, 96 apartments (i.e. 0.6% of the reference costs)

£4,713 for terraced houses 840 m², 3 storeys, 5 houses (i.e. 1.7% of the reference costs)

The report states the maximum additional cost for achieving the policy based upon the works being undertaken on site is

up to £13,533 for medium rise flats (i.e. up to 9.8% of the reference costs);

up to £11,905 for high rise flats (i.e. up to 6.5% of the reference costs);

up to £34,729 for terraced houses (i.e. up to 12.8% of the reference costs).

We would concur that to achieve the policy using site based initiatives would be considerably more expensive than an off-site solution/contribution

We would also state in our opinion to achieve an on -site strategy will be very difficult due to the nature of many of the sites in terms of density , site restrictions, logistics and the like especially in an inner city Borough such as Tower Hamlets

However we do not agree the comments in regard to the difference between GLA and LBTH policy as we are of the opinion due to the nature of many sites to achieve the LBTH more onerous policy will be more difficult to achieve

In terms of the costs and basis we would comment below

We are of the opinion from the projects we have undertaken and reviewed that 36% glazing to a medium rise block is low, the 47% for the high rise block is more in-line with what we would expect

The costs are based on 3rd Quarter 2016 and include preliminaries at 20% which is 2-4% higher than the norm in LBTH. The contingency at 15% is circa 10% than the norm allowed for appraisal purposes at planning stage for LBTH

Medium Rise-Although the allowances stated in the previous paragraph are high the reference costs for medium rise buildings in at £1677/m² from our benchmarks are low and would be more in the order of £2250/m² being a 35% difference.

In our opinion the option cost do not appear to be unreasonable

This would have the effect of reducing the minimum to circa 1.60% and the maximum to 6.50%

High Rise-Although the allowances stated in previous paragraphs are high the reference costs for high rise buildings in at £2292/m² from our benchmarks are low and would be more in the order of £2700/m² being a 18% difference. Please note the sample 9 in our report is circa 14 storeys and benchmarks around £2400/m²

The option cost in our opinion appear reasonable

This would have the effect of reducing the minimum to circa 0.50% and the maximum to 5.40%

Houses – The reference costs in our opinion do not appear unreasonable, although as pointed out in our report we could not find any comparable benchmarks for this sample type In our opinion the option cost do not appear to be unreasonable
Thus we would concur with Etude's findings on this type 1.7% minimum and 12.8% maximum.

It should be understood that there is no historic data in regard to the particular policy requirement, that Etude's report is based on models not real projects, that developments in LBTH being an inner London borough will have greater restrictions and logistics issues

Taking the above and other information used for our report into consideration on the samples we have reviewed with BNP Paribas **our opinion 1.5% add on is appropriate to achieve 35% CO2 reduction remains for use in the appraisals**

Taking the above into consideration and other information used for our report on the samples we have reviewed with BNP Paribas **in our opinion a mark -up of 3% is appropriate to be used in the appraisals (an increase of 0.5% on the previous report) for the sample projects generally to achieve 45% CO2 reduction and 5% mark up on samples 1 and 5 with houses**

9th September 2016
WT Partnership

Appendix 3 - Appraisal results with Social Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership (at current costs and values)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,055,595	£1,955,535	£1,953,526	£1,849,892	£1,842,363	£1,837,343
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,847,091	£1,756,753	£1,754,745	£1,651,112	£1,643,582	£1,638,561
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,638,586	£1,557,972	£1,555,965	£1,452,331	£1,444,800	£1,439,781
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,534,335	£1,458,582	£1,456,573	£1,352,941	£1,345,410	£1,340,390
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,430,083	£1,359,192	£1,357,183	£1,253,550	£1,246,020	£1,241,000
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,325,832	£1,259,801	£1,257,793	£1,154,159	£1,146,629	£1,141,610
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,169,453	£1,110,716	£1,108,707	£1,005,073	£997,544	£992,524
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,013,076	£961,629	£959,622	£855,988	£848,458	£843,439

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£391,476	£291,416	£289,407	£185,773	£178,244	£173,224
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£182,972	£92,634	£90,626	£13,007	£20,537	£25,557
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£25,532	£106,147	£108,154	£211,788	£219,318	£224,338
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£129,784	£205,537	£207,545	£311,178	£318,709	£323,729
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£234,036	£304,927	£306,935	£410,569	£418,099	£423,119
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£338,287	£404,318	£406,326	£509,959	£517,490	£522,509
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£494,666	£553,403	£555,412	£659,046	£666,575	£671,595
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£651,043	£702,489	£704,497	£808,131	£815,661	£820,680

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,136,474	£1,036,414	£1,034,405	£930,771	£923,242	£918,222
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£927,970	£837,632	£835,624	£731,991	£724,462	£719,441
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£719,466	£638,851	£636,844	£533,210	£525,680	£520,660
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£615,214	£539,461	£537,453	£433,820	£426,289	£421,269
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£510,962	£440,071	£438,063	£334,429	£326,898	£321,879
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£406,711	£340,680	£338,672	£235,039	£227,508	£222,489
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£250,332	£191,595	£189,586	£85,952	£78,423	£73,403
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£93,955	£42,509	£40,501	£63,133	£70,663	£75,682

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,626,366	£1,526,306	£1,524,298	£1,420,664	£1,413,134	£1,408,114
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,417,863	£1,327,525	£1,325,516	£1,221,884	£1,214,353	£1,209,333
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,209,358	£1,128,744	£1,126,736	£1,023,102	£1,015,572	£1,010,553
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,105,107	£1,029,354	£1,027,346	£923,712	£916,182	£911,162
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,000,855	£929,963	£927,955	£824,321	£816,792	£811,772
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£896,603	£830,572	£828,565	£724,931	£717,401	£712,381
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£740,225	£681,487	£679,479	£575,845	£568,316	£563,295
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£583,847	£532,401	£530,394	£426,760	£419,229	£414,210

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,830,863	£1,730,803	£1,728,794	£1,625,161	£1,617,631	£1,612,611
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,622,359	£1,522,222	£1,520,213	£1,426,380	£1,418,850	£1,413,830
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,413,855	£1,333,240	£1,331,233	£1,227,599	£1,220,069	£1,215,050
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,309,604	£1,233,850	£1,231,842	£1,128,209	£1,120,679	£1,115,658
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,205,351	£1,134,460	£1,132,452	£1,028,818	£1,021,289	£1,016,268
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,101,100	£1,035,069	£1,033,062	£929,428	£921,897	£916,878
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£944,722	£885,984	£883,975	£780,342	£772,812	£767,792
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£788,344	£736,898	£734,890	£631,257	£623,726	£618,707

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,392,291	£1,303,640	£1,301,631	£1,197,997	£1,190,468	£1,185,448
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,248,336	£1,168,296	£1,166,288	£1,062,654	£1,055,125	£1,050,104
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,104,379	£1,032,952	£1,030,945	£927,311	£919,781	£914,761
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,032,401	£965,281	£963,272	£859,640	£852,109	£847,089
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£960,423	£897,609	£895,601	£791,967	£784,437	£779,418
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£888,445	£829,938	£827,929	£724,295	£716,766	£711,746
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£780,477	£728,430	£726,421	£622,789	£615,258	£610,238
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£672,511	£626,922	£624,914	£521,281	£513,750	£508,730

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£271,828	-£360,479	-£362,488	-£466,122	-£473,651	-£478,671
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£415,783	-£495,823	-£497,831	-£601,465	-£608,994	-£614,014
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£559,740	-£631,167	-£633,174	-£736,808	-£744,338	-£749,358
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£631,717	-£698,838	-£700,847	-£804,479	-£812,010	-£817,030
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£703,696	-£766,510	-£768,518	-£872,151	-£879,682	-£884,701
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£775,674	-£834,181	-£836,190	-£939,824	-£947,353	-£952,373
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£883,642	-£935,689	-£937,698	-£1,041,330	-£1,048,861	-£1,053,881
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£991,608	-£1,037,197	-£1,039,205	-£1,142,838	-£1,150,368	-£1,155,389

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£473,170	£384,519	£382,510	£278,876	£271,347	£266,327
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£329,215	£249,175	£247,167	£143,533	£136,004	£130,984
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£185,258	£113,831	£111,824	£8,190	£660	£4,360
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£113,281	£46,160	£44,151	-£59,481	-£67,012	-£72,032
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£41,302	-£21,512	-£23,520	-£127,153	-£134,684	-£139,703
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£30,676	-£89,183	-£91,192	-£194,826	-£202,355	-£207,375
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£138,644	-£190,691	-£192,700	-£296,332	-£303,863	-£308,883
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£246,610	-£292,199	-£294,207	-£397,840	-£405,370	-£410,391

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£963,063	£874,411	£872,403	£768,769	£761,240	£756,219
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£819,107	£739,068	£737,059	£633,426	£625,896	£620,876
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£675,151	£603,724	£601,716	£498,082	£490,553	£485,533
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£603,173	£536,052	£534,044	£430,411	£422,881	£417,861
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£531,194	£468,380	£466,373	£362,739	£355,209	£350,189
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£459,217	£400,709	£398,701	£295,067	£287,537	£282,517
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£351,240	£299,201	£297,193	£193,560	£186,030	£181,009
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£243,282	£197,694	£195,685	£92,052	£84,522	£79,502

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,167,560	£1,078,908	£1,076,900	£973,266	£965,736	£960,716
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,023,604	£943,565	£941,556	£837,922	£830,393	£825,373
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£879,648	£808,220	£806,213	£702,579	£695,050	£690,029
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£807,670	£740,549	£738,541	£634,908	£627,378	£622,357
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£735,691	£672,877	£670,870	£567,236	£559,705	£554,686
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£663,713	£605,206	£603,197	£499,564	£492,034	£487,014
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£555,746	£503,698	£501,690	£398,057	£390,527	£385,506
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£447,779	£402,190	£400,182	£296,549	£289,019	£283,999

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,115,915	£1,032,017	£1,030,008	£926,375	£918,845	£913,825
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£997,894	£922,162	£920,154	£816,521	£808,991	£803,971
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£879,873	£812,308	£810,300	£706,667	£699,136	£694,116
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£820,863	£757,380	£755,373	£651,739	£644,210	£639,189
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£761,852	£702,454	£700,446	£596,812	£589,282	£584,262
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£702,842	£647,527	£645,518	£541,885	£534,355	£529,335
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£614,326	£565,136	£563,127	£459,495	£451,964	£446,944
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£525,810	£482,745	£480,737	£377,104	£369,573	£364,554

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£548,204	£632,102	£634,111	£737,744	£745,274	£750,294
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£666,225	£741,956	£743,965	£847,598	£855,128	£860,148
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£784,246	£851,811	£853,819	£957,452	£964,983	£970,003
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£843,256	£906,739	£908,746	£1,012,380	£1,019,909	£1,024,929
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£902,267	£961,665	£963,673	£1,067,307	£1,074,837	£1,079,857
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£961,277	£1,016,592	£1,018,600	£1,122,234	£1,129,764	£1,134,784
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,049,793	£1,098,983	£1,100,991	£1,204,624	£1,212,155	£1,217,175
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,138,309	£1,181,374	£1,183,382	£1,287,015	£1,294,546	£1,299,566

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£196,794	£112,896	£110,887	£7,254	£276	£5,296
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£78,773	£3,042	£1,033	£102,600	£110,130	£115,150
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£39,248	£106,813	£108,821	£212,454	£219,985	£225,005
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£98,258	£161,741	£163,748	£267,382	£274,911	£279,931
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£157,269	£216,667	£218,675	£322,309	£329,839	£334,859
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£216,279	£271,594	£273,602	£377,236	£384,766	£389,786
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£304,795	£353,985	£355,993	£459,626	£467,157	£472,177
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£393,311	£436,376	£438,384	£542,017	£549,548	£554,568

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£686,687	£602,788	£600,780	£497,146	£489,617	£484,597
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£568,666	£492,934	£490,926	£387,293	£379,762	£374,742
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£450,645	£383,080	£381,071	£277,438	£269,908	£264,888
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£391,635	£328,152	£326,144	£222,511	£214,981	£209,961
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£332,624	£273,225	£271,218	£167,584	£160,054	£155,034
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£273,614	£218,299	£216,290	£112,656	£105,127	£100,107
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£185,098	£135,907	£133,899	£30,286	£22,756	£17,736
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£96,582	£53,516	£51,509	£52,125	£59,655	£64,675

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£891,184	£807,285	£805,277	£701,643	£694,114	£689,093
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£773,163	£697,431	£695,422	£591,790	£584,259	£579,239
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£655,142	£587,576	£585,568	£481,935	£474,405	£469,384
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£596,132	£532,649	£530,641	£427,007	£419,478	£414,458
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£537,121	£477,722	£475,715	£372,081	£364,550	£359,530
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£478,111	£422,795	£420,787	£317,153	£309,624	£304,603
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£389,595	£340,404	£338,396	£234,763	£227,233	£222,212
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£301,079	£258,013	£256,006	£152,372	£144,842	£139,822

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,281,741	£1,229,417	£1,227,409	£1,123,776	£1,116,245	£1,111,225
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,150,591	£1,103,217	£1,101,209	£997,576	£990,045	£985,025
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,019,441	£977,017	£975,009	£871,375	£863,845	£858,825
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£953,867	£913,916	£911,909	£808,275	£800,746	£795,725
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£888,291	£850,816	£848,809	£745,175	£737,645	£732,625
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£822,716	£787,716	£785,709	£682,075	£674,545	£669,525
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£724,353	£693,066	£691,058	£587,425	£579,895	£574,874
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£625,991	£598,416	£596,408	£492,774	£485,245	£480,225

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£382,378	-£434,702	-£436,709	-£540,343	-£547,874	-£552,894
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£513,528	-£560,902	-£562,910	-£666,543	-£674,074	-£679,094
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£644,678	-£687,102	-£689,110	-£792,744	-£800,275	-£805,294
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£710,252	-£750,203	-£752,210	-£855,844	-£863,375	-£868,394
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£775,828	-£813,303	-£815,310	-£918,944	-£926,474	-£931,494
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£841,403	-£876,403	-£878,410	-£982,044	-£989,574	-£994,593
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£939,765	-£971,052	-£973,061	-£1,076,694	-£1,084,224	-£1,089,244
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,038,128	-£1,065,702	-£1,067,711	-£1,171,345	-£1,178,874	-£1,183,894

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£362,620	£310,296	£308,289	£204,655	£197,124	£192,104
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£231,470	£184,096	£182,088	£78,455	£70,924	£65,904
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£100,320	£57,896	£55,888	-£47,746	-£55,275	-£60,296
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£34,746	-£5,205	-£7,212	-£110,846	-£118,375	-£123,396
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£30,830	-£68,305	-£70,312	-£173,946	-£181,476	-£186,496
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£96,405	-£131,405	-£133,412	-£237,046	-£244,576	-£249,596
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£194,767	-£226,054	-£228,063	-£331,696	-£339,226	-£344,246
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£293,130	-£320,704	-£322,713	-£426,347	-£433,876	-£438,896

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£852,512	£800,188	£798,181	£694,547	£687,017	£681,997
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£721,363	£673,989	£671,980	£568,347	£560,817	£555,797
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£590,213	£547,789	£545,780	£442,146	£434,617	£429,597
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£524,638	£484,688	£482,680	£379,046	£371,517	£366,497
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£459,063	£421,588	£419,580	£315,946	£308,417	£303,397
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£393,487	£358,488	£356,480	£252,846	£245,317	£240,297
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£295,125	£283,838	£281,829	£158,197	£150,666	£145,646
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£196,763	£169,188	£167,180	£63,546	£56,016	£50,996

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,057,009	£1,004,685	£1,002,678	£899,044	£891,514	£886,493
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£925,859	£878,485	£876,477	£772,844	£765,314	£760,293
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£794,709	£752,286	£750,277	£646,643	£639,114	£634,094
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£729,135	£689,185	£687,177	£583,543	£576,014	£570,994
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£663,559	£626,085	£624,077	£520,443	£512,913	£507,894
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£597,984	£562,985	£560,977	£457,343	£449,813	£444,794
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£499,622	£468,335	£466,326	£362,693	£355,163	£350,143
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£401,260	£373,685	£371,676	£268,043	£260,513	£255,493

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,060,640	£1,012,118	£1,010,111	£906,477	£898,948	£893,927
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£948,818	£904,913	£902,906	£799,272	£791,741	£786,722
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£836,995	£797,708	£795,701	£692,067	£684,536	£679,517
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£781,083	£744,106	£742,098	£638,464	£630,934	£625,914
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£725,172	£690,503	£688,494	£584,862	£577,331	£572,311
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£669,261	£636,900	£634,892	£531,259	£523,729	£518,708
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£585,394	£556,496	£554,489	£450,855	£443,324	£438,305
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£501,527	£476,093	£474,084	£370,450	£362,921	£357,901

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£603,479	-£652,001	-£654,008	-£757,642	-£765,171	-£770,192
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£715,301	-£759,206	-£761,213	-£864,847	-£872,377	-£877,397
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£827,124	-£866,411	-£868,418	-£972,052	-£979,582	-£984,602
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£883,035	-£920,013	-£922,021	-£1,025,655	-£1,033,185	-£1,038,205
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£938,947	-£973,616	-£975,624	-£1,079,257	-£1,086,788	-£1,091,808
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£994,858	-£1,027,218	-£1,029,227	-£1,132,860	-£1,140,390	-£1,145,410
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,078,725	-£1,107,623	-£1,109,630	-£1,213,264	-£1,220,794	-£1,225,814
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,162,592	-£1,188,026	-£1,190,035	-£1,293,668	-£1,301,198	-£1,306,218

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£141,519	£92,997	£90,990	-£12,644	-£20,173	-£25,194
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£29,697	-£14,208	-£16,215	-£119,849	-£127,379	-£132,399
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£82,126	-£121,413	-£123,420	-£227,054	-£234,584	-£239,604
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£138,037	-£175,015	-£177,023	-£280,657	-£288,187	-£293,207
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£193,949	-£228,618	-£230,626	-£334,259	-£341,790	-£346,810
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£249,860	-£282,220	-£284,229	-£387,862	-£395,392	-£400,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£333,727	-£362,625	-£364,632	-£468,266	-£475,796	-£480,816
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£417,594	-£443,028	-£445,037	-£548,670	-£556,200	-£561,220

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£631,412	£582,890	£580,882	£477,249	£469,719	£464,699
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£519,589	£475,685	£473,677	£370,043	£362,513	£357,494
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£407,767	£368,480	£366,472	£262,838	£255,308	£250,289
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£351,855	£314,877	£312,870	£209,236	£201,705	£196,685
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£295,943	£261,275	£259,266	£155,633	£148,103	£143,083
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£240,032	£207,672	£205,663	£102,031	£94,500	£89,480
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£156,165	£127,268	£125,260	£21,626	£14,096	£9,077
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£72,298	£46,864	£44,856	-£58,778	-£66,307	-£71,328

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£835,908	£787,397	£785,379	£681,745	£674,216	£669,196
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£724,086	£680,182	£678,174	£574,540	£567,010	£561,991
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£612,263	£572,876	£570,969	£467,335	£459,805	£454,786
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£556,352	£519,374	£517,366	£413,733	£406,202	£401,182
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£500,440	£465,771	£463,763	£360,130	£352,600	£347,579
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£444,529	£412,169	£410,160	£306,527	£298,997	£293,977
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£360,662	£331,764	£329,757	£226,123	£218,593	£213,574
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£276,795	£251,361	£249,353	£145,719	£138,189	£133,169

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£894,814	£849,145	£847,137	£743,503	£735,973	£730,954
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£797,374	£756,076	£754,067	£650,433	£642,904	£637,884
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£699,935	£663,005	£660,998	£557,364	£549,834	£544,815
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£651,215	£616,470	£614,463	£510,829	£503,300	£498,279
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£602,495	£569,936	£567,928	£464,294	£456,765	£451,744
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£553,776	£523,401	£521,393	£417,760	£410,230	£405,209
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£480,696	£453,599	£451,591	£347,958	£340,427	£335,407
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£407,616	£383,797	£381,789	£278,155	£270,625	£265,605

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£769,304	-£814,974	-£816,982	-£920,615	-£928,146	-£933,165
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£866,745	-£908,043	-£910,052	-£1,013,686	-£1,021,215	-£1,026,235
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£964,184	-£1,001,113	-£1,003,121	-£1,106,755	-£1,114,285	-£1,119,304
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,012,904	-£1,047,648	-£1,049,656	-£1,153,290	-£1,160,819	-£1,165,839
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,061,624	-£1,094,183	-£1,096,191	-£1,199,825	-£1,207,354	-£1,212,374
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,110,343	-£1,140,718	-£1,142,726	-£1,246,359	-£1,253,889	-£1,258,910
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,183,423	-£1,210,520	-£1,212,528	-£1,316,161	-£1,323,691	-£1,328,712
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,256,503	-£1,280,322	-£1,282,330	-£1,385,964	-£1,393,494	-£1,398,514

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£24,306	-£69,976	-£71,984	-£175,817	-£183,148	-£188,167
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£121,747	-£163,045	-£165,054	-£268,688	-£276,217	-£281,237
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£219,186	-£256,115	-£258,123	-£361,757	-£369,287	-£374,306
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£267,906	-£302,650	-£304,658	-£408,292	-£415,821	-£420,841
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£316,626	-£349,185	-£351,193	-£454,827	-£462,356	-£467,376
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£365,345	-£395,720	-£397,728	-£501,361	-£508,891	-£513,912
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£438,425	-£465,522	-£467,530	-£571,163	-£578,693	-£583,714
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£511,505	-£535,324	-£537,332	-£640,966	-£648,496	-£653,516

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£465,586	£419,916	£417,909	£314,275	£306,745	£301,725
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£368,146	£326,847	£324,839	£221,205	£213,676	£208,655
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£270,707	£233,777	£231,770	£128,136	£120,605	£115,586
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£221,986	£187,242	£185,235	£81,601	£74,071	£69,051
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£173,267	£140,708	£138,699	£35,066	£27,536	£22,516
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£124,547	£94,173	£92,164	-£11,468	-£18,999	-£24,019
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£51,467	£24,371	£22,362	-£81,271	-£89,801	-£93,821
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£21,612	-£45,431	-£47,440	-£151,074	-£158,603	-£163,623

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£670,083	£624,413	£622,406	£518,772	£511,241	£506,222
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£572,643	£531,344	£529,336	£425,702	£418,172	£413,152
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£475,204	£438,274	£436,266	£332,633	£325,102	£320,083
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£426,483	£391,739	£389,731	£286,097	£278,566	£273,546
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£377,764	£345,205	£343,196	£239,562	£232,033	£227,013
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£329,044	£298,670	£296,661	£193,028	£185,498	£180,478
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£255,964	£228,868	£226,859	£123,226	£115,696	£110,676
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£182,884	£159,065	£157,057	£53,423	£45,894	£40,873

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,171,190	£1,128,418	£1,126,411	£1,022,777	£1,015,246	£1,010,226
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,050,237	£1,011,474	£1,009,466	£905,832	£898,303	£893,283
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£929,283	£894,530	£892,521	£788,889	£781,358	£776,338
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£868,807	£836,058	£834,050	£730,416	£722,886	£717,866
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£808,330	£777,585	£775,578	£671,944	£664,414	£659,394
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£747,853	£719,113	£717,106	£613,472	£605,942	£600,922
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£657,137	£631,406	£629,397	£525,764	£518,234	£513,214
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£566,422	£543,697	£541,690	£438,056	£430,526	£425,506

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£492,928	-£535,701	-£537,708	-£641,342	-£648,872	-£653,893
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£613,882	-£652,645	-£654,653	-£758,287	-£765,816	-£770,836
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£734,836	-£769,589	-£771,597	-£875,230	-£882,761	-£887,781
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£795,312	-£828,061	-£830,069	-£933,702	-£941,233	-£946,253
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£855,789	-£886,533	-£888,541	-£992,175	-£999,705	-£1,004,724
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£916,266	-£945,006	-£947,013	-£1,050,647	-£1,058,176	-£1,063,197
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,006,981	-£1,032,713	-£1,034,722	-£1,138,355	-£1,145,885	-£1,150,905
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,097,696	-£1,120,422	-£1,122,429	-£1,226,063	-£1,233,593	-£1,238,613

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£252,070	£209,297	£207,290	£103,656	£96,126	£91,105
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£131,116	£92,353	£90,345	-£13,289	-£20,818	-£25,838
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,162	-£24,591	-£26,599	-£130,232	-£137,763	-£142,783
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£50,314	-£83,063	-£85,071	-£188,704	-£196,235	-£201,255
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£110,791	-£141,535	-£143,543	-£247,177	-£254,707	-£259,726
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£171,268	-£200,008	-£202,015	-£305,649	-£313,178	-£318,199
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£261,983	-£287,715	-£289,724	-£393,357	-£400,887	-£405,907
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£352,698	-£375,424	-£377,431	-£481,065	-£488,595	-£493,615

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£741,962	£699,190	£697,182	£593,548	£586,018	£580,998
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£621,008	£582,245	£580,238	£476,604	£469,074	£464,054
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£500,055	£465,302	£463,293	£359,660	£352,130	£347,110
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£439,579	£406,829	£404,822	£301,188	£293,658	£288,637
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£379,101	£348,357	£346,349	£242,716	£235,185	£230,166
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£318,625	£289,885	£287,877	£184,243	£176,714	£171,694
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£227,909	£202,177	£200,169	£96,536	£89,006	£83,985
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£137,194	£114,469	£112,461	£8,827	£1,297	-£3,722

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£946,459	£903,687	£901,679	£798,045	£790,515	£785,495
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£825,505	£786,742	£784,734	£681,101	£673,571	£668,551
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£704,552	£669,798	£667,790	£564,157	£556,627	£551,606
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£644,075	£611,326	£609,319	£505,685	£498,154	£493,134
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£583,598	£552,854	£550,846	£447,212	£439,682	£434,663
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£523,122	£494,381	£492,374	£388,740	£381,211	£376,191
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£432,406	£406,674	£404,666	£301,033	£293,502	£288,482
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£341,691	£318,966	£316,958	£213,324	£205,794	£200,775

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£894,814	£856,795	£854,788	£751,154	£743,624	£738,603
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£798,580	£764,145	£762,136	£658,504	£650,973	£645,953
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£702,345	£671,494	£669,486	£565,853	£558,323	£553,303
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£654,228	£625,169	£623,161	£519,528	£511,998	£506,977
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£606,110	£578,844	£576,836	£473,203	£465,672	£460,652
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£557,992	£532,519	£530,510	£426,877	£419,347	£414,327
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£485,816	£463,031	£461,022	£357,389	£349,859	£344,839
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£413,640	£393,543	£391,535	£287,901	£280,371	£275,351

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£769,304	-£807,323	-£809,331	-£912,965	-£920,495	-£925,515
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£865,539	-£899,974	-£901,982	-£1,005,615	-£1,013,146	-£1,018,166
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£961,774	-£992,624	-£994,633	-£1,098,266	-£1,105,796	-£1,110,816
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,009,891	-£1,038,950	-£1,040,958	-£1,144,591	-£1,152,121	-£1,157,142
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,058,009	-£1,085,275	-£1,087,283	-£1,190,916	-£1,198,446	-£1,203,467
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,106,126	-£1,131,600	-£1,133,609	-£1,237,242	-£1,244,772	-£1,249,792
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,178,303	-£1,201,088	-£1,203,096	-£1,306,730	-£1,314,260	-£1,319,280
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,250,479	-£1,270,576	-£1,272,584	-£1,376,218	-£1,383,747	-£1,388,768

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£24,306	-£62,325	-£64,333	-£167,967	-£175,497	-£180,517
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£120,541	-£154,976	-£156,984	-£260,617	-£268,148	-£273,168
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£216,776	-£247,626	-£249,635	-£353,268	-£360,798	-£365,818
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£264,893	-£293,952	-£295,960	-£399,593	-£407,123	-£412,144
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£313,011	-£340,277	-£342,285	-£445,918	-£453,448	-£458,469
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£361,128	-£386,602	-£388,611	-£492,244	-£499,774	-£504,794
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£433,305	-£456,090	-£458,098	-£561,732	-£569,262	-£574,282
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£505,481	-£525,578	-£527,586	-£631,220	-£638,749	-£643,770

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£465,586	£427,567	£425,559	£321,926	£314,395	£309,375
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£369,352	£334,917	£332,908	£229,275	£221,745	£216,725
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£273,116	£242,266	£240,258	£136,625	£129,094	£124,074
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£224,999	£195,941	£193,932	£90,300	£82,769	£77,749
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£176,881	£149,616	£147,607	£43,974	£36,444	£31,424
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£128,764	£103,290	£101,282	£-3,352	£-9,881	£-14,902
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£56,588	£33,803	£31,794	£-71,840	£-79,369	£-84,389
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£15,588	-£36,685	-£37,694	-£141,328	-£148,857	-£153,877

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£670,083	£632,064	£630,056	£526,422	£518,892	£513,872
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£573,849	£539,413	£537,405	£433,772	£426,242	£421,221
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£477,613	£446,763	£444,754	£341,122	£333,591	£328,571
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£429,496	£400,438	£398,429	£294,796	£287,266	£282,246
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£381,378	£354,112	£352,104	£248,471	£240,941	£235,920
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£333,261	£307,787	£305,779	£202,145	£194,616	£189,595
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£261,085	£238,299	£236,291	£132,657	£125,128	£120,107
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£188,908	£168,812	£166,803	£63,169	£55,640	£50,620

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£673,714	£639,497	£637,489	£533,855	£526,326	£521,306
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£598,017	£567,032	£565,024	£461,390	£453,861	£448,841
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£522,321	£494,567	£492,559	£388,925	£381,395	£376,375
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£484,473	£458,334	£456,327	£352,693	£345,162	£340,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£446,625	£422,102	£420,093	£316,461	£308,930	£303,910
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£408,777	£385,869	£383,861	£280,227	£272,698	£267,678
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£352,004	£331,520	£329,512	£225,879	£218,349	£213,329
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£295,232	£277,171	£275,164	£171,530	£164,000	£158,980

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£990,405	-£1,024,622	-£1,026,630	-£1,130,263	-£1,137,793	-£1,142,813
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,066,101	-£1,097,086	-£1,099,095	-£1,202,729	-£1,210,258	-£1,215,278
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,141,797	-£1,169,552	-£1,171,560	-£1,275,194	-£1,282,723	-£1,287,744
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,179,646	-£1,205,785	-£1,207,792	-£1,311,426	-£1,318,957	-£1,323,976
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,217,494	-£1,242,017	-£1,244,026	-£1,347,658	-£1,355,189	-£1,360,209
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,255,342	-£1,278,250	-£1,280,258	-£1,383,891	-£1,391,421	-£1,396,441
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,312,115	-£1,332,598	-£1,334,607	-£1,438,240	-£1,445,770	-£1,450,790
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,368,887	-£1,386,948	-£1,388,955	-£1,492,589	-£1,500,119	-£1,505,139

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£245,407	-£279,624	-£281,632	-£385,265	-£392,795	-£397,815
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£321,103	-£352,088	-£354,097	-£457,731	-£465,261	-£470,280
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£396,799	-£424,554	-£426,562	-£530,196	-£537,725	-£542,746
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£434,648	-£460,787	-£462,794	-£566,428	-£573,959	-£578,979
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£472,496	-£497,019	-£499,028	-£602,660	-£610,191	-£615,211
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£510,344	-£533,252	-£535,260	-£638,893	-£646,423	-£651,443
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£567,117	-£587,600	-£589,609	-£693,242	-£700,772	-£705,792
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£623,889	-£641,950	-£643,957	-£747,591	-£755,121	-£760,141

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£244,485	£210,268	£208,261	£104,627	£97,098	£92,077
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£168,789	£137,804	£135,796	£32,162	£24,632	£19,612
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£93,093	£65,339	£63,330	-£40,304	-£47,833	-£52,853
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£55,244	£29,106	£27,098	-£76,536	-£84,065	-£89,085
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£17,397	-£1,127	-£9,135	-£112,768	-£120,298	-£125,318
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£29,452	-£43,960	-£45,967	-£149,001	-£156,530	-£161,551
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£77,224	-£97,708	-£99,716	-£203,349	-£210,880	-£215,900
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£133,996	-£152,057	-£154,065	-£257,698	-£265,229	-£270,248

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£448,982	£414,765	£412,758	£309,124	£301,594	£296,574
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£373,286	£342,301	£340,292	£236,659	£229,129	£224,109
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£297,590	£269,836	£267,827	£164,193	£156,664	£151,644
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£259,741	£233,302	£231,295	£127,961	£120,431	£115,411
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£221,894	£197,370	£195,362	£91,729	£84,199	£79,178
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£184,045	£161,137	£159,130	£55,496	£47,966	£42,946
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£127,273	£106,789	£104,780	£1,148	-£6,383	-£11,403
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£70,500	£52,440	£50,432	-£53,202	-£60,732	-£65,751

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,520,794	£2,365,150	£2,361,468	£2,260,738	£2,246,932	£2,237,727
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,238,516	£2,098,288	£2,094,581	£1,993,148	£1,979,246	£1,969,977
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,955,335	£1,830,540	£1,826,803	£1,724,560	£1,710,545	£1,701,203
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,813,406	£1,696,334	£1,692,581	£1,589,890	£1,575,816	£1,566,433
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,671,253	£1,561,906	£1,558,135	£1,454,973	£1,440,833	£1,431,407
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,528,874	£1,427,257	£1,423,469	£1,319,805	£1,305,597	£1,296,125
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,314,883	£1,224,869	£1,221,050	£1,116,586	£1,102,268	£1,092,722
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,100,385	£1,021,982	£1,018,132	£912,805	£898,370	£888,745

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,569,869	£1,414,225	£1,410,543	£1,309,813	£1,296,007	£1,286,802
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,287,590	£1,147,363	£1,143,656	£1,042,222	£1,028,320	£1,019,052
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,004,410	£879,615	£875,878	£773,634	£759,620	£750,278
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£862,481	£745,409	£741,656	£638,965	£624,981	£615,508
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£720,328	£610,981	£607,210	£504,048	£489,908	£480,482
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£577,949	£476,332	£472,544	£368,880	£354,672	£345,200
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£363,958	£273,944	£270,125	£165,661	£151,343	£141,797
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£149,460	£71,057	£67,207	£-38,120	£-62,555	£-82,180

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,995,582	£1,839,938	£1,836,256	£1,735,526	£1,721,720	£1,712,515
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,713,304	£1,573,076	£1,569,369	£1,467,936	£1,454,034	£1,444,765
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,430,123	£1,305,328	£1,301,591	£1,199,348	£1,185,333	£1,175,991
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,288,194	£1,171,122	£1,167,369	£1,064,679	£1,050,604	£1,041,221
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,146,041	£1,036,694	£1,032,924	£929,761	£915,621	£906,195
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,003,662	£902,045	£898,257	£794,593	£780,385	£770,913
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£789,671	£699,657	£695,838	£591,374	£577,066	£567,510
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£575,173	£496,770	£492,920	£387,593	£373,158	£363,533

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,275,521	£2,119,876	£2,116,195	£2,015,464	£2,001,659	£1,992,454
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,993,242	£1,853,015	£1,849,308	£1,747,874	£1,733,972	£1,724,703
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,710,061	£1,585,266	£1,581,530	£1,479,286	£1,465,272	£1,455,930
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,568,133	£1,451,060	£1,447,307	£1,344,617	£1,330,542	£1,321,159
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,425,980	£1,316,633	£1,312,862	£1,209,699	£1,195,560	£1,186,134
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,283,600	£1,181,994	£1,178,195	£1,074,532	£1,060,324	£1,050,851
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,069,610	£979,595	£975,777	£871,313	£856,995	£847,449
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£855,112	£776,708	£772,859	£667,532	£653,096	£643,472

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,392,376	£2,236,732	£2,233,050	£2,132,320	£2,118,514	£2,109,309
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,110,097	£1,969,870	£1,966,163	£1,864,729	£1,850,827	£1,841,559
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,826,917	£1,702,122	£1,698,385	£1,596,141	£1,582,127	£1,572,785
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,684,988	£1,567,916	£1,564,163	£1,461,472	£1,447,398	£1,438,015
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,542,835	£1,433,488	£1,429,717	£1,326,555	£1,312,415	£1,302,989
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,400,456	£1,298,839	£1,295,051	£1,191,387	£1,177,179	£1,167,707
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,186,465	£1,096,451	£1,092,632	£988,168	£973,850	£964,304
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£971,967	£893,564	£889,714	£784,387	£769,952	£760,327

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,622,203	£1,482,012	£1,478,331	£1,377,600	£1,363,795	£1,354,590
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,427,027	£1,300,756	£1,297,050	£1,195,616	£1,181,714	£1,172,445
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,230,950	£1,118,614	£1,114,877	£1,012,634	£998,620	£989,277
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,132,574	£1,027,211	£1,023,458	£920,768	£906,693	£897,310
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,033,973	£935,586	£931,815	£828,653	£814,513	£805,087
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£935,145	£843,741	£839,951	£736,288	£722,089	£712,608
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£786,483	£705,556	£701,738	£597,274	£582,956	£573,410
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£637,313	£566,873	£563,024	£457,698	£443,261	£433,637

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£671,278	£531,087	£527,406	£426,675	£412,870	£403,665
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£476,102	£349,831	£346,124	£244,691	£230,789	£221,520
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£280,025	£167,689	£163,952	£61,709	£47,694	£38,352
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£181,649	£76,286	£72,533	£-30,158	£-44,232	£-53,615
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£83,047	£-15,339	£-19,110	£-122,272	£-136,412	£-145,838
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-15,780	£-107,184	£-110,974	£-214,637	£-228,845	£-238,317
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-164,443	£-245,369	£-249,188	£-353,652	£-367,969	£-377,515
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-313,612	£-384,052	£-387,901	£-493,227	£-507,664	£-517,288

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,096,991	£956,801	£953,119	£852,389	£838,583	£829,378
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£901,815	£775,544	£771,838	£670,404	£656,502	£647,233
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£705,738	£593,402	£589,665	£487,422	£473,408	£464,065
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£607,362	£501,999	£498,246	£395,556	£381,481	£372,098
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£508,761	£410,374	£406,603	£303,441	£289,301	£279,875
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£409,933	£318,529	£314,740	£211,076	£196,868	£187,396
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£261,271	£180,344	£176,526	£72,062	£57,744	£48,198
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£112,101	£41,661	£37,812	£-67,514	£-81,951	£-91,575

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,376,929	£1,236,739	£1,233,058	£1,132,327	£1,118,521	£1,109,317
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,181,754	£1,055,483	£1,051,776	£950,343	£936,441	£927,172
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£985,677	£873,341	£869,604	£767,360	£753,346	£744,004
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£887,301	£781,937	£778,184	£675,494	£661,419	£652,036
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£788,699	£690,313	£686,542	£583,379	£569,240	£559,814
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£689,872	£598,467	£594,678	£491,015	£476,807	£467,334
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£541,209	£460,283	£456,464	£352,000	£337,682	£328,136
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£392,040	£321,600	£317,750	£212,424	£197,988	£188,363

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,493,785	£1,353,594	£1,349,913	£1,249,182	£1,235,377	£1,226,172
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,298,609	£1,172,338	£1,168,631	£1,067,198	£1,053,296	£1,044,027
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,102,532	£990,196	£986,459	£884,216	£870,201	£860,859
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,004,156	£898,793	£895,040	£792,349	£778,275	£768,892
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£905,554	£807,168	£803,397	£700,235	£686,095	£676,669
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£806,727	£715,323	£711,533	£607,870	£593,662	£584,190
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£658,064	£577,138	£573,319	£468,855	£454,538	£444,992
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£508,895	£438,455	£434,606	£329,280	£314,843	£306,219

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,247,789	£1,114,039	£1,110,357	£1,009,627	£995,821	£986,616
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,087,424	£966,994	£963,286	£861,854	£847,951	£838,683
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£926,157	£819,063	£815,327	£713,083	£699,069	£689,727
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£845,186	£744,766	£741,013	£638,323	£624,248	£614,865
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£763,989	£670,247	£666,476	£563,314	£549,174	£539,747
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£682,568	£595,507	£591,717	£488,055	£473,847	£464,374
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£560,013	£482,981	£479,163	£374,698	£360,380	£350,835
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£436,951	£369,956	£366,107	£260,781	£246,344	£236,721

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£296,864	£163,114	£159,432	£58,702	£44,896	£35,691
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£136,499	£16,069	£12,361	£-89,071	£-102,974	£-112,242
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-24,768	£-131,862	£-135,598	£-237,842	£-251,856	£-261,198
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-105,739	£-206,159	£-209,912	£-312,602	£-326,677	£-336,060
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-186,936	£-280,678	£-284,449	£-387,611	£-401,751	£-411,178
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-268,357	£-355,418	£-359,208	£-462,870	£-477,078	£-486,551
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-390,912	£-467,944	£-471,762	£-576,227	£-590,545	£-600,090
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-513,974	£-580,969	£-584,818	£-690,144	£-704,581	£-714,204

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£722,578	£588,827	£585,146	£484,415	£470,609	£461,404
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£562,212	£441,782	£438,074	£336,642	£322,739	£313,471
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£400,945	£293,851	£290,115	£187,871	£173,857	£164,515
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£319,974	£219,554	£215,801	£113,111	£99,036	£89,653
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£238,777	£145,035	£141,264	£38,102	£23,962	£14,535
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£157,356	£70,295	£66,505	£-37,157	£-51,365	£-60,837
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£34,801	£-42,231	£-46,049	£-150,514	£-164,832	£-174,377
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-88,261	£-155,256	£-159,105	£-264,431	£-278,868	£-288,491

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,002,516	£868,765	£865,084	£764,353	£750,548	£741,343
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£842,150	£721,721	£718,013	£616,581	£602,678	£593,410
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£680,884	£573,790	£570,053	£467,810	£453,796	£444,453
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£599,913	£499,493	£495,740	£393,049	£378,975	£369,592
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£518,716	£424,974	£421,203	£318,040	£303,901	£294,474
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£437,294	£350,233	£346,444	£242,781	£228,573	£219,101
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£314,799	£237,707	£233,890	£129,425	£115,107	£105,562
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£191,677	£124,683	£120,833	£15,508	£1,071	£-8,552

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,119,371	£985,621	£981,939	£881,209	£867,403	£858,198
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£959,006	£838,576	£834,868	£733,436	£719,533	£710,265
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£797,739	£690,645	£686,909	£584,665	£570,651	£561,309
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£716,768	£616,348	£612,595	£509,905	£495,830	£486,447
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£635,571	£541,829	£538,058	£434,896	£420,756	£411,329
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£554,150	£467,089	£463,299	£359,637	£345,429	£335,956
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£431,595	£354,563	£350,745	£246,280	£231,962	£222,417
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£308,533	£241,538	£237,689	£132,363	£117,926	£108,303

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,472,437	£1,394,075	£1,390,393	£1,289,663	£1,275,857	£1,266,652
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,294,945	£1,224,272	£1,220,565	£1,119,133	£1,105,230	£1,095,961
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,116,551	£1,053,584	£1,049,848	£947,604	£933,590	£924,248
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,027,016	£967,908	£964,155	£861,465	£847,630	£838,007
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£937,256	£882,010	£878,239	£775,076	£760,937	£751,511
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£847,271	£795,891	£792,102	£688,440	£674,231	£664,758
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£711,871	£666,297	£662,479	£558,014	£543,696	£534,152
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£575,963	£536,205	£532,356	£427,029	£412,593	£402,969

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£521,512	£443,150	£439,468	£338,738	£324,932	£315,727
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£344,020	£273,347	£269,640	£168,208	£154,305	£145,036
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£165,626	£102,659	£98,923	£-3,321	£-17,335	£-26,677
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£76,091	£16,983	£13,230	£-89,460	£-103,535	£-112,918
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-13,669	£-68,915	£-72,686	£-175,849	£-189,988	£-199,414
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-103,654	£-155,034	£-158,233	£-262,485	£-276,694	£-286,167
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-239,054	£-284,628	£-288,446	£-392,911	£-407,229	£-416,773
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-374,962	£-414,720	£-418,569	£-523,896	£-538,332	£-547,956

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£947,225	£868,863	£865,182	£764,451	£750,645	£741,440
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£769,733	£699,060	£695,353	£593,921	£580,018	£570,749
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£591,340	£528,372	£524,636	£422,392	£408,378	£399,036
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£501,804	£442,696	£438,943	£336,253	£322,178	£312,795
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£412,044	£356,798	£353,027	£249,865	£235,725	£226,299
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£322,059	£270,679	£266,890	£163,228	£149,019	£139,546
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£186,659	£141,085	£137,267	£32,802	£18,485	£8,940
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£50,751	£10,993	£7,144	£-98,183	£-112,619	£-122,243

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,227,164	£1,148,801	£1,145,120	£1,044,389	£1,030,584	£1,021,379
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,049,671	£978,999	£975,292	£873,859	£859,957	£850,688
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£871,278	£808,311	£804,574	£702,331	£688,316	£678,974
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£781,743	£722,635	£718,851	£616,191	£602,116	£592,734
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£691,983	£636,737	£632,966	£529,803	£515,664	£506,237
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£601,998	£550,618	£546,829	£443,166	£428,957	£419,485
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£466,597	£421,024	£417,206	£312,741	£298,423	£288,878
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£330,690	£290,932	£287,082	£181,755	£167,320	£157,695

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,344,019	£1,265,657	£1,261,975	£1,161,245	£1,147,439	£1,138,234
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,166,527	£1,095,854	£1,092,147	£990,715	£976,812	£967,543
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£988,133	£925,166	£921,430	£819,186	£805,172	£795,830
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£898,598	£839,490	£835,737	£733,047	£718,972	£709,598
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£808,838	£753,592	£749,821	£646,658	£632,519	£623,093
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£718,853	£667,473	£663,684	£560,022	£545,813	£536,340
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£583,453	£537,879	£534,061	£429,596	£415,278	£405,734
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£447,545	£407,787	£403,937	£298,611	£284,175	£274,551

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,172,906	£1,099,696	£1,096,014	£995,284	£981,478	£972,274
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,021,067	£955,104	£951,397	£849,964	£836,062	£826,793
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£868,325	£809,627	£805,890	£703,646	£689,632	£680,290
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£791,616	£736,556	£732,803	£630,113	£616,038	£606,655
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£714,682	£663,263	£659,493	£556,330	£542,190	£532,764
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£637,522	£589,750	£585,961	£482,298	£468,090	£458,618
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£521,361	£479,064	£475,246	£370,781	£356,464	£346,918
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£404,693	£367,880	£364,030	£258,705	£244,268	£234,644

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£221,981	£148,771	£145,089	£44,359	£30,553	£21,349
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£70,142	£4,179	£472	£-100,961	£-114,863	£-124,132
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-82,600	£-141,298	£-145,035	£-247,279	£-261,293	£-270,635
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-159,309	£-214,369	£-218,122	£-320,812	£-334,887	£-344,270
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-236,243	£-287,662	£-291,432	£-394,595	£-408,735	£-418,161
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-313,403	£-361,175	£-364,964	£-468,627	£-482,835	£-492,307
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-429,564	£-471,861	£-475,680	£-580,144	£-594,461	£-604,007
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-546,232	£-583,045	£-586,895	£-692,221	£-706,657	£-716,281

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£647,694	£574,484	£570,802	£470,072	£456,266	£447,062
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£495,855	£429,892	£426,185	£324,752	£310,850	£301,581
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£343,113	£284,416	£280,678	£178,434	£164,420	£155,078
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£266,404	£211,344	£207,591	£104,901	£90,826	£81,443
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£189,470	£138,051	£134,281	£31,118	£16,979	£7,552
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£112,310	£64,538	£60,749	£-42,914	£-57,122	£-66,594
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,851	£-46,748	£-49,966	£-154,430	£-168,748	£-178,294
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-120,519	£-157,332	£-161,181	£-266,507	£-280,944	£-290,568

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£927,633	£854,423	£850,741	£750,011	£736,204	£727,001
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£775,793	£709,831	£706,124	£604,690	£590,788	£581,520
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£623,051	£564,354	£560,616	£458,373	£444,359	£435,016
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£546,343	£491,283	£487,530	£394,840	£370,765	£361,362
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£469,409	£417,990	£414,219	£311,056	£296,917	£287,491
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£392,249	£344,477	£340,697	£237,025	£222,817	£213,344
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£276,088	£233,791	£229,972	£125,508	£111,190	£101,644
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£159,419	£122,607	£118,757	£13,431	£-1,005	£-10,630

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,044,488	£971,278	£967,596	£866,866	£853,060	£843,866
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£892,649	£826,686	£822,979	£721,546	£707,644	£698,375
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£739,907	£681,209	£677,472	£576,228	£561,214	£551,872
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£663,198	£608,138	£604,385	£501,695	£487,620	£478,237
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£586,264	£534,845	£531,075	£427,912	£413,772	£404,346
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£509,104	£461,332	£457,543	£353,880	£339,672	£330,200
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£392,943	£350,646	£346,827	£242,363	£228,046	£218,500
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£276,275	£239,462	£235,612	£130,286	£115,850	£106,226

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£948,259	£878,911	£875,230	£774,499	£760,694	£751,489
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£815,483	£753,057	£749,350	£647,917	£634,014	£624,746
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£681,807	£626,317	£622,580	£520,337	£506,323	£496,980
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£614,631	£562,615	£558,862	£456,172	£442,097	£432,714
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£547,229	£498,691	£494,921	£391,758	£377,617	£368,191
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£479,603	£434,546	£430,757	£327,094	£312,885	£303,414
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£377,740	£337,913	£334,095	£229,631	£215,312	£205,767
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£275,371	£240,782	£236,932	£131,606	£117,170	£107,545

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£2,666	-£72,014	-£75,695	-£176,426	-£190,231	-£199,436
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£135,442	-£197,868	-£201,576	-£303,008	-£316,911	-£326,179
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£269,119	-£324,608	-£328,345	-£430,588	-£444,602	-£453,945
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£336,294	-£388,310	-£392,063	-£494,753	-£508,828	-£518,211
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£403,696	-£452,234	-£456,004	-£559,167	-£573,308	-£582,734
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£471,322	-£516,379	-£520,168	-£623,831	-£638,040	-£647,511
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£573,185	-£613,012	-£616,830	-£721,294	-£735,613	-£745,158
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£675,554	-£710,143	-£713,993	-£819,319	-£833,755	-£843,380

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£423,047	£353,699	£350,018	£249,287	£235,482	£226,277
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£290,271	£227,845	£224,138	£122,705	£108,802	£99,534
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£156,595	£101,105	£97,368	-£4,875	-£18,889	-£28,231
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£89,419	£37,403	£33,650	-£69,040	-£83,115	-£92,498
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£22,017	-£26,521	-£30,291	-£133,454	-£147,595	-£157,021
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£45,609	-£90,866	-£94,455	-£198,118	-£212,327	-£221,798
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£147,472	-£187,299	-£191,117	-£295,581	-£309,900	-£319,445
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£249,841	-£284,430	-£288,280	-£393,606	-£408,042	-£417,667

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£702,985	£633,638	£629,957	£529,226	£515,420	£506,215
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£570,210	£507,784	£504,076	£402,644	£388,741	£379,473
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£436,533	£381,044	£377,307	£275,063	£261,049	£251,707
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£369,358	£317,342	£313,588	£210,898	£196,823	£187,441
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£301,956	£253,418	£249,647	£146,484	£132,344	£122,918
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£234,330	£189,273	£185,493	£81,821	£67,612	£58,141
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£132,467	£92,639	£88,822	-£16,643	-£29,961	-£39,506
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£30,097	-£4,492	-£8,344	-£113,667	-£128,104	-£137,728

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£819,841	£750,493	£746,812	£646,081	£632,276	£623,071
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£687,065	£624,639	£620,931	£519,499	£505,596	£496,328
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£553,388	£497,899	£494,162	£391,919	£377,905	£368,562
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£486,213	£434,197	£430,444	£327,754	£313,679	£304,296
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£418,811	£370,273	£366,503	£263,340	£249,199	£239,773
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£351,185	£306,128	£302,339	£198,676	£184,467	£174,996
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£249,322	£209,495	£205,677	£101,213	£86,894	£77,349
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£146,953	£112,364	£108,514	£3,188	-£11,248	-£20,873

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,322,672	£1,260,053	£1,256,371	£1,155,641	£1,141,834	£1,132,630
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,158,829	£1,102,348	£1,098,641	£997,208	£983,306	£974,037
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£994,085	£943,758	£940,021	£837,777	£823,763	£814,421
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£911,375	£864,131	£860,377	£757,687	£743,612	£734,229
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£828,439	£784,282	£780,511	£677,348	£663,208	£653,782
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£745,278	£704,212	£700,422	£596,760	£582,551	£573,078
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£620,116	£583,691	£579,873	£475,409	£461,090	£451,545
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£494,445	£462,672	£458,823	£353,496	£339,060	£329,436

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£371,747	£309,128	£305,446	£204,716	£190,909	£181,705
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£207,904	£151,423	£147,716	£46,282	£32,380	£23,112
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£43,159	£-17,167	£-110,904	£-113,148	£-127,162	£-136,504
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-39,550	£-86,795	£-90,548	£-193,238	£-207,313	£-216,696
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-122,486	£-166,643	£-170,414	£-273,577	£-287,717	£-297,143
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-205,647	£-246,713	£-250,503	£-364,165	£-368,374	£-377,847
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-330,809	£-367,234	£-371,052	£-475,516	£-489,835	£-499,380
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-456,480	£-488,253	£-492,102	£-597,429	£-611,865	£-621,489

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£797,460	£734,841	£731,159	£630,429	£616,622	£607,418
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£633,617	£577,136	£573,429	£471,996	£458,094	£448,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£468,873	£418,546	£414,809	£312,565	£298,551	£289,209
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£386,163	£338,919	£335,165	£232,475	£218,400	£209,018
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£303,228	£259,070	£255,299	£152,136	£137,996	£128,570
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£220,066	£179,000	£175,210	£71,548	£57,339	£47,867
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£94,904	£58,479	£54,661	£-49,803	£-64,122	£-73,667
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,767	£-62,540	£-66,389	£-171,716	£-186,152	£-195,776

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,077,398	£1,014,780	£1,011,097	£910,367	£896,561	£887,357
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£913,555	£857,075	£853,368	£751,934	£738,032	£728,764
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£748,811	£698,484	£694,748	£592,504	£578,490	£569,148
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£666,101	£618,857	£615,104	£512,414	£498,339	£488,956
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£583,166	£539,008	£535,238	£432,075	£417,935	£408,508
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£500,005	£458,938	£455,149	£351,486	£337,277	£327,805
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£374,842	£338,417	£334,600	£230,136	£215,817	£206,272
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£249,172	£217,399	£213,549	£108,222	£93,787	£84,162

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,194,254	£1,131,635	£1,127,953	£1,027,223	£1,013,416	£1,004,212
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,030,411	£973,930	£970,223	£868,789	£854,887	£845,619
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£865,666	£815,340	£811,603	£709,359	£695,345	£686,003
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£782,957	£735,712	£731,959	£629,269	£615,194	£605,811
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£700,021	£655,864	£652,093	£548,930	£534,790	£525,364
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£616,860	£575,793	£572,004	£468,342	£454,133	£444,660
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£491,698	£455,273	£451,455	£346,991	£332,672	£323,127
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£366,027	£334,254	£330,405	£225,078	£210,642	£201,018

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£948,259	£892,079	£888,397	£787,667	£773,860	£764,657
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£817,345	£766,738	£763,030	£661,598	£647,695	£638,427
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£685,532	£640,511	£636,774	£534,531	£520,516	£511,174
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£619,286	£577,065	£573,312	£470,623	£456,548	£447,164
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£552,816	£513,399	£509,628	£406,466	£392,325	£382,899
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£486,120	£449,510	£445,722	£342,058	£327,850	£318,378
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£385,654	£353,262	£349,444	£244,980	£230,663	£221,117
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£284,681	£256,516	£252,667	£147,341	£132,904	£123,280

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£2,666	-£58,846	-£62,528	-£163,258	-£177,065	-£186,268
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£133,580	-£184,187	-£187,895	-£289,327	-£303,230	-£312,498
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£265,393	-£310,414	-£314,151	-£416,394	-£430,409	-£439,751
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£331,639	-£373,860	-£377,613	-£480,302	-£494,377	-£503,761
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£398,109	-£437,526	-£441,297	-£544,460	-£558,600	-£568,026
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£464,805	-£501,415	-£505,203	-£608,867	-£623,075	-£632,547
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£565,271	-£597,663	-£601,481	-£705,945	-£720,263	-£729,808
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£666,244	-£694,409	-£698,258	-£803,584	-£818,021	-£827,645

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£423,047	£366,867	£363,185	£262,455	£248,649	£239,445
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£292,133	£241,526	£237,818	£136,386	£122,483	£113,215
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£160,320	£115,299	£111,562	£9,319	£4,686	£-14,038
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£94,075	£51,853	£48,100	£-54,589	£-68,864	£-78,048
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£27,604	£-11,813	£-15,584	£-118,746	£-132,887	£-142,313
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-39,091	£-75,702	£-79,490	£-183,153	£-197,361	£-206,834
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-139,568	£-171,950	£-175,788	£-280,232	£-294,549	£-304,095
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-240,531	£-268,896	£-272,545	£-377,871	£-392,308	£-401,932

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£702,985	£646,806	£643,123	£542,394	£528,587	£519,383
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£572,072	£521,465	£517,757	£416,324	£402,421	£393,154
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£440,258	£395,237	£391,501	£289,257	£275,243	£266,901
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£374,013	£331,792	£328,039	£225,350	£211,275	£201,891
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£307,543	£268,126	£264,355	£161,192	£147,052	£137,625
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£240,847	£204,237	£200,449	£96,785	£82,577	£73,105
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£140,381	£107,989	£104,171	£-293	£-14,811	£-24,197
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£39,408	£11,243	£7,393	£-97,933	£-112,369	£-121,993

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£819,841	£763,661	£759,979	£659,249	£645,442	£636,239
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£688,927	£638,320	£634,612	£533,180	£519,277	£510,009
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£557,114	£512,093	£508,356	£406,113	£392,098	£382,756
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£490,868	£448,647	£444,894	£342,205	£328,130	£318,746
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£424,398	£384,981	£381,210	£278,047	£263,907	£254,481
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£357,702	£321,092	£317,304	£213,640	£199,432	£189,960
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£257,236	£224,844	£221,026	£116,562	£102,244	£92,699
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£156,263	£128,098	£124,249	£18,923	£4,486	£-5,138

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£648,728	£597,700	£594,018	£493,288	£479,481	£470,277
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£545,339	£499,409	£495,702	£394,270	£380,367	£371,098
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£441,049	£400,233	£396,497	£294,253	£280,239	£270,897
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£388,567	£350,314	£346,560	£243,871	£229,796	£220,412
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£335,858	£300,172	£296,402	£193,239	£179,099	£169,672
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£282,924	£249,810	£246,020	£142,357	£128,149	£118,677
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£203,102	£173,850	£170,031	£65,567	£51,249	£41,704
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£122,772	£97,392	£93,542	£-11,977	£-26,650	£-36,431

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£302,197	-£353,225	-£356,907	-£457,637	-£471,444	-£480,648
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£405,586	-£451,516	-£455,223	-£556,655	-£570,558	-£579,827
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£509,876	-£550,692	-£554,428	-£656,672	-£670,666	-£680,028
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£562,358	-£600,611	-£604,365	-£707,054	-£721,129	-£730,513
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£615,067	-£650,753	-£654,524	-£757,686	-£771,826	-£781,253
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£668,001	-£701,115	-£704,905	-£808,568	-£822,776	-£832,248
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£747,824	-£777,075	-£780,894	-£885,358	-£899,676	-£909,221
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£828,153	-£853,533	-£857,383	-£962,902	-£977,575	-£987,356

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£123,516	£72,488	£68,807	£-31,924	£-45,731	£-54,935
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,127	£-25,803	£-29,509	£-130,942	£-144,845	£-154,114
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-84,163	£-124,978	£-128,715	£-230,959	£-244,973	£-254,315
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-136,645	£-174,898	£-178,652	£-281,341	£-295,416	£-304,800
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-189,354	£-225,040	£-228,810	£-331,973	£-346,113	£-355,540
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-242,288	£-275,402	£-279,191	£-382,855	£-397,063	£-406,535
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-322,110	£-351,362	£-355,181	£-459,645	£-473,962	£-483,508
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-402,440	£-427,820	£-431,670	£-537,189	£-551,861	£-561,643

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£403,454	£352,426	£348,745	£248,014	£234,208	£225,004
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£300,065	£254,136	£250,429	£148,997	£135,094	£125,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£195,775	£154,960	£151,223	£48,980	£34,966	£25,624
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£143,293	£105,041	£101,287	£-1,402	£-15,477	£-24,861
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£90,584	£54,899	£51,128	£-52,035	£-66,174	£-75,601
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£37,651	£4,536	£747	£-102,916	£-117,124	£-126,597
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-42,172	£-71,423	£-75,242	£-179,706	£-194,024	£-203,570
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-122,502	£-147,882	£-151,731	£-257,250	£-271,923	£-281,704

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£520,310	£469,282	£465,600	£364,870	£351,063	£341,859
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£416,921	£370,991	£367,284	£265,852	£251,949	£242,680
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£312,631	£271,815	£268,079	£165,835	£151,821	£142,479
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£260,149	£221,896	£218,142	£115,453	£101,378	£91,934
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£207,440	£171,754	£167,983	£64,821	£50,681	£41,254
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£154,506	£121,392	£117,602	£13,939	£-269	£-37,741
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£74,683	£45,432	£41,613	£-62,851	£-77,169	£-86,714
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-65,646	£-31,026	£-34,876	£-140,395	£-155,068	£-164,849

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,201,325	£3,941,916	£3,935,781	£3,835,050	£3,812,039	£3,796,700
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,730,859	£3,497,146	£3,490,967	£3,389,535	£3,366,363	£3,350,917
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,258,892	£3,050,900	£3,044,672	£2,942,428	£2,919,072	£2,903,501
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,022,345	£2,827,223	£2,820,967	£2,718,278	£2,694,819	£2,679,181
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,785,422	£2,603,178	£2,596,893	£2,493,730	£2,470,163	£2,454,453
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,548,123	£2,378,762	£2,372,447	£2,268,784	£2,245,104	£2,229,317
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,191,472	£2,041,448	£2,035,084	£1,930,620	£1,906,756	£1,890,847
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,833,976	£1,703,303	£1,696,887	£1,591,561	£1,567,500	£1,551,459

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,840,873	£1,581,464	£1,575,328	£1,474,598	£1,451,587	£1,436,248
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,370,406	£1,136,694	£1,130,515	£1,029,083	£1,005,911	£990,465
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£898,439	£690,448	£684,220	£581,975	£558,620	£543,049
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£661,892	£466,771	£460,515	£357,826	£334,367	£318,728
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£424,970	£242,725	£236,440	£133,278	£109,711	£94,001
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£187,671	£18,310	£11,995	£-91,668	£-115,349	£-131,136
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-168,980	£-319,005	£-325,369	£-429,833	£-453,696	£-469,605
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-526,476	£-657,149	£-663,565	£-768,891	£-792,952	£-808,993

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,897,607	£2,638,199	£2,632,063	£2,531,332	£2,508,322	£2,492,982
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,427,141	£2,193,429	£2,187,250	£2,085,817	£2,062,646	£2,047,199
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,955,174	£1,747,182	£1,740,955	£1,638,710	£1,615,355	£1,599,784
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,718,627	£1,523,506	£1,517,250	£1,414,561	£1,391,102	£1,375,463
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,481,704	£1,299,460	£1,293,175	£1,190,012	£1,166,446	£1,150,736
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,244,406	£1,075,044	£1,068,730	£965,066	£941,386	£925,599
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£887,754	£737,730	£731,366	£626,902	£603,038	£587,130
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£530,259	£399,586	£393,169	£287,843	£263,782	£247,742

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,592,490	£3,333,082	£3,326,946	£3,226,215	£3,203,205	£3,187,885
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,122,024	£2,888,312	£2,882,133	£2,780,700	£2,757,529	£2,742,082
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,650,057	£2,442,065	£2,435,837	£2,333,593	£2,310,238	£2,294,667
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,413,510	£2,218,389	£2,212,133	£2,109,444	£2,085,985	£2,070,346
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,176,587	£1,994,343	£1,988,058	£1,884,595	£1,861,329	£1,845,619
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,939,288	£1,769,927	£1,763,613	£1,659,949	£1,636,269	£1,620,482
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,582,637	£1,432,613	£1,426,249	£1,321,785	£1,297,921	£1,282,013
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,225,142	£1,094,468	£1,088,052	£982,726	£958,065	£942,625

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,882,557	£3,623,148	£3,617,012	£3,516,282	£3,493,271	£3,477,932
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,412,090	£3,178,378	£3,172,199	£3,070,767	£3,047,595	£3,032,149
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,940,123	£2,732,132	£2,725,904	£2,623,659	£2,600,304	£2,584,733
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,703,576	£2,508,455	£2,502,199	£2,399,510	£2,376,051	£2,360,412
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,466,654	£2,284,409	£2,278,125	£2,174,962	£2,151,395	£2,135,685
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,229,355	£2,059,994	£2,053,679	£1,950,016	£1,926,335	£1,910,549
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,872,704	£1,722,679	£1,716,315	£1,611,851	£1,587,988	£1,572,079
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,515,208	£1,384,535	£1,378,119	£1,272,793	£1,248,732	£1,232,691

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,703,670	£2,470,021	£2,463,886	£2,363,155	£2,340,144	£2,324,804
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,378,378	£2,167,927	£2,161,749	£2,060,316	£2,037,144	£2,021,697
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,051,584	£1,864,357	£1,858,128	£1,755,885	£1,732,529	£1,716,958
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,887,623	£1,712,019	£1,705,763	£1,603,074	£1,579,615	£1,563,976
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,723,288	£1,559,311	£1,553,026	£1,449,864	£1,426,297	£1,410,587
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,558,576	£1,406,234	£1,399,919	£1,296,256	£1,272,575	£1,256,788
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,310,905	£1,175,927	£1,169,563	£1,065,099	£1,041,235	£1,025,326
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,062,188	£944,789	£938,373	£833,047	£808,986	£792,946

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£343,218	£109,569	£103,433	£2,703	£20,308	£35,648
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£17,926	£-192,525	£-198,704	£-300,136	£-323,308	£-338,755
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-308,868	£-496,095	£-502,324	£-604,567	£-627,924	£-643,495
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-472,829	£-648,434	£-654,689	£-757,379	£-780,837	£-796,476
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-637,164	£-801,141	£-807,426	£-910,589	£-934,155	£-949,866
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-801,877	£-954,219	£-960,533	£-1,064,197	£-1,087,877	£-1,103,664
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,049,648	£-1,184,525	£-1,190,889	£-1,295,353	£-1,319,217	£-1,335,126
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,298,265	£-1,415,663	£-1,422,080	£-1,527,405	£-1,551,466	£-1,567,506

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,399,953	£1,166,304	£1,160,168	£1,059,437	£1,036,427	£1,021,086
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,074,661	£864,210	£858,031	£756,599	£733,427	£717,979
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£747,867	£560,640	£554,411	£452,167	£428,811	£413,240
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£583,906	£408,301	£402,045	£299,356	£275,897	£260,259
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£419,570	£255,594	£249,309	£146,146	£122,579	£106,869
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£254,858	£102,516	£96,202	£-7,462	£-31,142	£-46,929
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£7,087	£-127,791	£-134,155	£-238,619	£-282,482	£-278,391
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-241,530	£-358,929	£-365,345	£-470,671	£-494,732	£-510,771

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,094,836	£1,861,187	£1,855,051	£1,754,320	£1,731,310	£1,715,969
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,769,544	£1,559,093	£1,552,914	£1,451,481	£1,428,310	£1,412,862
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,442,750	£1,255,523	£1,249,294	£1,147,050	£1,123,694	£1,108,123
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,278,789	£1,103,184	£1,096,928	£994,239	£970,780	£955,141
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,114,453	£950,477	£944,192	£841,029	£817,462	£801,752
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£949,741	£797,399	£791,084	£687,421	£663,741	£647,954
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£701,970	£567,092	£560,728	£456,264	£432,401	£416,492
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£453,353	£335,954	£329,538	£224,212	£200,151	£184,112

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,384,902	£2,151,253	£2,145,117	£2,044,387	£2,021,376	£2,006,036
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,059,610	£1,849,159	£1,842,980	£1,741,548	£1,718,376	£1,702,929
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,732,816	£1,545,589	£1,539,360	£1,437,117	£1,413,760	£1,398,189
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,568,855	£1,393,250	£1,386,995	£1,284,305	£1,260,847	£1,245,208
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,404,520	£1,240,543	£1,234,258	£1,131,095	£1,107,529	£1,091,818
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,239,808	£1,087,465	£1,081,151	£977,487	£953,807	£938,020
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£992,036	£857,159	£850,795	£746,331	£722,467	£706,558
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£743,420	£626,021	£619,605	£514,279	£490,218	£474,178

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,079,648	£1,856,731	£1,850,595	£1,749,865	£1,726,854	£1,711,515
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,812,373	£1,611,656	£1,605,478	£1,504,045	£1,480,873	£1,465,426
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,543,595	£1,365,106	£1,358,877	£1,256,633	£1,233,277	£1,217,706
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,408,643	£1,241,277	£1,235,021	£1,132,332	£1,108,873	£1,093,234
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,273,316	£1,117,078	£1,110,794	£1,007,631	£984,065	£968,354
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,137,613	£992,511	£986,196	£882,533	£858,853	£843,066
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£933,354	£804,968	£798,605	£694,141	£670,277	£654,367
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£728,251	£616,594	£610,179	£504,852	£480,792	£464,752

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£280,804	-£503,721	-£509,857	-£610,588	-£633,598	-£648,938
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£548,079	-£748,796	-£754,975	-£856,407	-£879,579	-£895,026
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£816,857	-£995,347	-£1,001,575	-£1,103,819	-£1,127,175	-£1,142,746
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£951,809	-£1,119,176	-£1,125,431	-£1,228,121	-£1,251,579	-£1,267,218
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,087,136	-£1,243,374	-£1,249,658	-£1,352,821	-£1,376,388	-£1,392,098
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,222,840	-£1,367,941	-£1,374,256	-£1,477,919	-£1,501,600	-£1,517,387
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,427,098	-£1,555,485	-£1,561,848	-£1,666,312	-£1,690,175	-£1,706,085
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,632,202	-£1,743,858	-£1,750,273	-£1,855,600	-£1,879,660	-£1,895,701

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£775,931	£553,014	£546,878	£446,147	£423,137	£407,797
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£508,656	£307,939	£301,760	£200,328	£177,156	£161,709
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£239,878	£61,388	£55,159	-£47,084	-£70,441	-£86,012
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£104,926	-£62,441	-£68,697	-£171,386	-£194,845	-£210,483
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£30,402	-£186,640	-£192,924	-£296,086	-£319,653	-£335,363
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£166,105	-£311,207	-£317,521	-£421,185	-£444,865	-£460,652
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£370,364	-£498,750	-£505,113	-£609,577	-£633,440	-£649,350
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£575,467	-£687,123	-£693,538	-£798,865	-£822,925	-£838,966

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,470,814	£1,247,897	£1,241,761	£1,141,030	£1,118,020	£1,102,680
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,203,539	£1,002,822	£996,643	£895,211	£872,039	£856,591
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£934,761	£756,271	£750,042	£647,799	£624,442	£608,871
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£799,809	£632,442	£626,166	£523,497	£500,038	£484,400
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£664,481	£508,243	£501,959	£398,797	£375,230	£359,520
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£528,778	£383,676	£377,362	£279,698	£250,018	£234,231
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£324,519	£196,133	£189,770	£85,306	£61,442	£45,533
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£119,416	£7,760	£1,344	-£103,982	-£128,042	-£144,089

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,760,880	£1,537,963	£1,531,827	£1,431,096	£1,408,086	£1,392,746
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,493,605	£1,292,888	£1,286,709	£1,185,277	£1,162,105	£1,146,658
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,224,827	£1,046,337	£1,040,109	£937,865	£914,509	£898,938
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,089,875	£922,508	£916,253	£813,563	£790,105	£774,466
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£954,548	£798,310	£792,026	£688,863	£665,296	£649,589
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£818,844	£673,743	£667,428	£563,765	£540,084	£524,298
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£614,586	£486,199	£479,836	£375,372	£351,509	£335,599
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£409,482	£297,826	£291,411	£186,084	£162,024	£145,983

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,454,062	£2,323,458	£2,317,322	£2,216,592	£2,193,581	£2,178,242
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,158,242	£2,040,455	£2,034,275	£1,932,842	£1,909,672	£1,894,224
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,860,919	£1,755,974	£1,749,745	£1,647,502	£1,624,145	£1,608,575
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,711,694	£1,613,180	£1,606,925	£1,504,235	£1,480,777	£1,465,138
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,562,094	£1,470,018	£1,463,733	£1,360,570	£1,337,003	£1,321,293
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,412,119	£1,326,485	£1,320,171	£1,216,507	£1,192,827	£1,177,040
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,186,451	£1,110,495	£1,104,132	£999,667	£975,804	£969,895
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£959,939	£893,675	£887,258	£781,932	£757,872	£741,832

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£93,609	£-36,994	£-43,130	£-143,861	£-166,871	£-182,211
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-202,211	£-319,998	£-326,177	£-427,610	£-450,780	£-466,228
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-499,533	£-604,478	£-610,707	£-712,950	£-736,307	£-751,878
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-648,758	£-747,272	£-753,527	£-856,217	£-879,675	£-895,314
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-798,358	£-890,435	£-896,720	£-999,882	£-1,023,449	£-1,039,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-948,333	£-1,033,967	£-1,040,281	£-1,143,945	£-1,167,625	£-1,183,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,174,001	£-1,249,957	£-1,256,321	£-1,360,785	£-1,384,648	£-1,400,557
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,400,513	£-1,466,778	£-1,473,194	£-1,578,520	£-1,602,580	£-1,618,621

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,150,344	£1,019,741	£1,013,605	£912,874	£889,964	£874,524
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£854,524	£736,737	£730,557	£629,125	£605,954	£590,500
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£557,202	£452,257	£446,028	£343,784	£320,428	£304,857
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£407,976	£309,462	£303,207	£200,517	£177,060	£161,421
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£258,376	£166,300	£160,015	£56,852	£33,286	£17,576
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£108,401	£22,768	£16,453	£-87,210	£-110,891	£-126,677
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-117,266	£-193,222	£-199,586	£-304,050	£-327,914	£-343,822
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-343,778	£-410,043	£-416,459	£-521,785	£-545,845	£-561,886

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,845,227	£1,714,624	£1,708,488	£1,607,757	£1,584,747	£1,569,407
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,549,407	£1,431,620	£1,425,440	£1,324,008	£1,300,837	£1,285,390
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,252,085	£1,147,140	£1,140,911	£1,038,667	£1,015,311	£999,740
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,102,859	£1,004,345	£998,090	£895,400	£871,942	£856,304
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£953,259	£861,183	£854,898	£751,735	£728,169	£712,459
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£803,284	£717,651	£711,336	£607,673	£583,992	£568,206
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£577,617	£501,661	£495,297	£390,833	£366,969	£351,060
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£351,105	£284,840	£278,424	£173,098	£149,038	£132,997

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,135,293	£2,004,690	£1,998,554	£1,897,824	£1,874,813	£1,859,473
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,839,473	£1,721,687	£1,715,507	£1,614,074	£1,590,904	£1,575,456
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,542,151	£1,437,206	£1,430,977	£1,328,734	£1,305,377	£1,289,908
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,392,926	£1,294,412	£1,288,157	£1,185,467	£1,162,009	£1,146,370
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,243,326	£1,151,249	£1,144,965	£1,041,802	£1,018,235	£1,002,525
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,093,351	£1,007,717	£1,001,403	£897,739	£874,059	£858,272
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£867,683	£791,727	£785,363	£680,899	£657,036	£641,127
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£641,171	£574,906	£568,490	£463,164	£439,104	£423,063

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,954,844	£1,832,826	£1,826,690	£1,725,961	£1,702,949	£1,687,610
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,701,777	£1,591,841	£1,585,662	£1,484,229	£1,461,058	£1,445,610
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,447,208	£1,349,379	£1,343,150	£1,240,906	£1,217,550	£1,201,979
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,319,360	£1,227,593	£1,221,338	£1,118,648	£1,095,190	£1,079,551
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,191,137	£1,105,440	£1,099,155	£995,992	£972,426	£956,715
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,062,538	£982,917	£976,602	£872,938	£849,258	£833,471
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£868,935	£798,440	£792,077	£687,613	£663,749	£647,840
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£674,487	£613,133	£606,717	£501,391	£477,330	£461,291

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£405,608	-£527,626	-£533,762	-£634,492	-£657,503	-£672,843
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£658,675	-£768,612	-£774,791	-£876,223	-£899,395	-£914,842
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£913,244	-£1,011,074	-£1,017,302	-£1,119,546	-£1,142,902	-£1,158,473
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,041,092	-£1,132,859	-£1,139,114	-£1,241,804	-£1,265,263	-£1,280,902
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,169,316	-£1,255,012	-£1,261,297	-£1,364,460	-£1,388,027	-£1,403,737
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,297,914	-£1,377,536	-£1,383,850	-£1,487,514	-£1,511,194	-£1,526,981
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,491,517	-£1,562,012	-£1,568,376	-£1,672,840	-£1,696,703	-£1,712,612
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,685,965	-£1,747,319	-£1,753,735	-£1,859,061	-£1,883,122	-£1,899,162

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£651,127	£529,109	£522,973	£422,243	£399,232	£383,892
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£398,059	£288,123	£281,944	£180,512	£157,340	£141,893
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£143,491	£45,661	£39,432	-£62,811	-£86,168	-£101,738
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,643	-£76,124	-£82,379	-£185,069	-£208,528	-£224,167
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£112,581	-£198,278	-£204,582	-£307,725	-£331,292	-£347,002
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£241,180	-£320,801	-£327,116	-£430,779	-£454,459	-£470,246
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£434,783	-£505,277	-£511,641	-£616,105	-£639,969	-£655,877
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£629,230	-£690,584	-£697,000	-£802,326	-£826,387	-£842,427

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,346,009	£1,223,992	£1,217,856	£1,117,126	£1,094,115	£1,078,775
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,092,942	£983,006	£976,827	£875,395	£852,223	£836,776
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£838,373	£740,544	£734,315	£632,072	£608,715	£593,144
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£710,526	£618,759	£612,504	£509,814	£486,355	£470,716
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£582,302	£496,605	£490,320	£387,158	£363,591	£347,851
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£453,703	£374,082	£367,767	£264,104	£240,424	£224,637
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£260,100	£189,606	£183,242	£78,778	£54,914	£39,005
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£65,653	£4,299	-£2,117	-£107,443	-£131,504	-£147,544

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,636,076	£1,514,058	£1,507,922	£1,407,193	£1,384,181	£1,368,841
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,383,009	£1,273,072	£1,266,893	£1,165,461	£1,142,289	£1,126,842
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,128,440	£1,030,610	£1,024,382	£922,138	£898,782	£883,211
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,000,592	£908,825	£902,570	£799,880	£776,421	£760,782
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£872,368	£786,672	£780,387	£677,224	£653,657	£637,947
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£743,770	£664,148	£657,834	£554,170	£530,490	£515,703
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£550,167	£479,672	£473,308	£368,844	£344,981	£329,072
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£355,719	£294,365	£287,949	£182,623	£158,562	£142,522

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,580,431	£1,464,853	£1,458,717	£1,357,986	£1,334,976	£1,319,636
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,359,138	£1,255,096	£1,248,916	£1,147,484	£1,124,313	£1,108,866
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,136,345	£1,043,861	£1,037,634	£935,390	£912,034	£896,463
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,024,384	£937,692	£931,436	£828,747	£805,288	£789,649
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£912,049	£831,152	£824,868	£721,704	£698,139	£682,427
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£799,337	£724,243	£717,929	£614,265	£590,585	£574,798
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£629,567	£563,188	£556,825	£452,360	£428,497	£412,588
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£458,950	£401,303	£394,888	£289,561	£265,501	£249,460

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£780,021	-£895,600	-£901,736	-£1,002,466	-£1,025,477	-£1,040,816
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,001,314	-£1,105,356	-£1,111,536	-£1,212,969	-£1,236,139	-£1,251,587
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,224,107	-£1,316,591	-£1,322,819	-£1,425,062	-£1,448,419	-£1,463,990
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,336,068	-£1,422,761	-£1,429,017	-£1,531,706	-£1,555,164	-£1,570,803
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,448,403	-£1,529,300	-£1,535,584	-£1,638,748	-£1,662,314	-£1,678,025
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,561,115	-£1,636,209	-£1,642,524	-£1,746,187	-£1,769,868	-£1,785,654
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,730,886	-£1,797,264	-£1,803,628	-£1,908,092	-£1,931,955	-£1,947,864
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,901,502	-£1,959,150	-£1,965,565	-£2,070,892	-£2,094,952	-£2,110,992

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£276,713	£161,135	£154,999	£54,268	£31,258	£15,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£55,421	-£48,622	-£54,801	-£156,234	-£179,404	-£194,852
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£167,372	-£259,856	-£266,084	-£368,327	-£391,684	-£407,255
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£279,333	-£366,026	-£372,282	-£474,971	-£498,430	-£514,099
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£391,668	-£472,566	-£478,850	-£582,013	-£605,579	-£621,290
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£504,380	-£579,474	-£585,789	-£689,453	-£713,133	-£728,920
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£674,151	-£740,529	-£746,893	-£851,357	-£875,221	-£891,129
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£844,767	-£902,415	-£908,830	-£1,014,157	-£1,038,217	-£1,054,258

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£971,596	£856,018	£849,882	£749,151	£726,141	£710,801
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£750,304	£646,261	£640,082	£538,649	£515,478	£500,031
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£527,511	£435,027	£428,799	£326,555	£303,199	£287,628
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£415,550	£328,857	£322,601	£219,912	£196,453	£180,814
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£303,215	£222,317	£216,033	£112,670	£89,304	£73,593
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£190,503	£115,408	£109,094	£5,430	£18,250	£4,037
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,732	-£45,846	-£52,010	-£156,474	-£160,338	-£198,247
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£149,884	-£207,532	-£213,947	-£319,274	-£343,334	-£359,375

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,261,663	£1,146,084	£1,139,948	£1,039,218	£1,016,207	£1,000,868
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,040,370	£936,328	£930,148	£828,715	£805,545	£790,097
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£817,577	£725,093	£718,865	£616,622	£593,265	£577,695
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£705,616	£618,923	£612,667	£509,978	£486,520	£470,881
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£593,281	£512,384	£506,100	£402,936	£379,370	£363,659
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£480,569	£405,475	£399,160	£295,497	£271,816	£256,030
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£310,798	£244,420	£238,056	£133,592	£109,729	£93,820
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£140,182	£82,534	£76,119	-£28,208	-£53,268	-£69,308

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,204,453	£2,100,088	£2,093,951	£1,993,222	£1,970,211	£1,954,870
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,931,382	£1,837,247	£1,831,068	£1,729,635	£1,706,464	£1,691,016
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,656,808	£1,572,930	£1,566,701	£1,464,457	£1,441,101	£1,425,530
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,518,958	£1,440,218	£1,433,962	£1,331,272	£1,307,814	£1,292,175
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,380,732	£1,307,136	£1,300,852	£1,197,689	£1,174,122	£1,158,412
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,242,131	£1,173,685	£1,167,371	£1,063,707	£1,040,027	£1,024,240
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,033,526	£972,818	£966,454	£861,990	£838,127	£822,218
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£824,074	£771,120	£764,704	£659,378	£635,317	£619,277

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£155,999	-£260,364	-£266,901	-£367,231	-£390,241	-£405,582
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£429,071	-£523,205	-£529,384	-£630,818	-£653,988	-£669,436
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£703,644	-£787,523	-£793,751	-£895,995	-£919,351	-£934,922
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£841,494	-£920,235	-£926,491	-£1,029,180	-£1,052,639	-£1,068,277
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£979,720	-£1,053,316	-£1,059,601	-£1,162,764	-£1,186,330	-£1,202,040
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,118,322	-£1,186,767	-£1,193,082	-£1,296,745	-£1,320,425	-£1,336,212
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,326,926	-£1,387,634	-£1,393,998	-£1,498,462	-£1,522,326	-£1,538,235
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,536,376	-£1,589,332	-£1,595,749	-£1,701,075	-£1,725,135	-£1,741,175

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£900,735	£796,371	£790,234	£689,504	£666,494	£651,153
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£627,664	£533,529	£527,351	£425,917	£402,746	£387,299
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£353,090	£269,212	£262,983	£160,740	£137,383	£121,812
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£215,241	£136,500	£130,244	£27,555	£4,096	£-11,543
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£77,015	£3,419	£-2,866	£-106,029	£-129,595	£-145,306
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£61,587	-£130,032	-£136,347	-£240,010	-£263,691	-£279,477
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£270,192	-£330,899	-£337,263	-£441,727	-£465,591	-£481,500
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£479,643	-£532,598	-£539,014	-£644,340	-£668,401	-£684,440

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,595,618	£1,491,254	£1,485,117	£1,384,387	£1,361,376	£1,346,036
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,322,547	£1,228,412	£1,222,233	£1,120,800	£1,097,629	£1,082,182
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,047,973	£964,095	£957,866	£855,623	£832,266	£816,695
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£910,124	£831,383	£825,127	£722,438	£699,979	£683,340
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£771,898	£699,302	£692,017	£588,854	£565,287	£549,577
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£633,296	£564,851	£558,536	£454,873	£431,192	£415,405
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£424,691	£363,983	£357,620	£253,156	£229,292	£213,383
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£215,240	£162,285	£155,869	£50,543	£26,482	£10,443

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,885,685	£1,781,320	£1,775,183	£1,674,453	£1,651,443	£1,636,102
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,612,613	£1,518,479	£1,512,300	£1,410,866	£1,387,696	£1,372,248
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,338,040	£1,254,161	£1,247,933	£1,145,689	£1,122,333	£1,106,762
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,200,190	£1,121,449	£1,115,193	£1,012,504	£989,045	£973,407
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,061,964	£988,368	£982,083	£878,920	£855,354	£839,644
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£923,362	£854,917	£848,602	£744,939	£721,259	£705,472
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£714,758	£654,050	£647,686	£543,222	£519,358	£503,449
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£505,306	£452,352	£445,935	£340,609	£316,549	£300,509

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,580,431	£1,486,798	£1,480,662	£1,379,931	£1,356,921	£1,341,580
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,362,243	£1,277,897	£1,271,718	£1,170,284	£1,147,114	£1,131,666
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,142,553	£1,067,518	£1,061,291	£959,047	£935,691	£920,120
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,032,144	£961,776	£955,521	£852,831	£829,373	£813,734
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£921,360	£855,665	£849,380	£746,217	£722,651	£706,941
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£810,201	£749,184	£742,869	£639,206	£615,625	£599,738
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£642,758	£588,771	£582,408	£477,944	£454,080	£438,170
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£474,469	£427,528	£421,111	£315,785	£291,724	£275,685

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£780,021	-£873,654	-£879,790	-£980,521	-£1,003,531	-£1,018,872
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£998,210	-£1,082,556	-£1,088,734	-£1,190,168	-£1,213,339	-£1,228,786
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,217,900	-£1,292,934	-£1,299,162	-£1,401,405	-£1,424,762	-£1,440,333
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,328,309	-£1,398,677	-£1,404,931	-£1,507,622	-£1,531,079	-£1,546,718
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,439,092	-£1,504,787	-£1,511,072	-£1,614,235	-£1,637,802	-£1,653,512
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,550,251	-£1,611,268	-£1,617,583	-£1,721,246	-£1,744,927	-£1,760,714
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,717,694	-£1,771,682	-£1,778,045	-£1,882,509	-£1,906,372	-£1,922,282
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,885,983	-£1,932,925	-£1,939,341	-£2,044,667	-£2,068,728	-£2,084,767

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£276,713	£183,080	£176,945	£76,214	£53,203	£37,863
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£58,525	-£25,821	-£32,000	-£133,433	-£156,604	-£172,051
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£161,165	-£236,199	-£242,427	-£344,671	-£368,027	-£383,598
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£271,574	-£341,942	-£348,197	-£450,887	-£474,345	-£489,987
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£382,358	-£448,053	-£454,337	-£557,500	-£581,067	-£596,777
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£493,516	-£554,533	-£560,849	-£664,511	-£688,192	-£703,979
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£660,960	-£714,947	-£721,310	-£825,774	-£849,638	-£865,547
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£829,248	-£876,190	-£882,606	-£987,932	-£1,011,993	-£1,028,033

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£971,596	£877,963	£871,827	£771,097	£748,086	£732,746
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£753,408	£669,062	£662,883	£561,450	£538,279	£522,832
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£533,718	£458,684	£452,456	£350,212	£326,856	£311,285
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£423,309	£352,941	£346,686	£243,996	£220,538	£204,899
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£312,525	£246,830	£240,546	£137,383	£113,816	£98,106
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£201,367	£140,350	£134,034	£30,372	£6,690	£9,998
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£33,923	-£30,084	-£28,427	-£130,891	-£154,755	-£170,684
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£134,365	-£181,307	-£187,723	-£293,049	-£317,110	-£333,150

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,261,663	£1,169,030	£1,161,894	£1,061,163	£1,038,153	£1,022,812
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,043,474	£959,128	£952,950	£851,516	£828,345	£812,898
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£823,784	£748,750	£742,522	£640,279	£616,922	£601,351
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£713,375	£643,007	£636,753	£534,062	£510,605	£494,966
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£602,592	£536,897	£530,612	£427,449	£403,882	£388,172
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£491,433	£430,416	£424,101	£320,438	£296,757	£280,970
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£323,990	£270,002	£263,639	£159,175	£135,312	£119,402
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£155,701	£108,759	£102,343	-£2,983	-£27,044	-£43,083

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,081,212	£996,166	£990,030	£889,299	£866,289	£850,949
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£908,899	£832,350	£826,170	£724,738	£701,567	£686,119
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£735,082	£667,057	£660,828	£558,584	£535,228	£519,657
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£647,610	£583,856	£577,600	£474,911	£451,453	£435,814
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£559,764	£500,287	£494,003	£390,840	£367,273	£351,562
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£471,541	£416,349	£410,034	£306,371	£282,691	£266,903
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£338,503	£289,749	£283,386	£178,922	£155,058	£139,149
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£204,621	£162,320	£155,904	£50,578	£26,517	£10,477

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,279,240	-£1,364,286	-£1,370,422	-£1,471,153	-£1,494,163	-£1,509,503
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,451,553	-£1,528,102	-£1,534,282	-£1,635,715	-£1,658,885	-£1,674,333
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,625,371	-£1,693,395	-£1,699,624	-£1,801,868	-£1,825,224	-£1,840,795
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,712,842	-£1,776,596	-£1,782,852	-£1,885,541	-£1,909,000	-£1,924,639
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,800,689	-£1,860,166	-£1,866,449	-£1,969,612	-£1,993,179	-£2,008,890
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,888,911	-£1,944,103	-£1,950,419	-£2,054,081	-£2,077,761	-£2,093,549
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,021,949	-£2,070,703	-£2,077,066	-£2,181,530	-£2,205,394	-£2,221,304
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,155,832	-£2,198,133	-£2,204,549	-£2,309,875	-£2,333,936	-£2,349,975

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£222,505	-£307,552	-£313,687	-£414,418	-£437,429	-£452,768
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£394,819	-£471,368	-£477,547	-£578,980	-£602,151	-£617,598
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£568,636	-£636,601	-£642,890	-£745,133	-£768,489	-£784,000
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£656,107	-£719,861	-£726,117	-£828,806	-£852,265	-£867,904
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£743,954	-£803,431	-£809,715	-£912,877	-£936,444	-£952,155
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£832,176	-£887,368	-£893,684	-£997,346	-£1,021,027	-£1,036,814
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£965,215	-£1,013,989	-£1,020,331	-£1,124,795	-£1,148,659	-£1,164,569
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,099,097	-£1,141,398	-£1,147,814	-£1,253,140	-£1,277,201	-£1,293,241

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£472,378	£387,331	£381,195	£280,465	£257,454	£242,115
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£300,064	£223,515	£217,335	£115,903	£92,732	£77,285
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£126,247	£58,222	£51,993	£50,250	£73,607	£89,177
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£38,776	£24,976	£21,234	£133,923	£157,362	£173,021
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£49,071	-£108,548	-£114,832	-£217,994	-£241,561	-£257,272
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£137,293	-£192,485	-£198,801	-£302,463	-£328,144	-£341,932
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£270,332	-£319,086	-£325,449	-£429,913	-£453,776	-£469,686
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£404,214	-£446,515	-£452,931	-£558,257	-£582,318	-£598,358

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£762,444	£677,398	£671,262	£570,531	£547,521	£532,181
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£590,131	£513,582	£507,402	£405,969	£382,799	£367,351
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£416,313	£348,289	£342,060	£239,816	£216,460	£200,889
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£328,842	£265,058	£258,832	£156,143	£132,684	£117,045
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£240,995	£181,519	£175,235	£72,072	£48,505	£32,794
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£152,773	£97,581	£91,265	£-12,397	£-36,077	£-51,865
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£19,735	£-29,019	£-35,382	£-139,846	£-163,710	£-179,620
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-114,148	£-156,448	£-162,865	£-268,191	£-292,252	£-308,291

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,621,457	£4,336,109	£4,329,359	£4,228,628	£4,203,317	£4,186,442
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,103,945	£3,846,862	£3,840,065	£3,738,631	£3,713,143	£3,696,152
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,584,780	£3,355,990	£3,349,139	£3,246,895	£3,221,204	£3,204,075
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,324,579	£3,109,945	£3,103,064	£3,000,375	£2,974,570	£2,957,368
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,063,964	£2,863,494	£2,856,582	£2,753,420	£2,727,496	£2,710,214
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,802,936	£2,616,638	£2,609,692	£2,506,029	£2,479,980	£2,462,614
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,410,620	£2,245,592	£2,238,592	£2,134,128	£2,107,878	£2,090,378
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,017,374	£1,873,633	£1,866,575	£1,761,249	£1,734,783	£1,717,138

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,024,959	£1,739,611	£1,732,861	£1,632,130	£1,606,819	£1,589,944
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,507,448	£1,250,364	£1,243,567	£1,142,134	£1,116,646	£1,099,654
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£988,283	£759,492	£752,641	£650,398	£624,706	£607,578
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£728,081	£513,448	£506,567	£403,878	£378,073	£360,870
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£467,466	£266,997	£260,085	£156,922	£130,999	£113,717
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£206,438	£20,140	£13,194	£-90,468	£-116,517	£-133,883
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-185,878	£-350,306	£-357,905	£-462,369	£-488,819	£-506,119
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-579,124	£-722,865	£-729,922	£-835,248	£-861,715	£-879,359

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,187,367	£2,902,020	£2,895,269	£2,794,539	£2,769,227	£2,752,353
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,669,856	£2,412,772	£2,405,975	£2,304,542	£2,279,054	£2,262,062
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,150,691	£1,921,900	£1,915,049	£1,812,806	£1,787,114	£1,769,986
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,890,489	£1,675,856	£1,668,975	£1,566,286	£1,540,481	£1,523,278
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,629,875	£1,429,405	£1,422,493	£1,319,330	£1,293,407	£1,276,125
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,368,847	£1,182,549	£1,175,603	£1,071,940	£1,045,891	£1,028,525
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£976,530	£811,503	£804,503	£700,039	£673,789	£656,289
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£583,285	£439,544	£432,486	£327,160	£300,693	£283,049

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,951,739	£3,666,391	£3,659,641	£3,558,910	£3,533,598	£3,516,724
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,434,227	£3,177,143	£3,170,347	£3,068,913	£3,043,425	£3,026,433
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,915,062	£2,686,272	£2,679,421	£2,577,177	£2,551,486	£2,534,357
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,654,860	£2,440,227	£2,433,346	£2,330,657	£2,304,852	£2,287,650
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,394,246	£2,193,776	£2,186,864	£2,083,701	£2,057,778	£2,040,496
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,133,218	£1,946,920	£1,939,974	£1,836,311	£1,810,262	£1,792,896
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,740,901	£1,575,874	£1,568,874	£1,464,410	£1,438,160	£1,420,660
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,347,656	£1,203,915	£1,196,857	£1,091,531	£1,065,065	£1,047,420

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,270,812	£3,985,464	£3,978,714	£3,877,983	£3,852,671	£3,835,797
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,753,300	£3,496,216	£3,489,420	£3,387,986	£3,362,498	£3,345,506
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,234,135	£3,005,345	£2,998,494	£2,896,250	£2,870,559	£2,853,430
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,973,933	£2,759,300	£2,752,419	£2,649,730	£2,623,925	£2,606,723
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,713,319	£2,512,849	£2,505,937	£2,402,774	£2,376,851	£2,359,569
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,452,291	£2,265,993	£2,259,047	£2,155,384	£2,129,335	£2,111,969
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,059,974	£1,894,947	£1,887,947	£1,783,483	£1,757,233	£1,739,733
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,666,729	£1,522,988	£1,515,930	£1,410,604	£1,384,138	£1,366,493

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,974,038	£2,717,023	£2,710,274	£2,609,543	£2,584,232	£2,567,357
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,616,216	£2,384,721	£2,377,923	£2,276,490	£2,251,003	£2,234,011
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,256,742	£2,050,793	£2,043,942	£1,941,698	£1,916,007	£1,898,878
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,076,386	£1,883,221	£1,876,340	£1,773,649	£1,747,846	£1,730,643
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,895,616	£1,715,242	£1,708,329	£1,605,166	£1,579,243	£1,561,961
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,714,434	£1,546,857	£1,539,911	£1,436,247	£1,410,199	£1,392,834
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,441,885	£1,293,519	£1,286,520	£1,182,055	£1,155,805	£1,138,306
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,168,406	£1,039,268	£1,032,211	£926,884	£900,417	£882,773

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£377,540	£120,526	£113,776	£13,046	£-12,266	£-29,140
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,719	£-211,777	£-218,575	£-320,007	£-345,495	£-362,487
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-339,755	£-545,705	£-552,556	£-654,800	£-680,491	£-697,620
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-520,112	£-713,277	£-720,158	£-822,848	£-848,652	£-865,855
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-700,881	£-881,255	£-888,168	£-991,331	£-1,017,255	£-1,034,536
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-882,064	£-1,049,640	£-1,056,587	£-1,160,250	£-1,186,298	£-1,203,664
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,154,613	£-1,302,978	£-1,309,978	£-1,414,442	£-1,440,692	£-1,458,192
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,428,091	£-1,557,229	£-1,564,287	£-1,689,614	£-1,696,080	£-1,713,724

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,539,948	£1,282,934	£1,276,185	£1,175,454	£1,150,143	£1,133,268
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,182,127	£950,631	£943,834	£842,401	£816,913	£799,921
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£822,653	£616,703	£609,852	£507,609	£481,917	£464,789
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£642,297	£449,131	£442,250	£339,560	£313,756	£296,554
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£461,527	£281,153	£274,240	£171,077	£145,154	£127,872
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£280,345	£112,768	£105,822	£2,158	£-23,890	£-41,256
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£7,796	£-140,570	£-147,570	£-252,034	£-278,284	£-295,784
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-265,683	£-394,821	£-401,879	£-507,206	£-533,672	£-551,316

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,304,320	£2,047,305	£2,040,556	£1,939,825	£1,914,514	£1,897,639
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,946,498	£1,715,003	£1,708,205	£1,606,772	£1,581,284	£1,564,293
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,587,024	£1,381,075	£1,374,223	£1,271,980	£1,246,288	£1,229,160
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,406,668	£1,213,503	£1,206,621	£1,103,931	£1,078,128	£1,060,925
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,225,898	£1,045,524	£1,038,611	£935,448	£909,525	£892,243
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,044,716	£877,139	£870,193	£766,529	£740,481	£723,116
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£772,167	£623,801	£616,801	£512,337	£486,087	£468,588
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£498,688	£369,550	£362,492	£257,166	£230,699	£213,055

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,623,393	£2,366,378	£2,359,629	£2,258,898	£2,233,587	£2,216,712
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,265,571	£2,034,076	£2,027,278	£1,925,845	£1,900,357	£1,883,366
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,906,097	£1,700,148	£1,693,296	£1,591,053	£1,565,361	£1,548,233
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,725,741	£1,532,576	£1,525,694	£1,423,004	£1,397,201	£1,379,998
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,544,971	£1,364,597	£1,357,684	£1,254,521	£1,228,598	£1,211,316
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,363,789	£1,196,212	£1,189,266	£1,085,602	£1,059,554	£1,042,189
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,091,240	£942,874	£935,874	£831,410	£805,160	£787,661
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£817,761	£688,623	£681,565	£576,239	£549,772	£532,128

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,287,614	£2,042,404	£2,035,655	£1,934,924	£1,909,613	£1,892,738
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,993,610	£1,772,822	£1,766,025	£1,664,593	£1,639,105	£1,622,112
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,697,955	£1,501,616	£1,494,765	£1,392,522	£1,366,829	£1,349,702
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,549,508	£1,365,404	£1,358,523	£1,255,834	£1,230,029	£1,212,827
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,400,648	£1,228,786	£1,221,873	£1,118,710	£1,092,788	£1,075,506
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,251,374	£1,091,763	£1,084,815	£981,153	£955,104	£937,738
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,026,689	£885,465	£878,465	£774,001	£747,751	£730,251
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£801,075	£678,255	£671,197	£565,870	£539,403	£521,760

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£308,884	-£554,093	-£560,842	-£661,573	-£686,885	-£703,759
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£602,888	-£823,676	-£830,472	-£931,905	-£957,393	-£974,386
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£898,542	-£1,094,881	-£1,101,732	-£1,203,976	-£1,229,668	-£1,246,796
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,046,989	-£1,231,094	-£1,237,975	-£1,340,664	-£1,366,469	-£1,383,670
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,195,850	-£1,367,711	-£1,374,625	-£1,477,787	-£1,503,710	-£1,520,991
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,345,123	-£1,504,735	-£1,511,682	-£1,615,345	-£1,641,394	-£1,658,759
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,569,808	-£1,711,033	-£1,718,033	-£1,822,497	-£1,848,747	-£1,866,246
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,795,422	-£1,918,243	-£1,925,301	-£2,030,628	-£2,057,094	-£2,074,738

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£853,524	£608,315	£601,566	£500,835	£475,524	£458,649
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£559,521	£338,733	£331,936	£230,503	£205,016	£188,023
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£263,866	£67,527	£60,676	-£41,568	-£67,260	-£84,388
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£115,419	-£68,885	-£75,566	-£178,256	-£204,064	-£221,262
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£33,442	-£205,303	-£212,216	-£315,379	-£341,301	-£358,583
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£182,715	-£342,327	-£349,274	-£452,936	-£478,985	-£496,351
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£407,400	-£548,625	-£555,624	-£660,088	-£686,339	-£703,838
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£633,014	-£756,835	-£762,892	-£868,219	-£894,686	-£912,330

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,617,896	£1,372,686	£1,365,937	£1,265,206	£1,239,895	£1,223,020
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,323,892	£1,103,104	£1,096,307	£994,875	£969,387	£952,394
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,028,237	£831,898	£825,047	£722,804	£697,111	£679,983
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£879,790	£695,686	£688,805	£596,116	£560,311	£543,109
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£730,930	£559,068	£552,155	£449,992	£423,070	£405,768
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£581,656	£422,044	£415,097	£311,435	£285,386	£268,020
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£366,971	£215,747	£208,747	£104,283	£78,033	£60,533
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£131,357	£8,536	£1,479	-£103,648	-£130,315	-£147,958

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,936,969	£1,691,759	£1,685,010	£1,584,279	£1,558,968	£1,542,093
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,642,965	£1,422,177	£1,415,390	£1,313,948	£1,288,460	£1,271,467
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,347,310	£1,150,971	£1,144,120	£1,041,877	£1,016,184	£999,056
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,198,863	£1,014,759	£1,007,878	£905,189	£879,384	£862,182
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,050,003	£878,141	£871,228	£768,065	£742,143	£724,861
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£900,729	£741,117	£734,170	£630,508	£604,459	£587,093
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£676,044	£534,820	£527,820	£423,356	£397,106	£379,606
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£450,430	£327,610	£320,552	£215,225	£188,758	£171,115

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,699,468	£2,555,804	£2,549,054	£2,448,325	£2,423,013	£2,406,139
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,374,066	£2,244,500	£2,237,703	£2,136,270	£2,110,782	£2,093,790
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,047,011	£1,931,571	£1,924,720	£1,822,477	£1,796,784	£1,779,657
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,882,864	£1,774,498	£1,767,617	£1,664,928	£1,639,123	£1,621,920
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,718,304	£1,617,019	£1,610,106	£1,506,943	£1,481,021	£1,463,739
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,553,331	£1,459,134	£1,452,187	£1,348,524	£1,322,475	£1,305,110
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,305,096	£1,221,544	£1,214,545	£1,110,081	£1,083,830	£1,066,331
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,055,933	£983,042	£975,985	£870,659	£844,192	£826,548

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£102,970	-£40,693	-£47,443	-£148,173	-£173,484	-£190,359
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£222,432	-£351,998	-£358,795	-£460,227	-£485,716	-£502,708
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£549,487	-£664,926	-£671,777	-£774,021	-£799,113	-£816,841
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£713,633	-£822,000	-£828,881	-£931,570	-£957,375	-£974,577
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£878,194	-£979,479	-£986,392	-£1,089,555	-£1,115,477	-£1,132,759
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,043,167	-£1,137,363	-£1,144,311	-£1,247,973	-£1,274,022	-£1,291,388
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,291,402	-£1,374,953	-£1,381,953	-£1,486,417	-£1,512,667	-£1,530,167
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,540,565	-£1,613,455	-£1,620,513	-£1,725,839	-£1,752,305	-£1,769,950

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,265,379	£1,121,715	£1,114,965	£1,014,235	£988,924	£972,049
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£939,976	£810,410	£803,614	£702,181	£676,692	£659,700
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£612,921	£497,482	£490,631	£388,388	£362,695	£345,567
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£448,775	£340,409	£333,527	£230,838	£205,034	£187,831
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£284,214	£182,929	£176,016	£72,854	£46,931	£29,649
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£119,241	£25,045	£18,098	-£85,565	-£111,614	-£128,980
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£128,993	-£212,545	-£219,545	-£324,009	-£350,259	-£367,759
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£378,156	-£451,047	-£458,105	-£563,431	-£589,897	-£607,542

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,029,750	£1,886,086	£1,879,336	£1,778,606	£1,753,295	£1,736,420
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,704,348	£1,574,782	£1,567,985	£1,466,552	£1,441,063	£1,424,072
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,377,292	£1,261,853	£1,255,002	£1,152,759	£1,127,066	£1,109,939
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,213,146	£1,104,760	£1,097,699	£995,210	£969,405	£952,202
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,048,585	£947,301	£940,388	£837,225	£811,303	£794,021
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£883,613	£789,416	£782,469	£678,806	£652,757	£635,392
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£635,378	£551,926	£544,826	£440,362	£414,112	£396,613
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£386,215	£313,324	£306,267	£200,941	£174,474	£156,829

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,348,823	£2,205,159	£2,198,409	£2,097,679	£2,072,368	£2,055,493
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,023,421	£1,893,855	£1,887,058	£1,785,625	£1,760,136	£1,743,145
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,698,365	£1,580,926	£1,574,075	£1,471,832	£1,446,139	£1,429,012
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,532,219	£1,423,853	£1,416,972	£1,314,283	£1,288,478	£1,271,275
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,367,658	£1,266,374	£1,259,461	£1,156,298	£1,130,376	£1,113,094
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,202,686	£1,108,489	£1,101,542	£997,879	£971,830	£954,465
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£954,451	£870,899	£863,899	£759,435	£733,185	£715,686
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£705,288	£632,397	£625,340	£520,014	£493,547	£475,902

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,150,328	£2,016,110	£2,009,359	£1,908,630	£1,883,318	£1,866,444
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,871,955	£1,751,025	£1,744,228	£1,642,795	£1,617,307	£1,600,315
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,591,929	£1,484,316	£1,477,465	£1,375,221	£1,349,529	£1,332,401
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,451,296	£1,350,352	£1,343,471	£1,240,782	£1,214,978	£1,197,776
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,310,250	£1,215,983	£1,209,071	£1,105,907	£1,079,985	£1,062,703
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,168,791	£1,081,209	£1,074,262	£970,599	£944,550	£927,184
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£955,828	£878,284	£871,284	£766,820	£740,570	£723,070
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£741,936	£674,446	£667,389	£562,063	£535,596	£517,952

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£446,169	-£580,388	-£587,138	-£687,868	-£713,179	-£730,054
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£724,542	-£845,473	-£852,269	-£953,703	-£979,191	-£996,183
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,004,569	-£1,112,182	-£1,119,033	-£1,221,276	-£1,246,969	-£1,264,096
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,145,202	-£1,246,145	-£1,253,026	-£1,355,715	-£1,381,519	-£1,398,722
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,286,248	-£1,380,514	-£1,387,426	-£1,490,590	-£1,516,512	-£1,533,794
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,427,706	-£1,515,289	-£1,522,236	-£1,625,898	-£1,651,948	-£1,669,313
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,640,669	-£1,718,214	-£1,725,213	-£1,829,677	-£1,855,927	-£1,873,427
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,854,561	-£1,922,051	-£1,929,109	-£2,034,435	-£2,060,901	-£2,078,545

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£716,239	£582,020	£575,270	£474,540	£449,229	£432,354
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£437,866	£316,936	£310,139	£208,705	£183,218	£166,226
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£157,840	£50,227	£43,375	-£58,868	-£84,561	-£101,688
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£17,206	-£83,737	-£90,618	-£193,307	-£219,111	-£236,314
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£123,839	-£218,106	-£225,018	-£328,182	-£354,104	-£371,386
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£265,298	-£352,881	-£359,828	-£463,490	-£489,539	-£506,905
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£478,261	-£555,805	-£562,805	-£667,269	-£693,519	-£711,019
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£692,153	-£759,643	-£766,701	-£872,027	-£898,493	-£916,137

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,480,610	£1,346,392	£1,339,641	£1,238,912	£1,213,600	£1,196,726
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,202,237	£1,081,307	£1,074,510	£973,077	£947,589	£930,597
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£922,211	£814,598	£807,747	£705,503	£679,811	£662,683
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£781,577	£680,634	£673,753	£571,064	£545,260	£528,058
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£640,532	£546,265	£539,353	£436,189	£410,267	£392,965
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£499,073	£411,491	£404,544	£300,981	£274,832	£257,466
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£286,110	£208,566	£201,566	£97,102	£70,852	£53,352
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£72,218	£4,728	-£2,330	-£107,655	-£134,122	-£151,766

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,799,683	£1,665,465	£1,658,714	£1,557,995	£1,532,673	£1,515,799
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,521,310	£1,400,380	£1,393,583	£1,292,150	£1,266,662	£1,249,670
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,241,284	£1,133,671	£1,126,820	£1,024,576	£998,884	£981,756
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,100,650	£999,707	£992,826	£890,137	£864,333	£847,131
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£959,605	£865,338	£858,426	£755,262	£729,340	£712,058
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£818,146	£730,564	£723,617	£619,954	£593,905	£576,539
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£605,183	£527,639	£520,639	£416,175	£389,925	£372,425
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£391,291	£323,801	£316,743	£211,418	£184,951	£167,307

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,738,474	£1,611,339	£1,604,588	£1,503,858	£1,478,546	£1,461,672
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,495,053	£1,380,605	£1,373,808	£1,272,376	£1,246,887	£1,229,895
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,249,980	£1,148,248	£1,141,397	£1,039,153	£1,013,461	£996,333
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,126,823	£1,031,460	£1,024,579	£921,890	£896,085	£878,883
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,003,254	£914,267	£907,354	£804,191	£778,268	£760,986
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£879,271	£796,668	£789,721	£686,058	£660,010	£642,644
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£692,524	£619,507	£612,508	£508,043	£481,793	£464,294
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£504,846	£441,433	£434,375	£329,049	£302,583	£284,938

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£888,023	-£985,159	-£991,909	-£1,092,640	-£1,117,951	-£1,134,826
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,101,445	-£1,215,893	-£1,222,689	-£1,324,122	-£1,349,611	-£1,366,603
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,346,518	-£1,448,250	-£1,455,101	-£1,557,344	-£1,583,037	-£1,600,164
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,469,675	-£1,565,037	-£1,571,918	-£1,674,607	-£1,700,412	-£1,717,615
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,593,244	-£1,682,230	-£1,689,143	-£1,792,306	-£1,818,229	-£1,835,511
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,717,226	-£1,799,830	-£1,806,776	-£1,910,440	-£1,936,488	-£1,953,853
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,903,974	-£1,976,990	-£1,983,990	-£2,088,455	-£2,114,704	-£2,132,204
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,091,652	-£2,155,064	-£2,162,122	-£2,267,448	-£2,293,915	-£2,311,559

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£304,385	£177,249	£170,499	£69,768	£44,457	£27,582
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£60,963	-£53,484	-£60,281	-£161,714	-£187,202	-£204,194
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£184,110	-£285,842	-£292,693	-£394,936	-£420,629	-£437,756
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£307,267	-£402,629	-£409,510	-£512,199	-£538,004	-£555,207
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£430,836	-£519,822	-£526,735	-£629,898	-£655,821	-£673,103
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£554,818	-£637,422	-£644,388	-£748,031	-£774,079	-£791,445
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£741,566	-£814,582	-£821,582	-£926,047	-£952,296	-£969,796
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£929,243	-£992,656	-£999,714	-£1,105,040	-£1,131,506	-£1,149,151

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,068,756	£941,621	£934,870	£834,140	£808,828	£791,954
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£825,335	£710,887	£704,090	£602,658	£577,169	£560,177
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£580,262	£478,530	£471,679	£369,435	£343,743	£326,615
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£457,105	£361,742	£354,861	£252,172	£226,367	£209,164
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£333,535	£244,549	£237,636	£134,473	£108,550	£91,268
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£209,553	£126,949	£120,003	£16,340	£9,708	£27,074
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£22,806	-£30,211	-£37,210	-£161,975	-£187,925	-£205,424
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£164,872	-£228,285	-£235,343	-£340,669	-£367,135	-£384,780

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,387,829	£1,260,694	£1,253,943	£1,153,213	£1,127,901	£1,111,027
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,144,408	£1,029,960	£1,023,163	£921,731	£896,242	£879,250
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£899,335	£797,603	£790,752	£688,508	£662,816	£645,688
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£776,178	£680,815	£673,934	£571,245	£545,440	£528,237
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£652,608	£563,622	£556,709	£453,546	£427,623	£410,341
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£528,626	£446,022	£439,076	£335,413	£309,365	£291,999
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£341,879	£268,862	£261,863	£157,398	£131,148	£113,649
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£154,201	£90,788	£83,730	-£21,596	-£48,062	-£65,707

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,424,898	£2,310,096	£2,303,347	£2,202,616	£2,177,305	£2,160,430
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,124,520	£2,020,971	£2,014,175	£1,912,742	£1,887,253	£1,870,261
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,822,489	£1,730,223	£1,723,371	£1,621,127	£1,595,436	£1,578,307
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,670,853	£1,584,239	£1,577,358	£1,474,668	£1,448,864	£1,431,661
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,518,806	£1,437,850	£1,430,937	£1,327,774	£1,301,851	£1,284,569
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,366,345	£1,291,054	£1,284,108	£1,180,445	£1,154,396	£1,137,031
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,136,878	£1,070,100	£1,063,100	£958,636	£932,386	£914,886
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£906,482	£848,232	£841,174	£735,848	£709,382	£691,737

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£171,599	-£286,401	-£293,150	-£393,881	-£419,192	-£436,067
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£471,978	-£575,526	-£582,323	-£683,755	-£709,244	-£726,236
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£774,008	-£866,275	-£873,127	-£975,370	-£1,001,062	-£1,018,190
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£925,644	-£1,012,258	-£1,019,139	-£1,121,830	-£1,147,833	-£1,164,836
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,077,692	-£1,158,647	-£1,165,561	-£1,268,723	-£1,294,647	-£1,311,929
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,230,153	-£1,305,443	-£1,312,389	-£1,416,053	-£1,442,101	-£1,459,467
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,459,619	-£1,526,398	-£1,533,397	-£1,637,862	-£1,664,112	-£1,681,611
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,690,015	-£1,748,265	-£1,755,323	-£1,860,649	-£1,887,116	-£1,904,760

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£990,809	£876,007	£869,258	£768,527	£743,216	£726,341
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£690,430	£586,882	£580,085	£478,653	£453,164	£436,172
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£388,400	£296,134	£289,282	£187,038	£161,347	£144,218
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£236,764	£150,150	£143,269	£40,579	£14,775	-£2,428
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£84,716	£3,761	-£3,152	-£106,315	-£132,238	-£149,520
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£67,745	-£143,035	-£149,981	-£253,645	-£279,693	-£297,059
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£297,211	-£363,990	-£370,989	-£475,453	-£501,703	-£519,203
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£527,607	-£585,857	-£592,915	-£698,241	-£724,707	-£742,352

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,755,180	£1,640,378	£1,633,629	£1,532,898	£1,507,587	£1,490,712
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,454,801	£1,351,253	£1,344,457	£1,243,024	£1,217,535	£1,200,543
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,152,771	£1,060,505	£1,053,653	£951,409	£925,718	£908,589
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,001,135	£914,521	£907,640	£804,950	£779,146	£761,943
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£849,088	£769,132	£761,219	£658,056	£632,133	£614,851
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£696,627	£621,336	£614,390	£510,727	£484,678	£467,313
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£467,160	£400,382	£393,382	£288,918	£262,668	£245,168
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£236,764	£178,514	£171,456	£66,130	£39,664	£22,019

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,074,253	£1,959,451	£1,952,702	£1,851,971	£1,826,660	£1,809,795
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,773,874	£1,670,326	£1,663,530	£1,562,097	£1,536,608	£1,519,616
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,471,844	£1,379,578	£1,372,726	£1,270,482	£1,244,791	£1,227,662
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,320,208	£1,233,594	£1,226,713	£1,124,023	£1,098,219	£1,081,016
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,168,161	£1,087,205	£1,080,292	£977,129	£951,206	£933,924
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,015,700	£940,409	£933,463	£829,800	£803,751	£786,386
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£786,233	£719,455	£712,455	£607,991	£581,741	£564,241
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£555,837	£497,587	£490,629	£385,203	£358,737	£341,092

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,738,474	£1,635,478	£1,628,728	£1,527,998	£1,502,686	£1,485,812
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,498,467	£1,405,686	£1,398,889	£1,297,457	£1,271,968	£1,254,976
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,256,808	£1,174,271	£1,167,419	£1,065,175	£1,039,484	£1,022,356
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,135,359	£1,057,954	£1,051,072	£948,383	£922,579	£905,377
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,013,496	£941,231	£934,318	£831,156	£805,232	£787,951
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£891,221	£824,102	£817,156	£713,493	£687,444	£670,079
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£707,033	£647,648	£640,648	£536,184	£509,935	£492,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£521,916	£470,281	£463,223	£357,896	£331,429	£313,786

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£888,023	-£961,020	-£967,769	-£1,068,500	-£1,093,811	-£1,110,686
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,098,031	-£1,190,812	-£1,197,608	-£1,299,041	-£1,324,530	-£1,341,522
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,339,689	-£1,422,227	-£1,429,079	-£1,531,322	-£1,557,014	-£1,574,141
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,461,139	-£1,538,544	-£1,545,425	-£1,648,114	-£1,673,919	-£1,691,121
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,583,001	-£1,655,267	-£1,662,179	-£1,765,342	-£1,791,285	-£1,808,547
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,705,277	-£1,772,396	-£1,779,342	-£1,883,004	-£1,909,053	-£1,926,419
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,889,464	-£1,948,849	-£1,955,850	-£2,060,314	-£2,086,563	-£2,104,064
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,074,581	-£2,126,217	-£2,133,275	-£2,236,601	-£2,262,068	-£2,282,712

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£304,385	£201,388	£194,639	£93,908	£68,597	£51,722
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£64,378	-£28,403	-£35,200	-£136,633	-£162,121	-£179,113
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£177,281	-£259,818	-£266,670	-£368,914	-£394,605	-£411,733
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£298,730	-£376,136	-£383,017	-£485,706	-£511,511	-£528,712
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£420,593	-£492,859	-£499,771	-£602,934	-£628,857	-£646,139
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£542,869	-£609,987	-£616,933	-£720,596	-£746,645	-£764,011
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£727,056	-£786,441	-£793,442	-£897,906	-£924,155	-£941,656
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£912,173	-£963,809	-£970,866	-£1,076,193	-£1,102,660	-£1,120,303

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,068,756	£965,760	£959,010	£858,280	£832,968	£816,094
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£828,749	£735,968	£729,171	£627,739	£602,250	£585,258
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£587,090	£504,553	£497,701	£395,457	£369,766	£352,638
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£465,641	£388,235	£381,354	£278,665	£252,861	£235,659
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£343,778	£271,513	£264,600	£161,438	£135,514	£118,232
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£221,502	£154,384	£147,438	£43,775	£17,726	£360
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£37,915	-£22,070	-£29,070	-£133,834	-£159,784	-£177,284
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£147,802	-£199,437	-£206,495	-£311,822	-£338,289	-£355,932

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,387,829	£1,284,833	£1,278,083	£1,177,353	£1,152,041	£1,135,167
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,147,822	£1,055,041	£1,048,244	£946,812	£921,323	£904,331
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£906,163	£823,626	£816,774	£714,530	£688,839	£671,711
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£784,714	£707,309	£700,427	£597,738	£571,934	£554,732
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£662,851	£590,586	£583,673	£480,511	£454,587	£437,305
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£540,575	£473,457	£466,511	£362,848	£336,799	£319,433
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£356,388	£297,003	£290,003	£185,539	£159,289	£141,789
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£171,271	£119,636	£112,578	£7,251	-£19,216	-£36,859

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,189,334	£1,095,783	£1,089,033	£988,303	£962,991	£946,117
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£999,788	£915,585	£908,788	£807,354	£781,867	£764,875
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£808,590	£733,762	£726,911	£624,667	£598,975	£581,848
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£712,371	£642,242	£635,361	£532,672	£506,867	£489,664
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£615,740	£550,316	£543,404	£440,240	£414,317	£397,036
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£518,695	£457,984	£451,038	£347,374	£321,326	£303,960
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£372,354	£318,724	£311,724	£207,260	£181,010	£163,510
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£225,083	£178,552	£171,494	£66,167	£39,701	£22,057

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,407,163	-£1,500,715	-£1,507,464	-£1,608,195	-£1,633,506	-£1,650,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,596,709	-£1,680,913	-£1,687,710	-£1,789,143	-£1,814,631	-£1,831,623
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,787,907	-£1,862,735	-£1,869,586	-£1,971,831	-£1,997,522	-£2,014,650
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,884,126	-£1,954,256	-£1,961,137	-£2,063,826	-£2,089,631	-£2,106,833
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,980,757	-£2,046,182	-£2,053,094	-£2,156,258	-£2,182,180	-£2,199,462
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,077,803	-£2,138,514	-£2,145,460	-£2,249,123	-£2,275,171	-£2,292,537
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,224,144	-£2,277,773	-£2,284,773	-£2,389,237	-£2,415,487	-£2,432,987
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,371,415	-£2,417,945	-£2,425,003	-£2,530,330	-£2,556,797	-£2,574,440

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£244,755	-£338,307	-£345,056	-£445,787	-£471,098	-£487,973
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£434,301	-£518,505	-£525,301	-£626,735	-£652,223	-£669,215
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£625,499	-£700,327	-£707,178	-£809,422	-£835,114	-£852,242
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£721,718	-£791,847	-£798,729	-£901,418	-£927,222	-£944,425
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£818,349	-£883,774	-£890,686	-£993,850	-£1,019,772	-£1,037,054
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£915,394	-£976,105	-£983,051	-£1,086,715	-£1,112,763	-£1,130,129
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,061,735	-£1,115,385	-£1,122,365	-£1,226,829	-£1,253,079	-£1,270,579
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,209,007	-£1,255,537	-£1,262,595	-£1,367,922	-£1,394,388	-£1,412,032

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£519,616	£426,065	£419,315	£318,585	£293,273	£276,399
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£330,070	£245,867	£239,070	£137,636	£112,149	£95,157
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£138,872	£64,044	£57,193	-£45,051	-£70,743	-£87,870
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£42,653	-£27,476	-£34,357	-£137,047	-£162,851	-£180,054
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£53,978	-£119,402	-£126,315	-£229,478	-£255,401	-£272,692
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£151,023	-£211,734	-£219,690	-£322,344	-£348,392	-£365,758
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£297,364	-£350,994	-£357,994	-£462,458	-£488,708	-£506,208
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£444,635	-£491,166	-£498,224	-£603,551	-£630,017	-£647,661

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£838,688	£745,138	£738,388	£637,658	£612,346	£595,472
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£649,143	£564,940	£558,143	£456,709	£431,222	£414,230
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£457,945	£383,117	£376,266	£274,022	£248,330	£231,203
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£361,726	£291,597	£284,716	£182,026	£156,222	£139,019
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£265,095	£199,671	£192,758	£89,595	£63,672	£46,391
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£168,050	£107,339	£100,393	-£3,271	-£29,319	-£46,665
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£21,709	-£31,921	-£38,921	-£143,385	-£169,635	-£187,135
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£125,562	-£172,093	-£179,151	-£284,478	-£310,944	-£328,588

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,400,183	£8,769,160	£8,750,500	£8,750,500	£8,680,523	£8,633,872
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,219,288	£7,652,780	£7,633,981	£7,633,981	£7,563,489	£7,516,494
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,033,242	£6,531,337	£6,512,381	£6,512,381	£6,441,293	£6,393,902
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,438,288	£5,968,718	£5,949,675	£5,949,675	£5,878,260	£5,830,651
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,842,045	£5,404,833	£5,385,697	£5,385,697	£5,313,936	£5,266,095
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,244,517	£4,839,683	£4,820,449	£4,820,449	£4,748,321	£4,700,235
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,345,809	£3,989,585	£3,970,195	£3,970,195	£3,897,479	£3,849,002
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,444,203	£3,136,641	£3,117,081	£3,117,081	£3,043,733	£2,994,834

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,702,141	£5,071,118	£5,052,458	£5,052,458	£4,982,481	£4,935,830
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,521,246	£3,954,738	£3,935,939	£3,935,939	£3,865,447	£3,818,452
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,335,200	£2,833,296	£2,814,339	£2,814,339	£2,743,251	£2,695,860
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,740,246	£2,270,676	£2,251,633	£2,251,633	£2,180,218	£2,132,609
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,144,003	£1,706,792	£1,687,655	£1,687,655	£1,615,830	£1,568,053
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,546,475	£1,141,641	£1,122,407	£1,122,407	£1,050,279	£1,002,193
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£647,767	£291,543	£272,153	£272,153	£199,437	£150,960
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-253,839	£-561,401	£-580,961	£-580,961	£-654,309	£-703,208

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,357,692	£6,726,669	£6,708,009	£6,708,009	£6,638,032	£6,591,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,176,797	£5,610,289	£5,591,490	£5,591,490	£5,520,998	£5,474,004
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,990,751	£4,488,847	£4,469,890	£4,469,890	£4,398,802	£4,351,411
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,395,797	£3,926,227	£3,907,184	£3,907,184	£3,835,769	£3,788,160
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,799,555	£3,362,343	£3,343,206	£3,343,206	£3,271,445	£3,223,604
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,202,026	£2,797,192	£2,777,958	£2,777,958	£2,705,830	£2,657,744
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,303,318	£1,947,095	£1,927,704	£1,927,704	£1,854,988	£1,806,511
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,401,713	£1,094,150	£1,074,590	£1,074,590	£1,001,242	£952,343

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,446,342	£7,815,319	£7,796,659	£7,796,659	£7,726,682	£7,680,031
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,265,447	£6,698,939	£6,680,140	£6,680,140	£6,609,648	£6,562,653
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,079,401	£5,577,497	£5,558,540	£5,558,540	£5,487,452	£5,440,061
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,484,447	£5,014,877	£4,995,834	£4,995,834	£4,924,419	£4,876,810
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,888,204	£4,450,993	£4,431,856	£4,431,856	£4,360,095	£4,312,254
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,290,676	£3,885,842	£3,866,608	£3,866,608	£3,794,480	£3,746,334
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,391,968	£3,035,744	£3,016,354	£3,016,354	£2,943,638	£2,895,161
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,490,362	£2,182,800	£2,163,240	£2,163,240	£2,089,892	£2,040,993

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,900,779	£8,269,756	£8,251,097	£8,251,097	£8,181,119	£8,134,468
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,719,884	£7,153,376	£7,134,578	£7,134,578	£7,064,085	£7,017,091
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,533,838	£6,031,934	£6,012,977	£6,012,977	£5,941,890	£5,894,499
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,938,884	£5,469,314	£5,450,271	£5,450,271	£5,378,856	£5,331,247
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,342,642	£4,905,430	£4,886,293	£4,886,293	£4,814,532	£4,766,692
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,745,113	£4,340,280	£4,321,045	£4,321,045	£4,248,917	£4,200,831
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,846,405	£3,490,182	£3,470,791	£3,470,791	£3,398,075	£3,349,598
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,944,800	£2,637,237	£2,617,677	£2,617,677	£2,544,329	£2,495,430

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,683,804	£5,116,699	£5,098,039	£5,098,039	£5,028,062	£4,981,410
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,863,254	£4,354,467	£4,335,670	£4,335,670	£4,265,177	£4,218,183
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,037,555	£3,587,174	£3,568,217	£3,568,217	£3,497,131	£3,449,738
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,622,774	£3,201,629	£3,182,585	£3,182,585	£3,111,171	£3,063,561
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,206,705	£2,814,819	£2,795,682	£2,795,682	£2,723,921	£2,676,080
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,789,350	£2,426,743	£2,407,509	£2,407,509	£2,335,380	£2,287,295
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,160,902	£1,842,257	£1,822,866	£1,822,866	£1,750,150	£1,701,673
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,529,556	£1,254,924	£1,235,364	£1,235,364	£1,162,016	£1,113,116

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,985,762	£1,418,658	£1,399,997	£1,399,997	£1,330,020	£1,283,368
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,165,212	£656,425	£637,628	£637,628	£567,135	£520,141
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£339,513	£-110,868	£-129,825	£-129,825	£-200,911	£-248,303
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-75,268	£-496,413	£-515,457	£-515,457	£-586,871	£-634,481
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-491,336	£-883,223	£-902,360	£-902,360	£-974,121	£-1,021,961
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-908,692	£-1,271,299	£-1,290,533	£-1,290,533	£-1,362,662	£-1,410,747
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,537,140	£-1,855,785	£-1,875,176	£-1,875,176	£-1,947,892	£-1,996,369
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,188,486	£-2,443,118	£-2,462,678	£-2,462,678	£-2,536,026	£-2,584,926

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,641,313	£3,074,209	£3,055,548	£3,055,548	£2,985,548	£2,938,920
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,820,763	£2,311,976	£2,293,179	£2,293,179	£2,222,671	£2,175,692
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,995,064	£1,544,683	£1,525,726	£1,525,726	£1,454,640	£1,407,248
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,580,283	£1,159,138	£1,140,094	£1,140,094	£1,068,680	£1,021,070
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,164,215	£772,328	£753,191	£753,191	£681,430	£633,590
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£746,859	£384,252	£365,018	£365,018	£292,889	£244,804
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£118,411	£-200,234	£-219,625	£-219,625	£-292,340	£-340,818
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-512,935	£-787,567	£-807,127	£-807,127	£-880,475	£-929,374

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,729,963	£4,162,859	£4,144,198	£4,144,198	£4,074,221	£4,027,569
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,909,413	£3,400,626	£3,381,829	£3,381,829	£3,311,336	£3,264,342
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,083,714	£2,633,333	£2,614,376	£2,614,376	£2,543,290	£2,495,898
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,668,933	£2,247,798	£2,228,744	£2,228,744	£2,157,330	£2,109,720
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,252,865	£1,860,978	£1,841,841	£1,841,841	£1,770,080	£1,722,240
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,835,509	£1,472,902	£1,453,668	£1,453,668	£1,381,539	£1,333,454
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,207,061	£888,416	£869,025	£869,025	£796,309	£747,832
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£575,715	£301,083	£281,523	£281,523	£208,175	£159,275

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,184,400	£4,617,296	£4,598,635	£4,598,635	£4,528,659	£4,482,007
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,363,851	£3,855,064	£3,836,266	£3,836,266	£3,765,774	£3,718,779
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,538,151	£3,087,770	£3,068,814	£3,068,814	£2,997,727	£2,950,335
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,123,370	£2,702,226	£2,683,181	£2,683,181	£2,611,768	£2,564,157
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,707,302	£2,315,415	£2,296,279	£2,296,279	£2,224,517	£2,176,677
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,289,946	£1,927,339	£1,908,105	£1,908,105	£1,835,976	£1,787,891
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,661,498	£1,342,853	£1,323,462	£1,323,462	£1,250,747	£1,202,269
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,030,152	£755,520	£735,961	£735,961	£662,613	£613,713

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,135,313	£3,594,841	£3,576,180	£3,576,180	£3,506,204	£3,459,552
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,458,830	£2,974,197	£2,955,399	£2,955,399	£2,884,907	£2,837,912
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,777,197	£2,348,492	£2,329,536	£2,329,536	£2,258,448	£2,211,057
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,434,449	£2,033,741	£2,014,698	£2,014,698	£1,943,283	£1,895,674
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,090,414	£1,717,725	£1,698,590	£1,698,590	£1,626,828	£1,578,987
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,745,091	£1,400,445	£1,381,210	£1,381,210	£1,309,082	£1,260,996
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,224,693	£922,150	£902,759	£902,759	£830,043	£781,566
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£701,397	£441,008	£421,449	£421,449	£348,100	£299,201

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£437,271	-£103,201	-£121,862	-£121,862	-£191,838	-£238,490
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£239,212	-£723,845	-£742,643	-£742,643	-£813,135	-£860,130
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£920,845	-£1,349,549	-£1,368,506	-£1,368,506	-£1,439,594	-£1,486,985
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,263,593	-£1,664,301	-£1,683,344	-£1,683,344	-£1,754,759	-£1,802,368
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,607,628	-£1,980,316	-£1,999,452	-£1,999,452	-£2,071,214	-£2,119,055
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,952,951	-£2,297,597	-£2,316,832	-£2,316,832	-£2,388,960	-£2,437,046
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,473,349	-£2,775,892	-£2,795,283	-£2,795,283	-£2,867,999	-£2,916,476
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,996,645	-£3,257,034	-£3,276,593	-£3,276,593	-£3,349,942	-£3,398,841

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,092,822	£1,552,350	£1,533,689	£1,533,689	£1,463,713	£1,417,061
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,416,339	£931,706	£912,908	£912,908	£842,416	£795,421
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£734,706	£306,002	£287,045	£287,045	£215,957	£168,566
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£391,958	-£8,749	-£27,793	-£27,793	-£99,208	-£146,817
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£47,923	-£324,765	-£343,901	-£343,901	-£415,663	-£463,504
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£297,400	-£642,046	-£661,280	-£661,280	-£733,408	-£781,494
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£817,798	-£1,120,340	-£1,139,732	-£1,139,732	-£1,212,448	-£1,260,925
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,341,094	-£1,601,483	-£1,621,042	-£1,621,042	-£1,694,391	-£1,743,290

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,181,472	£2,641,000	£2,622,339	£2,622,339	£2,552,363	£2,505,711
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,504,989	£2,020,356	£2,001,558	£2,001,558	£1,931,066	£1,884,071
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,823,356	£1,394,652	£1,375,695	£1,375,695	£1,304,607	£1,257,216
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,480,608	£1,079,900	£1,060,857	£1,060,857	£989,442	£941,853
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,136,573	£763,885	£744,749	£744,749	£672,987	£625,146
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£791,250	£446,604	£427,369	£427,369	£355,241	£307,155
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£270,852	£31,891	£31,082	£31,082	£123,798	£172,275
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£252,444	-£512,833	-£532,392	-£532,392	-£605,741	-£654,640

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,635,909	£3,095,437	£3,076,776	£3,076,776	£3,006,800	£2,960,148
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,959,426	£2,474,793	£2,455,996	£2,455,996	£2,385,503	£2,338,509
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,277,793	£1,849,089	£1,830,132	£1,830,132	£1,759,045	£1,711,653
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,935,045	£1,534,338	£1,515,294	£1,515,294	£1,443,880	£1,396,270
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,591,011	£1,218,322	£1,199,186	£1,199,186	£1,127,424	£1,079,584
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,245,688	£901,041	£881,807	£881,807	£809,679	£761,933
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£725,289	£422,747	£403,355	£403,355	£330,639	£282,162
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£201,994	-£58,396	-£77,954	-£77,954	-£151,304	-£200,202

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,064,407	£4,755,934	£4,737,274	£4,737,274	£4,667,298	£4,620,646
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,316,890	£4,040,680	£4,021,883	£4,021,883	£3,951,390	£3,904,396
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,564,221	£3,320,365	£3,301,408	£3,301,408	£3,230,321	£3,182,930
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,185,956	£2,958,309	£2,939,265	£2,939,265	£2,867,851	£2,820,241
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,806,404	£2,594,987	£2,575,850	£2,575,850	£2,504,089	£2,456,249
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,425,564	£2,230,400	£2,211,166	£2,211,166	£2,139,038	£2,090,952
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,851,890	£1,681,147	£1,661,757	£1,661,757	£1,589,040	£1,540,563
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,275,318	£1,129,047	£1,109,488	£1,109,488	£1,036,140	£987,241

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,366,365	£1,057,892	£1,039,232	£1,039,232	£969,256	£922,604
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£618,848	£342,638	£323,841	£323,841	£253,348	£206,354
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-133,821	£-377,677	£-396,634	£-396,634	£-467,721	£-515,112
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-512,085	£-739,733	£-758,777	£-758,777	£-830,191	£-877,801
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-891,638	£-1,103,055	£-1,122,192	£-1,122,192	£-1,193,953	£-1,241,793
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,272,478	£-1,467,642	£-1,486,876	£-1,486,876	£-1,559,004	£-1,607,090
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,846,152	£-2,016,895	£-2,036,285	£-2,036,285	£-2,109,002	£-2,157,479
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,422,724	£-2,568,995	£-2,588,554	£-2,588,554	£-2,661,902	£-2,710,801

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,021,917	£2,713,444	£2,694,784	£2,694,784	£2,624,807	£2,578,155
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,274,399	£1,998,189	£1,979,392	£1,979,392	£1,908,899	£1,861,905
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,521,731	£1,277,874	£1,258,918	£1,258,918	£1,187,830	£1,140,439
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,143,466	£915,818	£896,774	£896,774	£825,360	£777,750
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£763,913	£552,496	£533,360	£533,360	£461,598	£413,758
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£383,073	£187,910	£168,675	£168,675	£96,547	£48,461
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-190,601	£-361,343	£-380,734	£-380,734	£-453,451	£-501,928
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-767,173	£-913,443	£-933,003	£-933,003	£-1,006,351	£-1,055,250

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,110,566	£3,802,093	£3,783,433	£3,783,433	£3,713,457	£3,666,805
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,363,049	£3,086,839	£3,068,042	£3,068,042	£2,997,549	£2,950,555
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,610,380	£2,366,524	£2,347,567	£2,347,567	£2,276,480	£2,229,089
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,232,116	£2,004,468	£1,985,424	£1,985,424	£1,914,010	£1,866,400
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,852,563	£1,641,146	£1,622,009	£1,622,009	£1,550,248	£1,502,408
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,471,723	£1,276,559	£1,257,325	£1,257,325	£1,185,197	£1,137,111
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£898,049	£727,306	£707,916	£707,916	£635,199	£586,722
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£321,477	£175,206	£155,647	£155,647	£82,299	£33,400

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,565,004	£4,256,531	£4,237,871	£4,237,871	£4,167,894	£4,121,243
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,817,486	£3,541,276	£3,522,479	£3,522,479	£3,451,987	£3,404,992
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,064,818	£2,820,961	£2,802,005	£2,802,005	£2,730,917	£2,683,526
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,686,553	£2,458,905	£2,439,861	£2,439,861	£2,368,447	£2,320,837
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,307,000	£2,095,583	£2,076,447	£2,076,447	£2,004,686	£1,956,845
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,926,161	£1,730,997	£1,711,762	£1,711,762	£1,639,634	£1,591,548
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,352,486	£1,181,744	£1,162,353	£1,162,353	£1,089,636	£1,041,159
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£775,914	£629,644	£610,084	£610,084	£536,736	£487,837

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,825,614	£3,538,448	£3,519,787	£3,519,787	£3,449,811	£3,403,160
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,184,349	£2,927,619	£2,908,821	£2,908,821	£2,838,330	£2,791,334
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,537,936	£2,311,729	£2,292,773	£2,292,773	£2,221,686	£2,174,294
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,212,797	£2,001,887	£1,982,842	£1,982,842	£1,911,429	£1,863,818
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,886,371	£1,690,778	£1,671,642	£1,671,642	£1,599,880	£1,552,039
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,558,657	£1,378,404	£1,359,170	£1,359,170	£1,287,042	£1,238,956
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,064,673	£907,471	£888,079	£888,079	£815,364	£766,886
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£567,791	£433,690	£414,130	£414,130	£340,782	£291,883

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£127,572	-£159,594	-£178,255	-£178,255	-£248,231	-£294,882
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£513,692	-£770,422	-£789,221	-£789,221	-£859,712	-£906,708
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,160,106	-£1,386,313	-£1,405,269	-£1,405,269	-£1,476,356	-£1,523,748
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,485,245	-£1,896,155	-£1,915,200	-£1,915,200	-£1,986,613	-£2,034,223
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,811,671	-£2,007,284	-£2,026,400	-£2,026,400	-£2,098,181	-£2,146,003
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,139,385	-£2,319,638	-£2,338,872	-£2,338,872	-£2,411,000	-£2,459,086
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,633,369	-£2,790,571	-£2,809,963	-£2,809,963	-£2,882,678	-£2,931,156
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,130,251	-£3,264,352	-£3,283,912	-£3,283,912	-£3,357,280	-£3,406,159

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,783,123	£1,495,957	£1,477,296	£1,477,296	£1,407,320	£1,360,669
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,141,859	£885,129	£866,330	£866,330	£795,839	£748,843
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£495,445	£269,239	£250,282	£250,282	£179,195	£131,803
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£170,306	-£40,804	-£59,648	-£59,648	-£131,062	-£178,672
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£156,120	-£351,713	-£370,849	-£370,849	-£442,610	-£490,452
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£483,834	-£684,087	-£683,321	-£683,321	-£755,449	-£803,535
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£977,818	-£1,135,020	-£1,154,412	-£1,154,412	-£1,227,127	-£1,275,605
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,474,699	-£1,608,801	-£1,628,361	-£1,628,361	-£1,701,709	-£1,750,608

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,871,773	£2,584,607	£2,565,946	£2,565,946	£2,495,970	£2,449,319
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,230,509	£1,973,779	£1,954,980	£1,954,980	£1,884,489	£1,837,493
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,584,095	£1,357,888	£1,338,932	£1,338,932	£1,267,845	£1,220,453
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,258,956	£1,048,046	£1,029,001	£1,029,001	£957,588	£909,978
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£932,530	£736,937	£717,801	£717,801	£646,040	£598,198
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£604,816	£424,563	£405,329	£405,329	£333,201	£285,115
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£110,832	-£46,370	-£65,762	-£65,762	-£138,477	-£168,955
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£386,050	-£520,151	-£539,711	-£539,711	-£613,059	-£661,958

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,326,211	£3,039,044	£3,020,383	£3,020,383	£2,950,407	£2,903,756
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,684,946	£2,428,216	£2,409,417	£2,409,417	£2,338,926	£2,291,931
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,038,532	£1,812,326	£1,793,369	£1,793,369	£1,722,282	£1,674,890
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,713,393	£1,502,483	£1,483,439	£1,483,439	£1,412,025	£1,364,415
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,386,968	£1,191,375	£1,172,238	£1,172,238	£1,100,477	£1,052,635
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,059,254	£879,001	£859,766	£859,766	£787,638	£739,552
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£565,269	£408,067	£388,675	£388,675	£315,960	£267,483
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£68,388	-£65,714	-£85,274	-£85,274	-£158,622	-£207,621

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,896,519	£2,625,332	£2,606,672	£2,606,672	£2,536,695	£2,490,044
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,334,232	£2,092,123	£2,073,325	£2,073,325	£2,002,834	£1,955,838
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,766,795	£1,553,852	£1,534,896	£1,534,896	£1,463,809	£1,416,417
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,481,146	£1,282,819	£1,263,775	£1,263,775	£1,192,361	£1,144,751
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,194,209	£1,010,520	£991,383	£991,383	£919,622	£871,781
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£905,983	£736,956	£717,721	£717,721	£645,593	£597,507
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£471,232	£324,236	£304,845	£304,845	£232,130	£183,652
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£33,584	£-92,823	£-112,703	£-112,703	£-187,251	£-236,950

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-801,522	£-1,072,709	£-1,091,369	£-1,091,369	£-1,161,347	£-1,207,998
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,363,810	£-1,605,919	£-1,624,717	£-1,624,717	£-1,695,208	£-1,742,204
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,931,246	£-2,144,189	£-2,163,146	£-2,163,146	£-2,234,233	£-2,281,625
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,216,896	£-2,415,223	£-2,434,267	£-2,434,267	£-2,505,681	£-2,553,291
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,503,833	£-2,687,522	£-2,706,659	£-2,706,659	£-2,778,420	£-2,826,260
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,792,058	£-2,961,086	£-2,980,321	£-2,980,321	£-3,052,449	£-3,100,535
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,226,810	£-3,373,806	£-3,393,197	£-3,393,197	£-3,465,912	£-3,514,389
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,664,458	£-3,790,865	£-3,810,745	£-3,810,745	£-3,885,293	£-3,934,992

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£854,029	£582,842	£564,182	£564,182	£494,204	£447,553
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£291,742	£49,633	£30,834	£30,834	£-39,657	£-86,653
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-275,695	£-488,638	£-507,595	£-507,595	£-578,682	£-626,074
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-561,345	£-759,672	£-778,716	£-778,716	£-850,130	£-897,740
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-848,282	£-1,031,971	£-1,051,108	£-1,051,108	£-1,122,889	£-1,170,709
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,136,507	£-1,305,535	£-1,324,770	£-1,324,770	£-1,396,898	£-1,444,984
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,571,259	£-1,718,255	£-1,737,645	£-1,737,645	£-1,810,381	£-1,858,838
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,008,907	£-2,135,314	£-2,155,194	£-2,155,194	£-2,229,742	£-2,279,441

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,942,679	£1,671,492	£1,652,832	£1,652,832	£1,582,854	£1,536,203
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,380,391	£1,138,282	£1,119,484	£1,119,484	£1,048,993	£1,001,997
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£812,955	£600,012	£581,055	£581,055	£509,968	£462,576
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£527,305	£328,978	£309,934	£309,934	£238,520	£190,910
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£240,368	£56,679	£37,542	£37,542	£-34,219	£-82,059
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-47,697	£-216,885	£-236,180	£-236,180	£-308,248	£-356,334
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-482,609	£-639,605	£-648,096	£-648,096	£-721,711	£-770,188
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-920,257	£-1,046,664	£-1,066,544	£-1,066,544	£-1,141,092	£-1,190,791

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,397,116	£2,125,929	£2,107,269	£2,107,269	£2,037,292	£1,990,641
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,834,829	£1,592,720	£1,573,921	£1,573,921	£1,503,430	£1,456,434
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,267,392	£1,054,449	£1,035,492	£1,035,492	£964,406	£917,014
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£981,743	£783,415	£764,371	£764,371	£692,957	£645,347
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£694,805	£511,116	£491,980	£491,980	£420,218	£372,378
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£406,580	£237,552	£218,318	£218,318	£146,190	£98,104
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-28,172	£-175,167	£-194,558	£-194,558	£-267,274	£-315,751
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-466,819	£-592,227	£-612,107	£-612,107	£-686,655	£-736,354

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,445,011	£4,202,298	£4,183,637	£4,183,637	£4,113,661	£4,067,009
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,753,994	£3,537,062	£3,518,264	£3,518,264	£3,447,772	£3,400,777
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,057,827	£2,866,765	£2,847,808	£2,847,808	£2,776,721	£2,729,329
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,707,812	£2,529,717	£2,510,674	£2,510,674	£2,439,259	£2,391,650
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,356,510	£2,191,405	£2,172,269	£2,172,269	£2,100,508	£2,052,667
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,003,920	£1,851,828	£1,832,593	£1,832,593	£1,760,465	£1,712,379
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,472,622	£1,340,089	£1,320,698	£1,320,698	£1,247,982	£1,199,505
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£938,425	£825,503	£805,943	£805,943	£732,595	£683,696

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£746,969	£504,256	£485,595	£485,595	£415,619	£368,967
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£55,952	£-160,980	£-179,778	£-179,778	£-250,270	£-297,264
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-640,215	£-831,277	£-850,234	£-850,234	£-921,321	£-968,713
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-990,230	£-1,168,325	£-1,187,368	£-1,187,368	£-1,258,783	£-1,306,392
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,341,532	£-1,506,636	£-1,525,773	£-1,525,773	£-1,597,534	£-1,645,375
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,694,122	£-1,846,214	£-1,865,449	£-1,865,449	£-1,937,577	£-1,985,663
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,225,420	£-2,357,953	£-2,377,344	£-2,377,344	£-2,450,060	£-2,498,537
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,759,616	£-2,872,539	£-2,892,099	£-2,892,099	£-2,965,447	£-3,014,346

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,402,520	£2,159,807	£2,141,146	£2,141,146	£2,071,170	£2,024,518
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,711,503	£1,494,571	£1,475,774	£1,475,774	£1,405,281	£1,358,287
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,015,337	£824,274	£805,317	£805,317	£734,230	£686,838
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£665,321	£487,227	£468,183	£468,183	£396,769	£349,159
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£314,019	£148,915	£129,778	£129,778	£58,017	£10,176
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-38,571	£-190,663	£-209,898	£-209,898	£-282,026	£-330,112
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-569,869	£-702,402	£-721,793	£-721,793	£-794,509	£-842,986
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,104,065	£-1,216,988	£-1,236,548	£-1,236,548	£-1,309,896	£-1,358,795

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,491,170	£3,248,457	£3,229,796	£3,229,796	£3,159,820	£3,113,168
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,800,153	£2,583,221	£2,564,423	£2,564,423	£2,493,931	£2,446,937
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,103,986	£1,912,924	£1,893,967	£1,893,967	£1,822,880	£1,775,488
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,753,971	£1,575,876	£1,556,833	£1,556,833	£1,485,418	£1,437,809
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,402,669	£1,237,565	£1,218,428	£1,218,428	£1,146,667	£1,099,826
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,050,079	£897,987	£878,752	£878,752	£806,624	£758,538
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£518,781	£386,248	£366,857	£366,857	£294,141	£245,654
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,415	£-128,338	£-147,898	£-147,898	£-221,246	£-270,145

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,945,607	£3,702,895	£3,684,234	£3,684,234	£3,614,257	£3,567,605
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,254,590	£3,037,658	£3,018,861	£3,018,861	£2,948,368	£2,901,374
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,558,424	£2,367,361	£2,348,404	£2,348,404	£2,277,318	£2,229,926
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,208,408	£2,030,314	£2,011,270	£2,011,270	£1,939,856	£1,892,247
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,857,107	£1,692,002	£1,672,865	£1,672,865	£1,601,104	£1,553,264
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,504,516	£1,352,424	£1,333,190	£1,333,190	£1,261,062	£1,212,976
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£973,218	£840,685	£821,294	£821,294	£748,579	£700,101
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£439,022	£326,099	£306,539	£306,539	£233,191	£184,292

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,896,519	£2,680,439	£2,661,779	£2,661,779	£2,591,802	£2,545,150
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,341,864	£2,149,219	£2,130,422	£2,130,422	£2,059,930	£2,012,935
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,782,059	£1,612,938	£1,593,982	£1,593,982	£1,522,895	£1,475,503
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,500,225	£1,342,899	£1,323,856	£1,323,856	£1,252,441	£1,204,832
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,217,103	£1,071,596	£1,052,459	£1,052,459	£980,698	£932,856
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£932,694	£799,026	£779,792	£779,792	£707,664	£659,578
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£503,667	£387,800	£368,408	£368,408	£295,692	£247,215
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£71,743	£-26,705	£-46,584	£-46,584	£-121,132	£-170,831

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-801,522	£-1,017,603	£-1,036,263	£-1,036,263	£-1,106,240	£-1,152,892
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,356,178	£-1,548,822	£-1,567,620	£-1,567,620	£-1,638,112	£-1,685,107
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,915,983	£-2,085,103	£-2,104,060	£-2,104,060	£-2,175,147	£-2,222,539
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,197,816	£-2,355,142	£-2,374,186	£-2,374,186	£-2,445,601	£-2,493,210
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,480,939	£-2,626,446	£-2,645,583	£-2,645,583	£-2,717,344	£-2,765,186
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,765,348	£-2,899,016	£-2,918,250	£-2,918,250	£-2,990,378	£-3,038,464
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,194,375	£-3,310,242	£-3,329,634	£-3,329,634	£-3,402,350	£-3,450,827
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,626,299	£-3,724,747	£-3,744,626	£-3,744,626	£-3,819,174	£-3,868,873

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£854,029	£637,948	£619,288	£619,288	£549,311	£502,660
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£299,373	£106,729	£87,931	£87,931	£17,439	£-29,556
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-260,431	£-429,552	£-448,509	£-448,509	£-519,596	£-566,998
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-542,265	£-699,591	£-718,635	£-718,635	£-790,049	£-837,659
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-825,388	£-970,895	£-990,032	£-990,032	£-1,061,793	£-1,109,634
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,109,797	£-1,243,485	£-1,262,699	£-1,262,699	£-1,334,827	£-1,382,913
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,538,824	£-1,654,691	£-1,674,083	£-1,674,083	£-1,746,798	£-1,795,276
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,970,748	£-2,069,195	£-2,089,074	£-2,089,074	£-2,163,623	£-2,213,322

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,942,679	£1,726,598	£1,707,938	£1,707,938	£1,637,961	£1,591,309
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,388,023	£1,195,379	£1,176,581	£1,176,581	£1,106,089	£1,059,094
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£828,218	£659,098	£640,141	£640,141	£569,054	£521,662
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£546,385	£389,059	£370,015	£370,015	£298,600	£250,991
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£263,262	£117,755	£98,618	£98,618	£26,857	£-20,985
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-21,147	£-154,815	£-174,049	£-174,049	£-246,177	£-294,263
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-450,174	£-556,041	£-585,433	£-585,433	£-658,149	£-706,628
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-862,098	£-980,546	£-1,000,425	£-1,000,425	£-1,074,973	£-1,124,672

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,397,116	£2,181,035	£2,162,375	£2,162,375	£2,092,399	£2,045,747
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,842,460	£1,649,816	£1,631,018	£1,631,018	£1,560,526	£1,513,531
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,282,656	£1,113,535	£1,094,578	£1,094,578	£1,023,492	£976,099
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,000,822	£843,492	£824,453	£824,453	£753,038	£705,429
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£717,699	£572,196	£553,055	£553,055	£481,294	£433,453
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£433,290	£299,623	£280,388	£280,388	£208,260	£160,174
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,263	£-111,604	£-130,996	£-130,996	£-203,711	£-252,189
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-427,661	£-526,108	£-545,987	£-545,987	£-620,536	£-670,234

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,657,726	£1,462,952	£1,444,292	£1,444,292	£1,374,315	£1,327,664
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,216,997	£1,043,699	£1,024,901	£1,024,901	£954,409	£907,414
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£771,117	£619,384	£600,428	£600,428	£529,341	£481,949
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£546,246	£405,329	£386,285	£386,285	£314,871	£267,261
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£320,088	£190,008	£170,872	£170,872	£99,110	£51,269
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£92,642	£-27,013	£-46,562	£-46,562	£-119,870	£-168,742
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-255,046	£-359,617	£-379,325	£-379,325	£-453,231	£-502,501
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-607,192	£-695,115	£-714,995	£-714,995	£-789,543	£-839,242

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,040,316	£-2,235,090	£-2,253,750	£-2,253,750	£-2,323,727	£-2,370,378
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,481,045	£-2,654,343	£-2,673,141	£-2,673,141	£-2,743,633	£-2,790,628
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,926,924	£-3,078,658	£-3,097,614	£-3,097,614	£-3,168,701	£-3,216,093
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,151,795	£-3,292,713	£-3,311,757	£-3,311,757	£-3,383,171	£-3,430,781
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,377,954	£-3,508,034	£-3,527,170	£-3,527,170	£-3,598,932	£-3,646,773
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,605,400	£-3,725,055	£-3,744,604	£-3,744,604	£-3,817,912	£-3,866,783
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,953,088	£-4,057,659	£-4,077,367	£-4,077,367	£-4,151,273	£-4,200,543
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,305,234	£-4,393,157	£-4,413,036	£-4,413,036	£-4,487,585	£-4,537,284

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-384,764	£-579,539	£-598,199	£-598,199	£-668,176	£-714,827
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-825,494	£-998,792	£-1,017,590	£-1,017,590	£-1,088,082	£-1,135,077
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,271,373	£-1,423,107	£-1,442,063	£-1,442,063	£-1,513,150	£-1,560,542
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,496,244	£-1,637,162	£-1,656,206	£-1,656,206	£-1,727,620	£-1,775,230
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,722,403	£-1,852,483	£-1,871,619	£-1,871,619	£-1,943,380	£-1,991,222
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,949,849	£-2,069,504	£-2,089,053	£-2,089,053	£-2,162,381	£-2,211,232
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,297,537	£-2,402,108	£-2,421,816	£-2,421,816	£-2,495,722	£-2,544,992
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,649,683	£-2,737,605	£-2,757,485	£-2,757,485	£-2,832,034	£-2,881,733

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£703,885	£509,111	£490,451	£490,451	£420,474	£373,823
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£263,156	£89,858	£71,060	£71,060	£568	£-46,427
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-182,723	£-334,457	£-353,413	£-353,413	£-424,500	£-471,892
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-407,594	£-548,512	£-567,556	£-567,556	£-638,970	£-686,590
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-633,753	£-763,833	£-782,989	£-782,989	£-854,731	£-902,572
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-861,199	£-990,854	£-1,010,403	£-1,010,403	£-1,073,711	£-1,122,582
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,208,887	£-1,313,458	£-1,333,166	£-1,333,166	£-1,407,072	£-1,456,342
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,561,033	£-1,648,956	£-1,668,835	£-1,668,835	£-1,743,384	£-1,793,083

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,158,323	£983,548	£944,888	£944,888	£874,911	£828,260
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£717,593	£544,295	£525,498	£525,498	£455,005	£408,011
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£271,714	£119,981	£101,024	£101,024	£29,937	£-17,456
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£46,843	£-64,075	£-113,119	£-113,119	£-184,533	£-232,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-179,316	£-309,395	£-328,532	£-328,532	£-400,293	£-448,135
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-406,761	£-526,247	£-545,966	£-545,966	£-619,273	£-668,145
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-754,450	£-859,021	£-878,729	£-878,729	£-952,635	£-1,001,905
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,106,596	£-1,194,518	£-1,214,398	£-1,214,398	£-1,288,947	£-1,338,645

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,533,364	£15,302,970	£15,260,712	£15,260,712	£15,102,246	£14,996,602
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,229,465	£13,127,932	£13,085,380	£13,085,380	£12,925,808	£12,818,531
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£11,914,270	£10,933,567	£10,889,973	£10,889,973	£10,726,495	£10,617,510
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,749,724	£9,830,071	£9,786,288	£9,786,288	£9,622,097	£9,512,636
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,577,902	£8,723,752	£8,679,766	£8,679,766	£8,514,819	£8,404,854
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,403,205	£7,614,607	£7,570,408	£7,570,408	£7,404,661	£7,294,163
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,635,770	£5,945,593	£5,901,052	£5,901,052	£5,734,025	£5,622,672
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,861,868	£4,270,223	£4,225,315	£4,225,315	£4,056,908	£3,944,638

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,234,597	£8,004,203	£7,961,945	£7,961,945	£7,803,479	£7,697,835
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,930,698	£5,829,165	£5,786,613	£5,786,613	£5,627,041	£5,519,764
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,615,503	£3,634,800	£3,591,206	£3,591,206	£3,427,728	£3,318,743
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,450,957	£2,531,304	£2,487,521	£2,487,521	£2,323,330	£2,213,869
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,279,135	£1,424,985	£1,380,999	£1,380,999	£1,216,052	£1,106,087
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,104,439	£315,840	£271,641	£271,641	£105,894	£-4,604
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-662,996	£-1,353,174	£-1,397,715	£-1,397,715	£-1,564,742	£-1,676,095
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,436,899	£-3,028,543	£-3,073,452	£-3,073,452	£-3,241,859	£-3,354,129

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,502,132	£11,271,738	£11,229,480	£11,229,480	£11,071,014	£10,965,370
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,198,233	£9,096,700	£9,054,148	£9,054,148	£8,894,576	£8,787,299
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,883,038	£6,902,335	£6,858,741	£6,858,741	£6,695,263	£6,586,278
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,718,492	£5,798,840	£5,755,056	£5,755,056	£5,590,865	£5,481,404
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,546,670	£4,692,520	£4,648,534	£4,648,534	£4,483,587	£4,373,622
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,371,974	£3,583,376	£3,539,176	£3,539,176	£3,373,429	£3,262,931
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,604,539	£1,914,361	£1,869,820	£1,869,820	£1,702,793	£1,591,440
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£830,636	£238,992	£194,083	£194,083	£25,676	£-86,594

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,650,783	£13,420,389	£13,378,131	£13,378,131	£13,219,665	£13,114,021
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,346,884	£11,245,351	£11,202,799	£11,202,799	£11,043,228	£10,935,951
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,031,689	£9,050,986	£9,007,392	£9,007,392	£8,843,914	£8,734,929
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,867,143	£7,947,491	£7,903,707	£7,903,707	£7,739,516	£7,630,056
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,695,321	£6,841,171	£6,797,185	£6,797,185	£6,632,238	£6,522,273
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,520,625	£5,732,027	£5,687,828	£5,687,828	£5,522,080	£5,411,582
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,753,190	£4,083,012	£4,018,472	£4,018,472	£3,851,444	£3,740,092
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,979,288	£2,387,643	£2,342,734	£2,342,734	£2,174,327	£2,062,057

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,547,699	£14,317,305	£14,275,047	£14,275,047	£14,116,581	£14,010,937
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£13,243,800	£12,142,267	£12,099,715	£12,099,715	£11,940,143	£11,832,866
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,928,605	£9,947,902	£9,904,308	£9,904,308	£9,740,830	£9,631,845
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,764,059	£8,844,406	£8,800,623	£8,800,623	£8,636,432	£8,526,971
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,592,237	£7,738,087	£7,694,101	£7,694,101	£7,529,154	£7,419,189
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£7,417,540	£6,628,942	£6,584,743	£6,584,743	£6,418,996	£6,308,498
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,650,105	£4,959,928	£4,915,387	£4,915,387	£4,748,360	£4,637,007
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,876,203	£3,284,558	£3,239,650	£3,239,650	£3,071,243	£2,958,973

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,273,671	£8,152,664	£8,109,715	£8,109,715	£7,948,657	£7,841,285
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,662,740	£6,660,135	£6,616,888	£6,616,888	£6,454,707	£6,346,585
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,040,311	£5,156,308	£5,112,713	£5,112,713	£4,949,236	£4,840,251
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,224,786	£4,400,157	£4,356,372	£4,356,372	£4,192,182	£4,082,721
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,406,385	£3,641,181	£3,597,194	£3,597,194	£3,432,247	£3,322,282
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,585,110	£2,879,379	£2,835,179	£2,835,179	£2,669,433	£2,558,935
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,347,809	£1,731,380	£1,686,839	£1,686,839	£1,519,811	£1,408,459
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,104,040	£577,025	£532,117	£532,117	£363,710	£251,440

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,974,904	£853,897	£810,948	£810,948	£649,890	£542,518
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£363,973	£638,632	£681,879	£681,879	£844,060	£952,162
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,258,455	£2,142,459	£2,186,054	£2,186,054	£2,349,531	£2,458,516
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,073,981	£2,898,610	£2,942,395	£2,942,395	£3,106,585	£3,216,046
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,892,382	£3,657,586	£3,701,573	£3,701,573	£3,866,520	£3,976,485
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,713,657	£4,419,388	£4,463,588	£4,463,588	£4,629,334	£4,739,832
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,950,958	£5,567,387	£5,611,928	£5,611,928	£5,778,956	£5,890,307
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£6,194,727	£6,721,742	£6,766,650	£6,766,650	£6,935,056	£7,047,327

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,242,439	£4,121,432	£4,078,483	£4,078,483	£3,917,425	£3,810,054
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,631,508	£2,628,904	£2,585,656	£2,585,656	£2,423,475	£2,315,353
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,009,080	£1,125,076	£1,081,482	£1,081,482	£918,004	£809,020
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,193,554	£368,925	£325,140	£325,140	£160,950	£51,489
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£375,153	£390,051	£434,038	£434,038	£598,988	£708,950
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£446,122	£1,151,853	£1,196,053	£1,196,053	£1,361,799	£1,472,297
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,683,423	£2,299,852	£2,344,392	£2,344,392	£2,511,421	£2,622,772
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,927,192	£3,454,207	£3,499,115	£3,499,115	£3,667,521	£3,779,792

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,391,090	£6,270,083	£6,227,134	£6,227,134	£6,066,077	£5,958,705
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,780,159	£4,777,555	£4,734,307	£4,734,307	£4,572,126	£4,464,004
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,167,731	£3,273,727	£3,230,133	£3,230,133	£3,066,655	£2,957,671
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,342,205	£2,517,576	£2,473,791	£2,473,791	£2,309,601	£2,200,140
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,523,804	£1,758,800	£1,714,614	£1,714,614	£1,549,666	£1,439,701
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,702,529	£996,798	£952,598	£952,598	£786,852	£676,354
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£465,228	£151,201	£195,741	£195,741	£362,770	£474,121
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£178,541	£1,305,556	£1,350,464	£1,350,464	£1,518,870	£1,631,141

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,288,006	£7,166,999	£7,124,050	£7,124,050	£6,982,992	£6,855,620
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,677,075	£5,674,470	£5,631,223	£5,631,223	£5,469,042	£5,360,920
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,054,646	£4,170,643	£4,127,048	£4,127,048	£3,963,571	£3,854,586
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,239,121	£3,414,492	£3,370,707	£3,370,707	£3,206,517	£3,097,056
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,420,720	£2,655,516	£2,611,529	£2,611,529	£2,446,582	£2,336,617
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,599,445	£1,893,714	£1,849,514	£1,849,514	£1,683,768	£1,573,270
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,362,144	£745,715	£701,174	£701,174	£534,146	£422,794
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£118,375	£408,640	£453,548	£453,548	£621,955	£734,225

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,235,317	£5,166,567	£5,123,618	£5,123,618	£4,962,560	£4,855,188
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,906,868	£3,951,662	£3,908,414	£3,908,414	£3,746,233	£3,638,112
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,566,922	£2,725,458	£2,681,865	£2,681,865	£2,518,386	£2,409,402
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,892,636	£2,108,119	£2,064,334	£2,064,334	£1,900,144	£1,790,683
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,215,478	£1,487,954	£1,443,968	£1,443,968	£1,279,021	£1,169,056
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,535,444	£864,965	£820,766	£820,766	£655,018	£544,520
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£510,004	£-176,040	£-121,309	£-121,309	£-291,069	£-404,242
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-530,439	£-1,037,652	£-1,083,294	£-1,083,294	£-1,254,454	£-1,368,562

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,063,450	£-2,132,200	£-2,175,149	£-2,175,149	£-2,336,207	£-2,443,578
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,391,899	£-3,347,105	£-3,390,353	£-3,390,353	£-3,552,534	£-3,660,555
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,731,845	£-4,573,309	£-4,616,902	£-4,616,902	£-4,780,381	£-4,889,365
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,406,131	£-5,190,648	£-5,234,433	£-5,234,433	£-5,398,623	£-5,508,084
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,083,289	£-5,810,813	£-5,854,799	£-5,854,799	£-6,019,746	£-6,129,711
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,763,323	£-6,433,802	£-6,478,001	£-6,478,001	£-6,643,749	£-6,754,247
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,788,763	£-7,374,807	£-7,420,076	£-7,420,076	£-7,589,836	£-7,703,009
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,829,206	£-8,336,418	£-8,382,060	£-8,382,060	£-8,553,221	£-8,667,329

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,204,086	£1,135,335	£1,092,386	£1,092,386	£931,329	£823,957
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£875,636	£-79,570	£-122,818	£-122,818	£-284,999	£-393,120
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-464,310	£-1,305,774	£-1,349,367	£-1,349,367	£-1,512,846	£-1,621,830
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,138,595	£-1,923,113	£-1,966,898	£-1,966,898	£-2,131,088	£-2,240,549
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,815,754	£-2,543,278	£-2,587,264	£-2,587,264	£-2,752,211	£-2,862,176
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,495,788	£-3,166,267	£-3,210,466	£-3,210,466	£-3,376,214	£-3,486,712
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,521,228	£-4,107,272	£-4,152,541	£-4,152,541	£-4,322,301	£-4,435,474
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,561,670	£-5,068,883	£-5,114,525	£-5,114,525	£-5,285,686	£-5,399,794

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,352,737	£3,283,986	£3,241,038	£3,241,038	£3,079,980	£2,972,608
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,024,287	£2,069,081	£2,025,834	£2,025,834	£1,863,652	£1,755,531
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,684,341	£842,878	£799,284	£799,284	£635,806	£526,821
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,010,056	£225,538	£181,753	£181,753	£17,563	£-91,898
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£332,897	£-394,627	£-438,613	£-438,613	£-603,560	£-713,525
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-947,137	£-1,017,616	£-1,061,915	£-1,061,915	£-1,227,582	£-1,338,061
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,372,577	£-1,956,821	£-2,003,890	£-2,003,890	£-2,173,649	£-2,286,823
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,413,019	£-2,920,232	£-2,965,674	£-2,965,674	£-3,137,036	£-3,251,142

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,249,652	£4,180,902	£4,137,953	£4,137,953	£3,976,895	£3,869,523
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,921,203	£2,965,997	£2,922,749	£2,922,749	£2,760,568	£2,652,447
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,581,257	£1,739,793	£1,696,200	£1,696,200	£1,532,721	£1,423,737
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,906,971	£1,122,454	£1,078,669	£1,078,669	£914,479	£805,018
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,229,813	£502,289	£458,303	£458,303	£293,356	£183,391
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£549,779	£-120,700	£-164,899	£-164,899	£-330,647	£-441,145
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-475,661	£-1,061,705	£-1,106,974	£-1,106,974	£-1,276,734	£-1,389,907
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,516,104	£-2,023,317	£-2,068,959	£-2,068,959	£-2,240,119	£-2,354,227

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,058,329	£7,467,014	£7,424,066	£7,424,066	£7,263,008	£7,155,636
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,590,898	£6,064,640	£6,021,391	£6,021,391	£5,859,210	£5,751,089
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,111,969	£4,650,964	£4,607,370	£4,607,370	£4,443,893	£4,334,907
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,368,193	£3,939,889	£3,896,105	£3,896,105	£3,731,913	£3,622,453
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,621,542	£3,225,988	£3,182,003	£3,182,003	£3,017,055	£2,907,991
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,872,018	£2,509,264	£2,465,064	£2,465,064	£2,299,318	£2,188,820
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,742,341	£1,428,880	£1,384,339	£1,384,339	£1,217,311	£1,105,959
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£606,197	£342,140	£297,232	£297,232	£128,825	£16,554

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£759,562	£168,247	£125,299	£125,299	£35,759	£-143,131
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-707,869	£-1,234,127	£-1,277,376	£-1,277,376	£-1,439,557	£-1,547,678
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,186,798	£-2,647,803	£-2,691,397	£-2,691,397	£-2,854,874	£-2,963,860
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,930,574	£-3,358,878	£-3,402,662	£-3,402,662	£-3,566,854	£-3,676,313
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,677,225	£-4,072,778	£-4,116,764	£-4,116,764	£-4,281,913	£-4,391,676
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,426,749	£-4,789,503	£-4,833,703	£-4,833,703	£-4,999,449	£-5,109,947
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,556,426	£-5,869,887	£-5,914,428	£-5,914,428	£-6,081,456	£-6,192,808
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,692,570	£-6,956,627	£-7,001,535	£-7,001,535	£-7,169,942	£-7,282,213

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,027,097	£3,435,782	£3,392,834	£3,392,834	£3,231,776	£3,124,404
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,559,666	£2,033,408	£1,990,159	£1,990,159	£1,827,978	£1,719,857
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,080,737	£619,732	£576,138	£576,138	£412,661	£303,675
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£336,961	£-91,343	£-135,127	£-135,127	£-299,318	£-408,778
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-409,690	£-805,243	£-849,229	£-849,229	£-1,014,177	£-1,124,141
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,159,214	£-1,521,988	£-1,566,168	£-1,566,168	£-1,731,914	£-1,842,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,288,891	£-2,602,352	£-2,646,893	£-2,646,893	£-2,813,921	£-2,925,273
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,425,035	£-3,689,092	£-3,734,000	£-3,734,000	£-3,902,407	£-4,014,678

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,175,748	£5,584,434	£5,541,485	£5,541,485	£5,380,427	£5,273,055
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,708,317	£4,182,059	£4,138,810	£4,138,810	£3,976,629	£3,868,509
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,229,388	£2,768,383	£2,724,789	£2,724,789	£2,561,312	£2,452,326
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,485,613	£2,057,308	£2,013,524	£2,013,524	£1,849,333	£1,739,873
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,738,961	£1,343,408	£1,299,423	£1,299,423	£1,134,474	£1,024,510
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£989,437	£626,684	£582,484	£582,484	£416,737	£306,239
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-140,240	£-453,701	£-498,241	£-498,241	£-666,270	£-776,621
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,276,384	£-1,640,441	£-1,685,349	£-1,685,349	£-1,753,756	£-1,868,627

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,072,664	£6,481,349	£6,438,401	£6,438,401	£6,277,343	£6,169,971
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,605,233	£5,079,975	£5,035,726	£5,035,726	£4,873,545	£4,765,424
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,126,304	£3,665,299	£3,621,705	£3,621,705	£3,458,228	£3,349,242
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,382,528	£2,954,224	£2,910,440	£2,910,440	£2,746,248	£2,636,788
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,635,877	£2,240,323	£2,196,338	£2,196,338	£2,031,390	£1,921,426
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,886,353	£1,523,599	£1,479,399	£1,479,399	£1,313,653	£1,203,155
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£956,676	£443,215	£398,674	£398,674	£231,646	£120,294
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-379,468	£-643,525	£-688,433	£-688,433	£-856,840	£-969,111

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,627,646	£5,078,137	£5,035,188	£5,035,188	£4,874,131	£4,766,759
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,368,378	£3,880,345	£3,837,096	£3,837,096	£3,674,915	£3,566,794
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,097,612	£2,671,252	£2,627,658	£2,627,658	£2,464,181	£2,355,196
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,457,918	£2,062,468	£2,018,684	£2,018,684	£1,854,494	£1,745,033
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,815,349	£1,450,860	£1,406,875	£1,406,875	£1,241,927	£1,131,962
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,169,906	£836,427	£792,228	£792,228	£626,480	£515,982
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£196,352	£-92,001	£-137,270	£-137,270	£-307,030	£-420,202
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-796,487	£-1,040,568	£-1,086,211	£-1,086,211	£-1,257,371	£-1,371,478

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,671,121	£-2,220,630	£-2,263,578	£-2,263,578	£-2,424,636	£-2,532,008
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,930,389	£-3,418,422	£-3,461,671	£-3,461,671	£-3,623,852	£-3,731,972
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-4,201,155	£-4,627,514	£-4,671,109	£-4,671,109	£-4,834,586	£-4,943,571
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,840,849	£-5,236,299	£-5,280,082	£-5,280,082	£-5,444,273	£-5,553,734
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,483,418	£-5,847,907	£-5,891,892	£-5,891,892	£-6,056,840	£-6,166,805
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,128,861	£-6,462,340	£-6,506,539	£-6,506,539	£-6,672,287	£-6,782,785
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,102,415	£-7,390,768	£-7,436,037	£-7,436,037	£-7,605,797	£-7,718,969
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,095,254	£-8,339,335	£-8,384,978	£-8,384,978	£-8,556,138	£-8,670,245

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,596,414	£1,046,905	£1,003,957	£1,003,957	£842,899	£735,527
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£337,146	£-150,887	£-194,136	£-194,136	£-356,317	£-464,437
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-933,620	£-1,359,979	£-1,403,574	£-1,403,574	£-1,567,051	£-1,676,036
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,573,314	£-1,968,764	£-2,012,547	£-2,012,547	£-2,176,738	£-2,286,199
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,215,882	£-2,580,372	£-2,624,357	£-2,624,357	£-2,789,305	£-2,899,270
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,861,326	£-3,194,805	£-3,239,004	£-3,239,004	£-3,404,752	£-3,515,250
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,834,880	£-4,123,233	£-4,168,502	£-4,168,502	£-4,338,282	£-4,451,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,827,719	£-5,071,800	£-5,117,443	£-5,117,443	£-5,288,603	£-5,402,710

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,745,065	£3,195,556	£3,152,608	£3,152,608	£2,991,550	£2,884,178
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,485,797	£1,997,764	£1,954,515	£1,954,515	£1,792,334	£1,684,214
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,215,032	£788,672	£745,077	£745,077	£581,600	£472,615
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£575,337	£179,888	£136,104	£136,104	£-28,087	£-137,548
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-67,231	£-431,721	£-475,706	£-475,706	£-640,654	£-750,619
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-112,675	£-1,046,154	£-1,090,353	£-1,090,353	£-1,256,100	£-1,366,599
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,686,229	£-1,974,582	£-2,019,851	£-2,019,851	£-2,189,611	£-2,302,763
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,679,068	£-2,923,149	£-2,968,792	£-2,968,792	£-3,139,952	£-3,254,059

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,641,981	£4,092,472	£4,049,523	£4,049,523	£3,888,466	£3,781,094
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,382,713	£2,894,680	£2,851,431	£2,851,431	£2,689,250	£2,581,129
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,111,947	£1,685,587	£1,641,993	£1,641,993	£1,478,516	£1,369,531
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,472,253	£1,076,803	£1,033,019	£1,033,019	£868,829	£759,368
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£829,684	£465,195	£421,210	£421,210	£256,262	£146,297
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£184,241	£-149,238	£-193,437	£-193,437	£-359,185	£-469,693
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-789,313	£-1,077,666	£-1,122,935	£-1,122,935	£-1,292,695	£-1,405,867
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,782,152	£-2,026,233	£-2,071,876	£-2,071,876	£-2,243,036	£-2,357,143

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,804,634	£3,286,479	£3,243,530	£3,243,530	£3,082,472	£2,975,101
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,700,077	£2,240,737	£2,197,488	£2,197,488	£2,035,307	£1,927,186
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,584,023	£1,183,695	£1,140,101	£1,140,101	£976,623	£867,638
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,021,684	£650,937	£607,152	£607,152	£442,961	£333,500
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£456,470	£115,353	£71,367	£71,367	£-95,111	£-206,874
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-113,443	£-429,974	£-474,897	£-474,897	£-643,554	£-755,660
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-984,988	£-1,256,178	£-1,301,448	£-1,301,448	£-1,471,208	£-1,584,381
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,863,107	£-2,088,843	£-2,134,486	£-2,134,486	£-2,305,647	£-2,419,753

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-3,494,133	£-4,012,288	£-4,065,237	£-4,065,237	£-4,216,294	£-4,323,666
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-4,598,690	£-5,058,030	£-5,101,279	£-5,101,279	£-5,263,460	£-5,371,580
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,714,744	£-6,115,072	£-6,158,666	£-6,158,666	£-6,322,144	£-6,431,129
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,277,083	£-6,647,830	£-6,691,615	£-6,691,615	£-6,855,806	£-6,965,267
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,842,297	£-7,183,414	£-7,227,400	£-7,227,400	£-7,393,878	£-7,505,641
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,412,209	£-7,728,741	£-7,773,663	£-7,773,663	£-7,942,121	£-8,054,427
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,283,755	£-8,554,945	£-8,600,215	£-8,600,215	£-8,769,795	£-8,883,147
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,161,874	£-9,387,610	£-9,433,253	£-9,433,253	£-9,604,414	£-9,718,520

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-226,598	£-744,753	£-787,702	£-787,702	£-948,759	£-1,056,131
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,331,155	£-1,790,495	£-1,833,744	£-1,833,744	£-1,995,925	£-2,104,045
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,447,209	£-2,847,537	£-2,891,131	£-2,891,131	£-3,054,609	£-3,163,594
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,009,548	£-3,380,295	£-3,424,080	£-3,424,080	£-3,588,271	£-3,697,731
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,574,762	£-3,915,879	£-3,959,865	£-3,959,865	£-4,126,343	£-4,238,106
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,144,674	£-4,461,206	£-4,506,128	£-4,506,128	£-4,674,586	£-4,786,892
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,016,220	£-5,287,410	£-5,332,680	£-5,332,680	£-5,502,440	£-5,615,612
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,894,339	£-6,120,075	£-6,165,718	£-6,165,718	£-6,336,879	£-6,450,985

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,922,054	£1,403,898	£1,360,950	£1,360,950	£1,199,892	£1,092,520
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£817,497	£358,156	£314,907	£314,907	£152,726	£44,606
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-298,558	£-698,886	£-742,480	£-742,480	£-905,958	£-1,014,943
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-660,897	£-1,231,644	£-1,275,429	£-1,275,429	£-1,439,619	£-1,549,080
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,426,111	£-1,767,227	£-1,811,214	£-1,811,214	£-1,977,692	£-2,089,455
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,996,023	£-2,312,555	£-2,357,477	£-2,357,477	£-2,525,935	£-2,638,240
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,867,569	£-3,138,759	£-3,184,029	£-3,184,029	£-3,353,789	£-3,466,961
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,745,688	£-3,971,424	£-4,017,067	£-4,017,067	£-4,188,227	£-4,302,334

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,818,969	£2,300,814	£2,257,865	£2,257,865	£2,096,807	£1,989,436
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,714,412	£1,255,072	£1,211,823	£1,211,823	£1,049,642	£941,521
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£598,358	£198,030	£154,436	£154,436	£-9,042	£-118,027
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£36,019	£-334,728	£-378,513	£-378,513	£-542,704	£-652,165
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-529,195	£-870,312	£-914,298	£-914,298	£-1,080,776	£-1,192,539
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,099,108	£-1,415,639	£-1,460,562	£-1,460,562	£-1,629,019	£-1,741,325
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,970,653	£-2,241,843	£-2,287,113	£-2,287,113	£-2,456,873	£-2,570,046
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,848,772	£-3,074,508	£-3,120,151	£-3,120,151	£-3,291,312	£-3,406,418

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,842,988	£6,385,640	£6,342,692	£6,342,692	£6,181,634	£6,074,262
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,486,320	£5,080,817	£5,037,568	£5,037,568	£4,875,387	£4,767,267
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,118,155	£3,764,694	£3,721,099	£3,721,099	£3,557,622	£3,448,637
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,429,760	£3,102,395	£3,058,611	£3,058,611	£2,894,419	£2,784,960
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,738,492	£2,437,270	£2,393,285	£2,393,285	£2,228,337	£2,118,373
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,044,349	£1,769,322	£1,725,123	£1,725,123	£1,559,376	£1,448,878
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£997,745	£762,102	£717,561	£717,561	£550,533	£439,181
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-56,231	£-255,587	£-301,230	£-301,230	£-472,391	£-586,497

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-465,779	£-913,127	£-956,075	£-956,075	£-1,117,133	£-1,224,505
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,812,447	£-2,217,950	£-2,261,198	£-2,261,198	£-2,423,380	£-2,531,500
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,180,612	£-3,534,073	£-3,577,668	£-3,577,668	£-3,741,145	£-3,850,130
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,869,007	£-4,196,372	£-4,240,156	£-4,240,156	£-4,404,347	£-4,513,807
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,560,275	£-4,861,497	£-4,905,482	£-4,905,482	£-5,070,430	£-5,180,394
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,254,418	£-5,529,445	£-5,573,644	£-5,573,644	£-5,739,391	£-5,849,889
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,301,022	£-6,536,665	£-6,581,206	£-6,581,206	£-6,748,234	£-6,859,586
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,354,998	£-7,554,354	£-7,599,997	£-7,599,997	£-7,771,158	£-7,885,264

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,811,756	£2,354,408	£2,311,460	£2,311,460	£2,150,402	£2,043,030
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,455,089	£1,049,585	£1,006,337	£1,006,337	£844,155	£736,035
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£86,923	£-266,538	£-310,133	£-310,133	£-473,610	£-582,595
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-601,471	£-928,837	£-972,621	£-972,621	£-1,136,812	£-1,246,272
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,292,740	£-1,593,981	£-1,637,947	£-1,637,947	£-1,802,895	£-1,912,859
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,986,883	£-2,261,910	£-2,306,109	£-2,306,109	£-2,471,856	£-2,582,354
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,033,487	£-3,269,130	£-3,313,671	£-3,313,671	£-3,480,699	£-3,592,051
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,087,463	£-4,286,819	£-4,332,462	£-4,332,462	£-4,503,623	£-4,617,729

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,960,407	£4,503,060	£4,460,111	£4,460,111	£4,299,053	£4,191,681
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,603,740	£3,198,236	£3,154,988	£3,154,988	£2,992,807	£2,884,686
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,235,574	£1,882,113	£1,838,518	£1,838,518	£1,675,041	£1,566,056
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,547,180	£1,219,814	£1,176,030	£1,176,030	£1,011,839	£902,379
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£855,911	£554,690	£510,704	£510,704	£345,756	£235,792
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£161,768	£-113,259	£-167,468	£-167,468	£-323,205	£-433,703
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-894,836	£-1,120,479	£-1,165,019	£-1,165,019	£-1,332,048	£-1,443,399
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,938,812	£-2,138,168	£-2,183,811	£-2,183,811	£-2,354,972	£-2,469,076

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,857,323	£5,399,975	£5,357,027	£5,357,027	£5,195,969	£5,088,597
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,500,655	£4,095,152	£4,051,903	£4,051,903	£3,889,722	£3,781,602
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,132,490	£2,779,029	£2,735,434	£2,735,434	£2,571,957	£2,462,972
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,444,095	£2,116,730	£2,072,946	£2,072,946	£1,908,754	£1,799,295
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,752,827	£1,451,605	£1,407,620	£1,407,620	£1,242,672	£1,132,708
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,058,684	£783,657	£739,458	£739,458	£573,711	£463,213
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£12,090	£-223,563	£-268,104	£-268,104	£-435,132	£-546,494
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,041,896	£-1,241,252	£-1,286,895	£-1,286,895	£-1,458,056	£-1,572,162

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,804,634	£3,399,543	£3,356,594	£3,356,594	£3,195,536	£3,088,164
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,715,190	£2,357,348	£2,314,099	£2,314,099	£2,151,918	£2,043,798
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,614,249	£1,303,852	£1,260,259	£1,260,259	£1,096,781	£987,796
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,059,467	£772,868	£729,083	£729,083	£564,893	£455,432
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£501,810	£239,058	£195,071	£195,071	£30,124	£-81,146
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-59,682	£-202,444	£-347,366	£-347,366	£-515,824	£-628,130
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-919,707	£-1,125,945	£-1,171,214	£-1,171,214	£-1,340,974	£-1,454,147
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,786,306	£-1,955,905	£-2,001,548	£-2,001,548	£-2,172,709	£-2,286,816

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-3,494,133	£-3,899,224	£-3,942,173	£-3,942,173	£-4,103,231	£-4,210,603
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-4,583,577	£-4,941,419	£-4,984,668	£-4,984,668	£-5,146,849	£-5,254,969
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,684,518	£-5,994,914	£-6,038,508	£-6,038,508	£-6,201,986	£-6,310,971
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,239,300	£-6,525,899	£-6,569,684	£-6,569,684	£-6,733,874	£-6,843,335
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,796,957	£-7,059,709	£-7,103,695	£-7,103,695	£-7,268,643	£-7,379,913
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,358,449	£-7,801,211	£-7,846,133	£-7,846,133	£-8,011,591	£-8,122,896
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,218,474	£-8,424,712	£-8,469,981	£-8,469,981	£-8,635,741	£-8,752,914
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,085,073	£-9,254,672	£-9,300,315	£-9,300,315	£-9,471,476	£-9,585,583

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-226,598	£-631,688	£-674,638	£-674,638	£-835,696	£-943,068
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,316,042	£-1,673,884	£-1,717,133	£-1,717,133	£-1,879,314	£-1,987,434
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,416,983	£-2,727,379	£-2,770,973	£-2,770,973	£-2,934,451	£-3,043,436
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,971,765	£-3,258,364	£-3,302,149	£-3,302,149	£-3,466,339	£-3,575,800
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,529,422	£-3,792,174	£-3,836,160	£-3,836,160	£-4,001,107	£-4,112,378
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,090,914	£-4,333,676	£-4,378,598	£-4,378,598	£-4,547,056	£-4,659,361
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,950,939	£-5,157,177	£-5,202,446	£-5,202,446	£-5,372,206	£-5,485,378
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,817,538	£-6,037,137	£-6,082,780	£-6,082,780	£-6,253,941	£-6,368,048

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,922,054	£1,516,963	£1,474,013	£1,474,013	£1,312,955	£1,205,583
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£832,609	£474,767	£431,519	£431,519	£269,337	£161,217
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-268,332	£-578,728	£-622,322	£-622,322	£-785,800	£-894,785
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-823,114	£-1,109,743	£-1,153,497	£-1,153,497	£-1,317,698	£-1,427,149
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,380,771	£-1,645,523	£-1,689,509	£-1,689,509	£-1,852,456	£-1,963,727
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,942,263	£-2,185,025	£-2,229,947	£-2,229,947	£-2,393,405	£-2,510,710
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,802,288	£-3,008,526	£-3,053,795	£-3,053,795	£-3,223,555	£-3,336,727
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,668,887	£-3,838,486	£-3,884,129	£-3,884,129	£-4,055,290	£-4,169,397

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,818,969	£2,413,878	£2,370,929	£2,370,929	£2,209,871	£2,102,499
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,729,525	£1,371,683	£1,328,434	£1,328,434	£1,166,253	£1,058,133
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£628,584	£318,187	£274,594	£274,594	£111,116	£2,131
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£73,802	£-121,737	£-256,582	£-256,582	£-420,772	£-530,233
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-483,855	£-746,607	£-790,594	£-790,594	£-955,541	£-1,066,811
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,045,347	£-1,288,109	£-1,333,031	£-1,333,031	£-1,501,489	£-1,613,795
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,905,372	£-2,111,610	£-2,156,879	£-2,156,879	£-2,326,639	£-2,439,812
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,771,971	£-2,941,570	£-2,987,213	£-2,987,213	£-3,158,374	£-3,272,481

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,373,951	£1,010,665	£967,716	£967,716	£806,659	£699,287
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£507,865	£187,985	£144,738	£144,738	£17,729	£127,618
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£375,767	£656,559	£700,866	£700,866	£867,017	£977,784
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£826,117	£1,084,676	£1,129,176	£1,129,176	£1,296,051	£1,407,302
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,279,389	£1,515,663	£1,560,368	£1,560,368	£1,728,013	£1,839,776
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,735,583	£1,949,521	£1,994,444	£1,994,444	£2,162,902	£2,275,207
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,425,350	£2,605,693	£2,650,962	£2,650,962	£2,820,721	£2,933,895
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,121,691	£3,268,324	£3,313,966	£3,313,966	£3,485,127	£3,599,235

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,924,816	£6,288,102	£6,331,050	£6,331,050	£6,492,108	£6,599,480
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,790,902	£7,110,781	£7,154,029	£7,154,029	£7,316,495	£7,426,385
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,674,534	£7,955,326	£7,999,633	£7,999,633	£8,165,784	£8,276,551
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,124,884	£8,383,443	£8,427,943	£8,427,943	£8,594,818	£8,706,069
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,578,156	£8,814,429	£8,859,135	£8,859,135	£9,026,283	£9,138,543
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,034,350	£9,248,288	£9,293,211	£9,293,211	£9,461,669	£9,573,974
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,724,117	£9,904,459	£9,949,729	£9,949,729	£10,119,488	£10,232,662
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£10,420,458	£10,567,091	£10,612,733	£10,612,733	£10,783,894	£10,898,002

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,657,281	£3,020,567	£3,063,515	£3,063,515	£3,224,573	£3,331,945
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,523,367	£3,843,246	£3,886,494	£3,886,494	£4,048,990	£4,158,850
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,406,999	£4,687,791	£4,732,098	£4,732,098	£4,898,249	£5,009,016
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,857,349	£5,115,908	£5,160,408	£5,160,408	£5,327,283	£5,438,534
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,310,621	£5,546,894	£5,591,600	£5,591,600	£5,759,245	£5,871,008
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,766,815	£5,980,793	£6,025,676	£6,025,676	£6,194,133	£6,306,439
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,456,582	£6,636,924	£6,682,194	£6,682,194	£6,851,953	£6,965,127
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£7,152,923	£7,299,556	£7,345,198	£7,345,198	£7,516,359	£7,630,466

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£508,629	£871,916	£914,864	£914,864	£1,075,922	£1,183,294
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,374,716	£1,694,595	£1,737,843	£1,737,843	£1,900,309	£2,010,199
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,258,348	£2,539,140	£2,583,447	£2,583,447	£2,749,598	£2,860,365
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,708,698	£2,967,256	£3,011,757	£3,011,757	£3,178,632	£3,289,883
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,161,970	£3,395,243	£3,442,948	£3,442,948	£3,610,594	£3,722,357
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,619,164	£3,832,102	£3,877,025	£3,877,025	£4,045,492	£4,157,798
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,307,931	£4,488,273	£4,533,542	£4,533,542	£4,703,302	£4,816,476
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£5,004,272	£5,160,905	£5,196,547	£5,196,547	£5,367,708	£5,481,815

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£388,286	£25,000	£17,949	£17,949	£179,006	£288,376
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£477,800	£797,680	£840,927	£840,927	£1,003,394	£1,113,283
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,361,432	£1,642,224	£1,686,531	£1,686,531	£1,852,682	£1,963,449
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,811,782	£2,070,341	£2,114,841	£2,114,841	£2,281,716	£2,392,967
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,265,054	£2,501,328	£2,546,033	£2,546,033	£2,713,678	£2,825,441
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,721,248	£2,935,186	£2,980,109	£2,980,109	£3,148,567	£3,260,872
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,411,015	£3,591,358	£3,636,627	£3,636,627	£3,806,386	£3,919,560
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,107,356	£4,253,989	£4,299,631	£4,299,631	£4,470,792	£4,584,900

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£30,483,634	£28,106,085	£28,025,259	£28,025,259	£27,722,161	£27,520,096
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,190,941	£24,062,034	£23,979,965	£23,979,965	£23,669,761	£23,462,958
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£21,876,556	£19,974,449	£19,891,066	£19,891,066	£19,578,383	£19,369,927
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£19,700,411	£17,922,192	£17,838,446	£17,838,446	£17,524,399	£17,315,034
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£17,516,330	£15,864,511	£15,780,380	£15,780,380	£15,464,886	£15,254,557
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,326,730	£13,801,406	£13,716,867	£13,716,867	£13,399,842	£13,188,493
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£12,031,979	£10,696,576	£10,611,383	£10,611,383	£10,291,909	£10,078,927
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£8,724,809	£7,579,540	£7,493,644	£7,493,644	£7,171,534	£6,956,794

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,069,049	£1,691,499	£1,610,674	£1,610,674	£1,307,576	£1,105,511
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£223,644	-£2,352,551	-£2,434,620	-£2,434,620	-£2,744,824	-£2,951,627
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£4,538,029	-£6,440,136	-£6,523,519	-£6,523,519	-£6,836,202	-£7,044,658
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£6,714,174	-£8,492,393	-£8,576,139	-£8,576,139	-£8,890,186	-£9,099,551
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£8,898,255	-£10,550,074	-£10,634,205	-£10,634,205	-£10,949,699	-£11,160,028
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£11,087,855	-£12,613,179	-£12,697,718	-£12,697,718	-£13,014,743	-£13,226,092
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£14,382,606	-£15,718,009	-£15,803,202	-£15,803,202	-£16,122,676	-£16,335,658
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£17,689,776	-£18,835,045	-£18,920,941	-£18,920,941	-£19,243,051	-£19,457,791

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,894,414	£13,516,864	£13,436,039	£13,436,039	£13,132,941	£12,930,876
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,601,721	£9,472,814	£9,390,745	£9,390,745	£9,080,541	£8,873,738
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,287,336	£5,385,229	£5,301,846	£5,301,846	£4,989,163	£4,780,707
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,111,191	£3,332,972	£3,249,226	£3,249,226	£2,935,179	£2,725,814
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,927,110	£1,275,291	£1,191,160	£1,191,160	£875,666	£665,337
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£737,510	-£787,814	-£872,353	-£872,353	-£1,189,378	-£1,400,727
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,557,241	-£3,892,644	-£3,977,837	-£3,977,837	-£4,297,311	-£4,510,293
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£5,864,411	-£7,009,680	-£7,095,576	-£7,095,576	-£7,417,686	-£7,632,426

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£23,670,485	£21,292,935	£21,212,110	£21,212,110	£20,909,012	£20,706,947
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,377,791	£17,248,885	£17,166,815	£17,166,815	£16,856,612	£16,649,809
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,063,407	£13,161,299	£13,077,916	£13,077,916	£12,765,233	£12,556,778
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£12,867,262	£11,109,043	£11,025,297	£11,025,297	£10,711,250	£10,501,885
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£10,703,181	£9,051,362	£8,967,231	£8,967,231	£8,651,737	£8,441,407
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,513,581	£6,988,257	£6,903,718	£6,903,718	£6,596,693	£6,375,343
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,218,830	£3,883,427	£3,798,234	£3,798,234	£3,478,760	£3,265,778
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,911,660	£766,391	£680,495	£680,495	£358,385	£143,645

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,916,466	£24,538,916	£24,458,091	£24,458,091	£24,154,993	£23,952,927
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£22,623,772	£20,494,866	£20,412,796	£20,412,796	£20,102,593	£19,895,790
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,309,387	£16,407,280	£16,323,897	£16,323,897	£16,011,214	£15,802,758
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£16,133,243	£14,355,024	£14,271,278	£14,271,278	£13,957,231	£13,747,865
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,949,161	£12,297,343	£12,213,212	£12,213,212	£11,897,717	£11,687,388
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£11,759,561	£10,234,237	£10,149,698	£10,149,698	£9,832,674	£9,621,324
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£8,464,810	£7,129,408	£7,044,215	£7,044,215	£6,724,741	£6,511,759
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£5,157,641	£4,012,372	£3,926,476	£3,926,476	£3,604,366	£3,389,626

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,875,575	£14,701,760	£14,619,612	£14,619,612	£14,311,557	£14,106,187
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£13,880,567	£11,935,935	£11,853,214	£11,853,214	£11,543,011	£11,336,209
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,863,479	£9,148,410	£9,065,028	£9,065,028	£8,752,345	£8,543,889
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,346,655	£7,746,511	£7,662,765	£7,662,765	£7,345,847	£7,133,058
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,824,311	£6,327,988	£6,242,480	£6,242,480	£5,921,826	£5,708,056
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,290,863	£4,900,312	£4,814,390	£4,814,390	£4,492,180	£4,277,375
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,963,542	£2,748,452	£2,661,866	£2,661,866	£2,337,166	£2,120,701
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,623,588	£584,177	£496,876	£496,876	£169,497	£-49,553

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,539,010	£-11,712,825	£-11,794,973	£-11,794,973	£-12,103,028	£-12,308,398
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-12,534,018	£-14,478,650	£-14,561,371	£-14,561,371	£-14,871,575	£-15,078,376
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-15,551,106	£-17,266,175	£-17,349,557	£-17,349,557	£-17,662,240	£-17,870,896
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-17,067,930	£-18,668,074	£-18,751,821	£-18,751,821	£-19,068,738	£-19,281,527
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-18,590,274	£-20,086,597	£-20,172,105	£-20,172,105	£-20,492,759	£-20,706,529
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-20,123,722	£-21,514,273	£-21,600,195	£-21,600,195	£-21,922,405	£-22,137,210
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-22,451,043	£-23,666,133	£-23,752,719	£-23,752,719	£-24,077,419	£-24,293,884
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-24,790,997	£-25,830,408	£-25,917,709	£-25,917,709	£-26,245,088	£-26,464,138

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,286,355	£112,540	£30,392	£30,392	£-277,663	£-483,033
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-708,653	£-2,653,285	£-2,736,006	£-2,736,006	£-3,046,210	£-3,253,011
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,725,741	£-5,440,810	£-5,524,192	£-5,524,192	£-5,836,875	£-6,045,331
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,242,565	£-6,842,709	£-6,926,456	£-6,926,456	£-7,243,373	£-7,456,162
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,764,909	£-8,261,232	£-8,346,740	£-8,346,740	£-8,667,394	£-8,881,164
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,298,357	£-9,688,908	£-9,774,830	£-9,774,830	£-10,097,040	£-10,311,845
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-10,625,678	£-11,840,768	£-11,927,354	£-11,927,354	£-12,252,054	£-12,468,519
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-12,965,632	£-14,005,043	£-14,092,344	£-14,092,344	£-14,419,723	£-14,638,773

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,062,426	£7,888,611	£7,806,463	£7,806,463	£7,498,408	£7,293,038
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,067,417	£5,122,786	£5,040,065	£5,040,065	£4,729,861	£4,523,059
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,050,329	£2,335,261	£2,251,879	£2,251,879	£1,939,196	£1,730,740
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,533,505	£933,361	£849,615	£849,615	£532,694	£319,909
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,011,162	£-485,161	£-570,669	£-570,669	£-891,324	£-1,105,093
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-522,286	£-1,912,837	£-1,998,769	£-1,998,769	£-2,320,969	£-2,535,775
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,949,007	£-4,064,698	£-4,151,283	£-4,151,283	£-4,475,983	£-4,692,449
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,189,561	£-6,228,972	£-6,316,274	£-6,316,274	£-6,643,652	£-6,862,702

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,308,407	£11,134,591	£11,052,444	£11,052,444	£10,744,389	£10,539,019
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,313,398	£8,368,767	£8,286,045	£8,286,045	£7,975,842	£7,769,040
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,296,310	£5,581,241	£5,497,859	£5,497,859	£5,185,176	£4,976,721
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,779,486	£4,179,342	£4,095,596	£4,095,596	£3,778,679	£3,565,889
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,257,142	£2,760,819	£2,675,312	£2,675,312	£2,354,657	£2,140,888
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,723,694	£1,333,144	£1,247,222	£1,247,222	£925,012	£710,206
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£396,374	£-1818,717	£-1905,303	£-1905,303	£-1,230,002	£-1,446,468
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,943,580	£-2,982,991	£-3,070,293	£-3,070,293	£-3,397,671	£-3,616,721

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,182,890	£9,106,984	£9,024,837	£9,024,837	£8,716,781	£8,509,177
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,716,308	£6,845,405	£6,761,331	£6,761,331	£6,446,054	£6,235,869
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,214,350	£4,554,249	£4,469,503	£4,469,503	£4,151,706	£3,939,841
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,948,434	£3,400,394	£3,315,279	£3,315,279	£2,996,095	£2,783,305
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,676,904	£2,241,021	£2,155,514	£2,155,514	£1,834,859	£1,621,900
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,399,759	£1,076,131	£990,209	£990,209	£668,000	£453,193
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£473,515	£692,697	£780,699	£780,699	£1,110,709	£1,330,715
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,489,328	£-2,491,743	£-2,580,472	£-2,580,472	£-2,913,205	£-3,135,026

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-15,231,695	£-17,307,601	£-17,389,748	£-17,389,748	£-17,697,804	£-17,905,408
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-17,698,277	£-19,569,180	£-19,653,254	£-19,653,254	£-19,968,531	£-20,178,716
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-20,200,235	£-21,860,336	£-21,945,082	£-21,945,082	£-22,262,879	£-22,474,744
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-21,466,151	£-23,014,191	£-23,099,306	£-23,099,306	£-23,418,490	£-23,631,280
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-22,737,681	£-24,173,564	£-24,259,071	£-24,259,071	£-24,579,726	£-24,793,495
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-24,014,826	£-25,338,454	£-25,424,376	£-25,424,376	£-25,746,585	£-25,961,392
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-25,941,070	£-27,107,282	£-27,195,284	£-27,195,284	£-27,525,294	£-27,745,300
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-27,903,913	£-28,906,328	£-28,995,057	£-28,995,057	£-29,327,790	£-29,549,811

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-3,406,330	£-5,482,236	£-5,564,383	£-5,564,383	£-5,872,439	£-6,080,043
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,872,912	£-7,743,815	£-7,827,889	£-7,827,889	£-8,143,106	£-8,353,351
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-8,374,870	£-10,034,971	£-10,119,717	£-10,119,717	£-10,437,514	£-10,649,379
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,640,786	£-11,188,826	£-11,273,941	£-11,273,941	£-11,593,125	£-11,805,915
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-10,912,316	£-12,348,199	£-12,433,706	£-12,433,706	£-12,754,361	£-12,968,130
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,189,461	£-13,513,089	£-13,599,011	£-13,599,011	£-13,921,220	£-14,136,027
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,115,705	£-15,281,917	£-15,369,919	£-15,369,919	£-15,699,929	£-15,919,935
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,078,548	£-17,080,963	£-17,169,692	£-17,169,692	£-17,502,425	£-17,724,246

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,369,741	£2,293,835	£2,211,687	£2,211,687	£1,903,632	£1,696,027
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,903,158	£32,256	£-1,818	£-1,818	£-367,095	£-577,280
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-598,799	£-2,258,900	£-2,343,647	£-2,343,647	£-2,661,444	£-2,873,308
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,864,715	£-3,412,755	£-3,497,871	£-3,497,871	£-3,817,054	£-4,029,544
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,136,245	£-4,572,128	£-4,657,635	£-4,657,635	£-4,976,290	£-5,192,059
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,413,391	£-5,737,018	£-5,822,941	£-5,822,941	£-6,145,149	£-6,359,956
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,339,634	£-7,005,846	£-7,093,849	£-7,093,849	£-7,423,858	£-7,643,864
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,302,478	£-8,304,892	£-8,393,621	£-8,393,621	£-8,726,354	£-8,948,176

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,615,722	£5,539,816	£5,457,668	£5,457,668	£5,149,613	£4,942,008
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,149,139	£3,278,236	£3,194,162	£3,194,162	£2,878,886	£2,668,701
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,647,182	£987,080	£902,334	£902,334	£584,637	£372,672
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,381,266	£166,774	£-251,890	£-251,890	£-571,074	£-783,863
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£109,735	£-1,326,147	£-1,411,655	£-1,411,655	£-1,732,309	£-1,946,079
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,167,410	£-2,491,037	£-2,576,960	£-2,576,960	£-2,899,169	£-3,113,975
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,093,653	£-4,259,865	£-4,347,868	£-4,347,868	£-4,677,877	£-4,897,884
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,056,497	£-6,058,912	£-6,147,640	£-6,147,640	£-6,480,374	£-6,702,195

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,598,501	£13,460,555	£13,378,408	£13,378,408	£13,070,353	£12,864,983
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,873,213	£10,860,142	£10,777,421	£10,777,421	£10,467,217	£10,260,415
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,125,847	£8,238,028	£8,154,646	£8,154,646	£7,841,963	£7,633,508
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,743,884	£6,915,713	£6,830,597	£6,830,597	£6,511,413	£6,298,625
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,349,912	£5,577,161	£5,491,652	£5,491,652	£5,170,999	£4,957,229
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,941,988	£4,233,091	£4,147,169	£4,147,169	£3,824,960	£3,610,153
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,819,576	£2,206,640	£2,120,054	£2,120,054	£1,795,355	£1,578,889
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£684,532	£167,775	£80,475	£80,475	£-250,943	£-472,764

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,816,084	£-12,954,030	£-13,036,177	£-13,036,177	£-13,344,232	£-13,549,603
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,541,372	£-15,554,443	£-15,637,164	£-15,637,164	£-15,947,368	£-16,154,170
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£17,288,738	£-18,176,557	£-18,259,939	£-18,259,939	£-18,572,622	£-18,781,077
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£18,670,702	£-19,498,872	£-19,583,988	£-19,583,988	£-19,903,172	£-20,115,960
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£20,064,673	£-20,837,424	£-20,922,933	£-20,922,933	£-21,243,586	£-21,457,356
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£21,472,597	£-22,181,494	£-22,267,416	£-22,267,416	£-22,589,625	£-22,804,432
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£23,595,009	£-24,207,945	£-24,294,531	£-24,294,531	£-24,619,231	£-24,835,696
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£25,730,053	£-26,246,810	£-26,334,110	£-26,334,110	£-26,665,528	£-26,887,349

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,281	£-1,128,665	£-1,210,812	£-1,210,812	£-1,518,867	£-1,724,238
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,716,007	£-3,729,078	£-3,811,799	£-3,811,799	£-4,122,003	£-4,328,805
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,463,373	£-6,351,192	£-6,434,574	£-6,434,574	£-6,747,257	£-6,955,712
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,845,337	£-7,673,507	£-7,758,623	£-7,758,623	£-8,077,807	£-8,290,595
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,239,308	£-9,012,059	£-9,097,568	£-9,097,568	£-9,418,221	£-9,631,991
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,647,232	£-10,356,129	£-10,442,051	£-10,442,051	£-10,764,260	£-10,979,067
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,769,644	£-12,382,580	£-12,469,166	£-12,469,166	£-12,793,865	£-13,010,331
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-13,904,688	£-14,421,445	£-14,508,745	£-14,508,745	£-14,840,163	£-15,061,984

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,785,352	£6,647,406	£6,565,258	£6,565,258	£6,257,203	£6,051,833
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,060,064	£4,046,992	£3,964,272	£3,964,272	£3,654,068	£3,447,266
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,312,697	£1,424,879	£1,341,497	£1,341,497	£1,028,814	£820,358
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£930,734	£102,563	£17,448	£17,448	£-301,736	£-514,525
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-463,238	£-1,235,988	£-1,321,497	£-1,321,497	£-1,642,151	£-1,855,920
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,671,161	£-2,590,058	£-2,665,981	£-2,665,981	£-2,988,190	£-3,202,996
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,993,573	£-4,606,509	£-4,693,095	£-4,693,095	£-5,017,795	£-5,234,350
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,128,617	£-6,645,374	£-6,732,675	£-6,732,675	£-7,064,092	£-7,285,913

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,031,332	£9,893,387	£9,811,239	£9,811,239	£9,503,184	£9,297,814
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,306,045	£7,292,973	£7,210,253	£7,210,253	£6,900,048	£6,693,246
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,558,678	£4,670,860	£4,587,478	£4,587,478	£4,274,795	£4,066,339
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,176,715	£3,348,544	£3,263,428	£3,263,428	£2,944,245	£2,731,456
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,782,743	£2,009,992	£1,924,484	£1,924,484	£1,603,830	£1,390,061
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,374,820	£665,922	£580,000	£580,000	£257,791	£42,985
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-747,592	£-1,360,529	£-1,447,115	£-1,447,115	£-1,771,814	£-1,988,280
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,882,636	£-3,399,394	£-3,486,694	£-3,486,694	£-3,818,111	£-4,039,932

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,044,353	£8,984,734	£8,902,587	£8,902,587	£8,594,532	£8,389,162
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,707,717	£6,753,723	£6,669,649	£6,669,649	£6,354,372	£6,144,188
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,325,016	£4,490,615	£4,405,869	£4,405,869	£4,088,072	£3,876,207
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,124,905	£3,350,784	£3,265,668	£3,265,668	£2,946,484	£2,733,696
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,919,181	£2,205,435	£2,119,927	£2,119,927	£1,799,274	£1,585,503
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,707,842	£1,054,569	£968,646	£968,646	£646,437	£431,632
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-121,651	£-693,232	£-781,234	£-781,234	£-1,111,244	£-1,331,250
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,991,914	£-2,470,899	£-2,559,627	£-2,559,627	£-2,892,359	£-3,114,182

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-16,370,232	£-17,429,851	£-17,511,998	£-17,511,998	£-17,820,053	£-18,025,424
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-18,706,868	£-19,660,862	£-19,744,936	£-19,744,936	£-20,060,213	£-20,270,397
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-21,089,569	£-21,923,970	£-22,008,716	£-22,008,716	£-22,326,513	£-22,538,378
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-22,289,680	£-23,063,801	£-23,148,917	£-23,148,917	£-23,468,101	£-23,680,889
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-23,495,404	£-24,209,150	£-24,294,658	£-24,294,658	£-24,615,311	£-24,829,082
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-24,706,743	£-25,360,016	£-25,445,939	£-25,445,939	£-25,768,148	£-25,982,953
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,536,236	£-27,107,817	£-27,195,819	£-27,195,819	£-27,525,829	£-27,745,835
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,406,499	£-28,885,484	£-28,974,212	£-28,974,212	£-29,306,944	£-29,528,767

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,544,867	£-5,804,486	£-5,686,633	£-5,686,633	£-5,994,688	£-6,200,059
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-6,881,503	£-7,835,497	£-7,919,571	£-7,919,571	£-8,234,848	£-8,445,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,264,204	£-10,098,605	£-10,183,351	£-10,183,351	£-10,501,148	£-10,713,013
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-10,464,315	£-11,238,436	£-11,323,552	£-11,323,552	£-11,642,736	£-11,855,524
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,670,039	£-12,383,785	£-12,469,293	£-12,469,293	£-12,789,946	£-13,003,717
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,881,378	£-13,534,651	£-13,620,574	£-13,620,574	£-13,942,783	£-14,157,588
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,710,871	£-15,282,452	£-15,370,454	£-15,370,454	£-15,700,464	£-15,920,470
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,581,134	£-17,060,119	£-17,148,847	£-17,148,847	£-17,481,579	£-17,703,402

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,231,204	£2,171,585	£2,089,437	£2,089,437	£1,781,382	£1,576,012
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£894,568	£-59,426	£-143,500	£-143,500	£-458,777	£-668,961
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,488,133	£-2,322,534	£-2,407,280	£-2,407,280	£-2,725,077	£-2,936,942
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,688,244	£-3,462,366	£-3,547,481	£-3,547,481	£-3,866,665	£-4,079,454
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,893,969	£-4,607,714	£-4,693,222	£-4,693,222	£-5,013,876	£-5,227,646
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,105,307	£-5,759,591	£-5,844,503	£-5,844,503	£-6,166,712	£-6,381,517
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,934,900	£-7,606,381	£-7,594,384	£-7,594,384	£-7,924,393	£-8,144,400
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,805,064	£-9,284,048	£-9,372,776	£-9,372,776	£-9,705,509	£-9,927,331

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,477,185	£5,417,566	£5,335,418	£5,335,418	£5,027,363	£4,821,993
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,140,549	£3,186,555	£3,102,481	£3,102,481	£2,787,204	£2,577,020
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,757,847	£923,447	£838,701	£838,701	£520,903	£309,039
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£557,736	£-216,385	£-301,501	£-301,501	£-620,684	£-833,473
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-647,987	£-1,361,734	£-1,447,241	£-1,447,241	£-1,767,895	£-1,981,685
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,859,326	£-2,512,600	£-2,598,522	£-2,598,522	£-2,920,731	£-3,135,537
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,688,819	£-4,260,401	£-4,348,403	£-4,348,403	£-4,678,412	£-4,898,419
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,559,083	£-6,038,067	£-6,126,796	£-6,126,796	£-6,459,528	£-6,681,350

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,611,635	£5,596,551	£5,513,060	£5,513,060	£5,199,966	£4,991,237
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,542,849	£3,642,623	£3,558,549	£3,558,549	£3,243,272	£3,033,088
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,451,605	£1,666,624	£1,581,877	£1,581,877	£1,264,080	£1,052,216
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,397,561	£670,347	£585,232	£585,232	£266,048	£53,258
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£337,903	£336,868	£423,774	£423,774	£749,673	£966,939
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£739,265	£1,360,655	£1,447,982	£1,447,982	£1,775,461	£1,993,780
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,374,007	£2,906,849	£2,994,851	£2,994,851	£3,324,862	£3,544,868
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,021,586	£4,465,662	£4,554,391	£4,554,391	£4,887,124	£5,108,945

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,802,950	£20,818,034	£20,901,525	£20,901,525	£21,214,619	£21,423,348
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,871,736	£22,771,962	£22,856,036	£22,856,036	£23,171,313	£23,381,497
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£23,962,980	£24,747,962	£24,832,708	£24,832,708	£25,150,505	£25,362,370
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£25,017,024	£25,744,238	£25,829,353	£25,829,353	£26,148,537	£26,361,327
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£26,076,682	£26,751,453	£26,838,359	£26,838,359	£27,164,258	£27,381,524
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£27,153,850	£27,775,240	£27,862,567	£27,862,567	£28,190,046	£28,408,365
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£28,788,592	£29,321,434	£29,409,437	£29,409,437	£29,736,447	£29,959,453
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£30,436,171	£30,880,247	£30,968,976	£30,968,976	£31,301,709	£31,523,530

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,977,585	£8,992,689	£9,076,160	£9,076,160	£9,389,254	£9,597,983
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,046,371	£10,946,597	£11,030,671	£11,030,671	£11,345,948	£11,556,132
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,137,615	£12,922,597	£13,007,343	£13,007,343	£13,325,140	£13,537,005
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,191,659	£13,918,873	£14,003,988	£14,003,988	£14,323,172	£14,535,962
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£14,251,317	£14,926,088	£15,012,994	£15,012,994	£15,338,893	£15,556,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,328,485	£15,949,875	£16,037,202	£16,037,202	£16,364,681	£16,583,000
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£16,963,227	£17,496,069	£17,584,071	£17,584,071	£17,914,082	£18,134,088
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£18,610,806	£19,054,882	£19,143,611	£19,143,611	£19,476,344	£19,698,165

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£201,514	£1,216,598	£1,300,089	£1,300,089	£1,613,183	£1,821,912
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,270,300	£3,170,527	£3,254,601	£3,254,601	£3,569,878	£3,780,062
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,361,545	£5,146,526	£5,231,272	£5,231,272	£5,549,069	£5,760,934
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,415,589	£6,142,802	£6,227,918	£6,227,918	£6,547,101	£6,759,891
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,475,247	£7,150,018	£7,236,924	£7,236,924	£7,562,822	£7,776,088
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£7,552,415	£8,173,804	£8,261,131	£8,261,131	£8,589,610	£8,806,929
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,187,156	£9,719,998	£9,808,001	£9,808,001	£10,138,011	£10,358,018
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£10,834,736	£11,278,811	£11,367,540	£11,367,540	£11,700,273	£11,922,095

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,044,467	£2,029,383	£1,945,892	£1,945,892	£1,632,798	£1,424,069
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£975,680	£75,454	£8,620	£8,620	£323,897	£534,081
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,115,584	£1,900,546	£1,995,291	£1,995,291	£2,303,088	£2,514,953
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,169,608	£2,896,821	£2,981,937	£2,981,937	£3,301,121	£3,513,910
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,229,266	£3,904,037	£3,990,943	£3,990,943	£4,316,842	£4,534,107
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,306,434	£4,927,823	£5,015,151	£5,015,151	£5,342,630	£5,560,949
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,941,175	£6,474,018	£6,562,020	£6,562,020	£6,892,031	£7,112,037
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£7,588,755	£8,032,831	£8,121,559	£8,121,559	£8,454,293	£8,676,114

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,321,428	£11,444,135	£11,361,988	£11,361,988	£11,053,932	£10,848,562
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,803,246	£9,025,117	£8,942,397	£8,942,397	£8,632,192	£8,425,390
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,262,945	£6,575,304	£6,490,558	£6,490,558	£6,172,760	£5,960,896
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,971,037	£5,333,998	£5,248,882	£5,248,882	£4,929,699	£4,716,910
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,673,515	£4,087,176	£4,001,668	£4,001,668	£3,681,013	£3,467,244
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,370,379	£2,834,835	£2,748,913	£2,748,913	£2,426,703	£2,211,898
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,405,148	£945,978	£859,392	£859,392	£534,693	£318,227
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-682,083	£-970,918	£-1,059,646	£-1,059,646	£-1,392,379	£-1,614,201

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-14,093,158	£-14,970,450	£-15,052,597	£-15,052,597	£-15,360,653	£-15,566,023
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-16,611,339	£-17,389,468	£-17,472,189	£-17,472,189	£-17,782,393	£-17,989,195
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-19,151,640	£-19,839,281	£-19,924,027	£-19,924,027	£-20,241,825	£-20,453,689
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-20,443,548	£-21,080,587	£-21,165,703	£-21,165,703	£-21,484,886	£-21,697,675
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-21,741,070	£-22,327,410	£-22,412,917	£-22,412,917	£-22,733,572	£-22,947,341
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-23,044,206	£-23,579,750	£-23,665,672	£-23,665,672	£-23,987,882	£-24,202,687
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-25,009,437	£-25,468,607	£-25,555,193	£-25,555,193	£-25,879,892	£-26,096,358
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-26,996,688	£-27,385,503	£-27,474,231	£-27,474,231	£-27,806,964	£-28,028,786

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,267,793	£-3,145,085	£-3,227,232	£-3,227,232	£-3,535,288	£-3,740,658
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-4,785,974	£-5,584,103	£-5,646,824	£-5,646,824	£-5,957,208	£-6,163,830
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-7,326,275	£-8,013,916	£-8,088,662	£-8,088,662	£-8,416,460	£-8,628,324
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-8,618,183	£-9,255,222	£-9,340,338	£-9,340,338	£-9,659,521	£-9,872,310
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,915,705	£-10,502,045	£-10,587,552	£-10,587,552	£-10,908,207	£-11,121,976
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-11,218,841	£-11,754,385	£-11,840,307	£-11,840,307	£-12,162,517	£-12,377,322
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-13,184,072	£-13,643,242	£-13,729,828	£-13,729,828	£-14,054,527	£-14,270,993
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,171,303	£-15,580,138	£-15,648,866	£-15,648,866	£-15,981,959	£-16,203,421

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,508,278	£4,630,986	£4,548,838	£4,548,838	£4,240,783	£4,035,413
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,990,097	£2,211,968	£2,129,247	£2,129,247	£1,819,043	£1,612,241
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£449,796	£-237,846	£-322,592	£-322,592	£-640,389	£-852,254
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-842,112	£-1,479,151	£-1,564,267	£-1,564,267	£-1,883,451	£-2,096,239
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,139,634	£-2,725,974	£-2,811,481	£-2,811,481	£-3,132,136	£-3,345,905
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,442,770	£-3,978,314	£-4,064,236	£-4,064,236	£-4,386,446	£-4,601,252
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,408,001	£-5,867,171	£-5,953,757	£-5,953,757	£-6,278,457	£-6,494,922
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,395,232	£-7,784,067	£-7,872,796	£-7,872,796	£-8,205,628	£-8,427,350

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,754,259	£7,876,967	£7,794,819	£7,794,819	£7,486,764	£7,281,394
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,236,078	£5,457,949	£5,375,228	£5,375,228	£5,065,024	£4,858,222
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,695,776	£3,008,135	£2,923,389	£2,923,389	£2,605,592	£2,393,727
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,403,868	£1,766,830	£1,681,714	£1,681,714	£1,362,530	£1,149,742
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,106,346	£520,007	£434,499	£434,499	£113,845	£-99,925
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-196,789	£-732,333	£-818,256	£-818,256	£-1,140,465	£-1,355,271
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,162,021	£-2,621,190	£-2,707,776	£-2,707,776	£-3,032,476	£-3,248,941
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,149,251	£-4,538,086	£-4,626,815	£-4,626,815	£-4,959,547	£-5,181,369

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,611,635	£5,821,663	£5,738,172	£5,738,172	£5,425,079	£5,216,350
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,572,228	£3,874,098	£3,790,025	£3,790,025	£3,474,748	£3,264,563
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,510,363	£1,904,462	£1,819,716	£1,819,716	£1,501,919	£1,290,054
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,471,010	£911,367	£826,252	£826,252	£507,069	£294,279
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£426,042	£-88,672	£-175,579	£-175,579	£-501,477	£-718,743
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-634,754	£-1,109,225	£-1,196,553	£-1,196,553	£-1,524,032	£-1,742,351
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,247,101	£-2,650,570	£-2,738,572	£-2,738,572	£-3,068,582	£-3,288,588
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,872,286	£-4,204,533	£-4,293,261	£-4,293,261	£-4,625,993	£-4,847,816

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-19,802,950	£-20,592,922	£-20,676,413	£-20,676,413	£-20,989,506	£-21,198,235
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-21,842,357	£-22,540,487	£-22,624,560	£-22,624,560	£-22,939,837	£-23,150,022
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-23,904,222	£-24,510,123	£-24,594,869	£-24,594,869	£-24,912,666	£-25,124,531
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-24,943,575	£-25,503,218	£-25,588,333	£-25,588,333	£-25,907,517	£-26,120,306
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-25,988,544	£-26,503,257	£-26,590,164	£-26,590,164	£-26,916,062	£-27,133,328
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-27,049,340	£-27,523,810	£-27,611,138	£-27,611,138	£-27,938,617	£-28,156,936
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-28,661,686	£-29,065,155	£-29,153,157	£-29,153,157	£-29,483,167	£-29,703,173
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,286,871	£-30,619,118	£-30,707,846	£-30,707,846	£-31,040,578	£-31,262,401

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-7,977,585	£-8,767,557	£-8,851,048	£-8,851,048	£-9,164,141	£-9,372,870
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-10,016,992	£-10,715,122	£-10,799,195	£-10,799,195	£-11,114,472	£-11,324,657
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-12,078,857	£-12,684,758	£-12,769,504	£-12,769,504	£-13,087,301	£-13,299,166
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-13,118,210	£-13,677,853	£-13,762,968	£-13,762,968	£-14,082,151	£-14,294,941
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-14,163,179	£-14,677,892	£-14,764,799	£-14,764,799	£-15,090,697	£-15,307,963
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-15,223,975	£-15,698,445	£-15,785,773	£-15,785,773	£-16,113,252	£-16,331,571
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,836,321	£-17,239,790	£-17,327,792	£-17,327,792	£-17,657,802	£-17,877,808
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,461,506	£-18,793,753	£-18,882,481	£-18,882,481	£-19,215,213	£-19,437,036

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-201,514	£-991,486	£-1,074,977	£-1,074,977	£-1,388,070	£-1,596,799
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,240,921	£-2,939,051	£-3,023,124	£-3,023,124	£-3,338,401	£-3,548,586
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-4,302,786	£-4,908,687	£-4,993,433	£-4,993,433	£-5,311,230	£-5,523,095
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,342,139	£-5,901,762	£-5,986,897	£-5,986,897	£-6,306,081	£-6,518,970
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,387,108	£-6,901,821	£-6,986,728	£-6,986,728	£-7,314,627	£-7,531,892
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,447,904	£-7,922,374	£-8,009,702	£-8,009,702	£-8,337,181	£-8,555,800
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,060,250	£-9,463,710	£-9,551,721	£-9,551,721	£-9,881,731	£-10,101,737
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,685,436	£-11,017,682	£-11,106,410	£-11,106,410	£-11,439,143	£-11,660,965

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,044,467	£2,254,495	£2,171,004	£2,171,004	£1,857,911	£1,649,182
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,005,060	£306,930	£222,857	£222,857	£-92,420	£-302,605
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,056,805	£-1,662,706	£-1,747,452	£-1,747,452	£-2,065,249	£-2,277,114
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,096,159	£-2,655,801	£-2,740,916	£-2,740,916	£-3,060,100	£-3,272,890
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,141,127	£-3,655,840	£-3,742,747	£-3,742,747	£-4,068,646	£-4,285,912
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,201,923	£-4,676,393	£-4,763,721	£-4,763,721	£-5,091,201	£-5,309,520
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,814,269	£-6,217,738	£-6,305,741	£-6,305,741	£-6,635,750	£-6,855,756
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,439,455	£-7,771,701	£-7,860,430	£-7,860,430	£-8,193,162	£-8,414,984

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,001,398	£1,290,718	£1,207,226	£1,207,226	£894,133	£685,404
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£384,697	£245,360	£330,809	£330,809	£651,242	£864,864
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,274,979	£1,824,980	£1,911,112	£1,911,112	£2,234,107	£2,449,437
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,116,522	£2,623,202	£2,709,709	£2,709,709	£3,034,113	£3,250,383
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,963,771	£3,427,031	£3,513,937	£3,513,937	£3,839,836	£4,057,102
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,816,725	£4,236,469	£4,323,797	£4,323,797	£4,651,276	£4,869,595
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,106,858	£5,461,141	£5,549,144	£5,549,144	£5,879,153	£6,099,160
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£6,409,828	£6,698,431	£6,787,160	£6,787,160	£7,119,892	£7,341,714

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,413,187	£25,123,868	£25,207,359	£25,207,359	£25,520,452	£25,729,181
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,029,889	£26,659,945	£26,745,394	£26,745,394	£27,065,827	£27,279,449
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£27,689,564	£28,239,565	£28,325,697	£28,325,697	£28,648,692	£28,864,022
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£28,531,107	£29,037,787	£29,124,294	£29,124,294	£29,448,698	£29,664,968
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£29,378,356	£29,841,616	£29,928,522	£29,928,522	£30,254,421	£30,471,687
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£30,231,310	£30,651,054	£30,738,382	£30,738,382	£31,065,861	£31,284,180
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£31,521,443	£31,875,726	£31,963,729	£31,963,729	£32,293,738	£32,513,745
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£32,824,413	£33,113,016	£33,201,745	£33,201,745	£33,534,477	£33,756,299

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,587,822	£13,298,503	£13,381,994	£13,381,994	£13,695,087	£13,903,816
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,204,524	£14,834,580	£14,920,029	£14,920,029	£15,240,462	£15,454,084
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,864,199	£16,414,200	£16,500,332	£16,500,332	£16,823,327	£17,038,657
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£16,705,742	£17,212,422	£17,298,929	£17,298,929	£17,623,333	£17,839,603
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£17,552,991	£18,016,251	£18,103,157	£18,103,157	£18,428,066	£18,646,322
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£18,405,945	£18,825,689	£18,913,017	£18,913,017	£19,240,496	£19,458,815
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£19,696,078	£20,050,361	£20,138,364	£20,138,364	£20,468,373	£20,688,380
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£20,999,048	£21,287,651	£21,376,380	£21,376,380	£21,709,112	£21,930,934

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,811,752	£5,522,432	£5,605,923	£5,605,923	£5,919,016	£6,127,745
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,428,453	£7,059,509	£7,143,958	£7,143,958	£7,464,391	£7,678,013
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,088,128	£8,638,129	£8,724,261	£8,724,261	£9,047,256	£9,262,586
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,929,671	£9,436,351	£9,522,859	£9,522,859	£9,847,263	£10,063,532
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,776,920	£10,240,181	£10,327,087	£10,327,087	£10,652,985	£10,870,251
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£10,629,875	£11,049,618	£11,136,946	£11,136,946	£11,464,426	£11,682,745
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£11,920,007	£12,274,291	£12,362,293	£12,362,293	£12,692,303	£12,912,509
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£13,222,977	£13,511,580	£13,600,309	£13,600,309	£13,933,042	£14,154,863

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,565,771	£2,276,451	£2,359,942	£2,359,942	£2,673,035	£2,881,764
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,182,472	£3,812,528	£3,897,979	£3,897,979	£4,218,410	£4,432,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,842,148	£5,392,148	£5,478,280	£5,478,280	£5,801,275	£6,016,605
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,683,691	£6,190,370	£6,276,878	£6,276,878	£6,601,282	£6,817,551
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,530,939	£6,994,200	£7,081,106	£7,081,106	£7,407,005	£7,624,270
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£7,383,894	£7,803,637	£7,890,966	£7,890,966	£8,218,445	£8,436,764
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£8,674,026	£9,028,310	£9,116,312	£9,116,312	£9,446,322	£9,666,328
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£9,976,996	£10,265,599	£10,354,329	£10,354,329	£10,687,061	£10,908,882

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£72,267,429	£66,641,146	£66,452,977	£66,452,977	£65,747,345	£65,276,923
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£62,143,799	£57,105,102	£56,915,621	£56,915,621	£56,205,068	£55,730,225
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£51,969,772	£47,485,409	£47,291,290	£47,291,290	£46,563,342	£46,078,043
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£46,856,338	£42,645,992	£42,451,025	£42,451,025	£41,719,901	£41,232,485
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£41,705,612	£37,793,969	£37,598,105	£37,598,105	£36,863,612	£36,373,951
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£36,542,062	£32,929,343	£32,732,529	£32,732,529	£31,990,171	£31,490,094
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£28,768,213	£26,560,718	£25,359,138	£25,359,138	£24,603,217	£24,099,269
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£20,904,153	£18,144,446	£17,937,880	£17,937,880	£17,163,255	£16,646,839

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,740,082	£17,113,799	£16,925,630	£16,925,630	£16,219,998	£15,749,577
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,616,452	£7,577,755	£7,388,274	£7,388,274	£6,677,721	£6,202,878
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,442,425	£-2,041,938	£-2,236,057	£-2,236,057	£-2,964,005	£-3,449,304
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,671,009	£-6,881,355	£-7,076,322	£-7,076,322	£-7,807,446	£-8,294,862
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-7,821,735	£-11,733,378	£-11,929,242	£-11,929,242	£-12,663,735	£-13,153,396
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,985,285	£-16,598,004	£-16,794,818	£-16,794,818	£-17,537,170	£-18,037,253
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-20,759,134	£-23,966,629	£-24,168,209	£-24,168,209	£-24,924,130	£-25,428,078
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,623,194	£-31,382,901	£-31,589,467	£-31,589,467	£-32,364,092	£-32,860,508

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£44,912,642	£39,286,358	£39,098,190	£39,098,190	£38,392,557	£37,922,136
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£34,789,012	£29,750,315	£29,560,834	£29,560,834	£28,850,280	£28,375,438
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£24,614,984	£20,130,621	£19,936,502	£19,936,502	£19,208,554	£18,723,255
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£19,501,551	£15,291,204	£15,096,238	£15,096,238	£14,365,114	£13,877,697
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£14,350,825	£10,439,182	£10,243,318	£10,243,318	£9,508,824	£9,019,163
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,187,274	£5,574,555	£5,377,741	£5,377,741	£4,635,390	£4,135,307
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,413,426	£-1,794,070	£-1,995,649	£-1,995,649	£-2,761,570	£-3,255,519
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,450,634	£-9,210,342	£-9,416,908	£-9,416,908	£-10,191,533	£-10,707,949

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£59,492,774	£53,866,491	£53,678,322	£53,678,322	£52,972,690	£52,502,268
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£49,369,144	£44,330,447	£44,140,966	£44,140,966	£43,430,413	£42,955,570
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£39,195,117	£34,710,754	£34,516,635	£34,516,635	£33,788,687	£33,303,368
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£34,081,683	£29,871,337	£29,676,370	£29,676,370	£28,945,246	£28,457,830
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£28,930,957	£25,019,314	£24,823,450	£24,823,450	£24,088,957	£23,599,296
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£23,767,407	£20,154,688	£19,957,874	£19,957,874	£19,215,522	£18,715,439
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£19,993,556	£12,786,063	£12,584,493	£12,584,493	£11,828,562	£11,324,614
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£8,129,498	£5,369,791	£5,163,225	£5,163,225	£4,388,600	£3,872,184

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£66,578,988	£59,952,705	£59,764,536	£59,764,536	£59,058,904	£58,588,482
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£56,455,356	£50,416,661	£50,227,190	£50,227,190	£49,516,626	£49,041,784
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£46,281,331	£40,796,968	£40,602,849	£40,602,849	£39,874,901	£39,389,602
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£40,167,897	£35,957,551	£35,762,584	£35,762,584	£35,031,460	£34,544,044
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£35,017,171	£31,105,528	£30,909,664	£30,909,664	£30,175,171	£29,685,510
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£29,853,621	£26,240,902	£26,044,088	£26,044,088	£25,301,736	£24,801,653
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£22,079,772	£18,872,277	£18,670,697	£18,670,697	£17,914,776	£17,410,828
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£14,215,712	£11,456,005	£11,249,439	£11,249,439	£10,474,813	£9,958,397

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£40,281,762	£35,098,865	£34,904,490	£34,904,490	£34,175,588	£33,689,653
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£33,194,598	£28,522,881	£28,327,151	£28,327,151	£27,593,165	£27,103,841
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£26,016,752	£21,887,851	£21,687,331	£21,687,331	£20,935,376	£20,434,073
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£22,408,253	£18,523,280	£18,321,884	£18,321,884	£17,566,649	£17,063,159
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£18,768,144	£15,145,661	£14,943,337	£14,943,337	£14,184,622	£13,678,812
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,097,296	£11,748,971	£11,542,341	£11,542,341	£10,787,478	£10,250,903
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,544,024	£6,577,707	£6,369,480	£6,369,480	£5,588,630	£5,063,206
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,901,537	£1,322,739	£1,109,361	£1,109,361	£309,191	£-227,924

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,245,585	£-14,428,482	£-14,622,857	£-14,622,857	£-15,351,759	£-15,837,694
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-16,332,749	£-21,004,466	£-21,200,196	£-21,200,196	£-21,934,182	£-22,423,506
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-23,510,595	£-27,639,496	£-27,840,016	£-27,840,016	£-28,591,971	£-29,093,274
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-27,119,094	£-31,004,067	£-31,205,463	£-31,205,463	£-31,960,698	£-32,464,188
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-30,759,203	£-34,381,686	£-34,584,010	£-34,584,010	£-35,342,725	£-35,848,535
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-34,430,051	£-37,778,376	£-37,985,006	£-37,985,006	£-38,759,869	£-39,276,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-39,983,323	£-42,949,640	£-43,157,867	£-43,157,867	£-43,938,717	£-44,464,141
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-45,625,810	£-48,204,608	£-48,417,986	£-48,417,986	£-49,218,156	£-49,755,271

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,926,974	£7,744,078	£7,549,703	£7,549,703	£6,820,800	£6,334,866
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,839,811	£1,168,093	£972,364	£972,364	£238,378	£-250,947
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,338,036	£-5,466,936	£-5,667,457	£-5,667,457	£-6,419,412	£-6,920,714
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,946,535	£-8,831,508	£-9,032,904	£-9,032,904	£-9,788,139	£-10,291,629
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,586,644	£-12,209,127	£-12,411,451	£-12,411,451	£-13,170,166	£-13,675,975
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,257,491	£-15,605,817	£-15,812,447	£-15,812,447	£-16,587,309	£-17,103,884
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-17,810,763	£-20,777,081	£-20,985,307	£-20,985,307	£-21,768,157	£-22,291,582
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-23,453,250	£-26,032,048	£-26,245,426	£-26,245,426	£-27,045,597	£-27,582,711

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£27,507,107	£22,324,210	£22,129,835	£22,129,835	£21,400,933	£20,914,998
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,419,943	£15,748,226	£15,552,496	£15,552,496	£14,818,510	£14,329,186
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,242,097	£9,113,196	£8,912,676	£8,912,676	£8,180,721	£7,695,418
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,633,596	£5,748,625	£5,547,229	£5,547,229	£4,791,994	£4,288,504
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,993,489	£2,371,006	£2,168,682	£2,168,682	£1,409,967	£904,157
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,322,641	£-1,026,694	£-1,232,314	£-1,232,314	£-2,007,177	£-2,523,752
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,230,631	£-6,198,948	£-6,405,175	£-6,405,175	£-7,186,025	£-7,711,449
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,873,118	£-11,451,916	£-11,665,294	£-11,665,294	£-12,465,464	£-13,002,579

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£33,593,320	£28,410,424	£28,216,049	£28,216,049	£27,487,147	£27,001,212
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,506,157	£21,834,439	£21,638,710	£21,638,710	£20,904,724	£20,415,400
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,328,311	£15,199,410	£14,998,890	£14,998,890	£14,246,935	£13,745,632
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,719,812	£11,834,839	£11,633,443	£11,633,443	£10,878,208	£10,374,718
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£12,079,703	£8,457,220	£8,254,896	£8,254,896	£7,496,181	£6,990,371
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,408,855	£5,060,530	£4,853,900	£4,853,900	£4,079,037	£3,562,462
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,855,583	£-110,734	£-318,961	£-318,961	£-1,099,811	£-1,625,235
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,786,904	£-5,365,702	£-5,579,080	£-5,579,080	£-6,379,250	£-6,916,365

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,796,774	£21,770,400	£21,572,846	£21,572,846	£20,832,023	£20,338,140
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,908,056	£16,380,586	£16,181,655	£16,181,655	£15,435,665	£14,938,337
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£14,929,128	£10,907,180	£10,703,380	£10,703,380	£9,939,127	£9,429,626
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,914,062	£8,134,899	£7,930,209	£7,930,209	£7,162,622	£6,650,897
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,855,309	£5,344,797	£5,135,801	£5,135,801	£4,352,066	£3,829,576
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,783,054	£2,506,753	£2,296,743	£2,296,743	£1,509,208	£984,185
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,091,160	£-1,804,647	£-2,019,741	£-2,019,741	£-2,826,342	£-3,364,075
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,698,734	£-6,187,894	£-6,404,763	£-6,404,763	£-7,218,019	£-7,760,191

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-22,730,573	£-27,756,947	£-27,954,501	£-27,954,501	£-28,695,324	£-29,189,207
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-28,619,291	£-33,146,761	£-33,345,692	£-33,345,692	£-34,091,682	£-34,589,010
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-34,598,219	£-38,620,167	£-38,823,967	£-38,823,967	£-39,588,220	£-40,097,721
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-37,613,285	£-41,392,448	£-41,597,138	£-41,597,138	£-42,364,725	£-42,876,540
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-40,672,038	£-44,182,550	£-44,391,545	£-44,391,545	£-45,175,281	£-45,697,771
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-43,744,293	£-47,020,594	£-47,230,604	£-47,230,604	£-48,018,139	£-48,543,162
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-48,436,187	£-51,331,994	£-51,547,088	£-51,547,088	£-52,353,689	£-52,891,422
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-53,226,081	£-55,715,241	£-55,932,110	£-55,932,110	£-56,745,366	£-57,287,538

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-558,014	£-5,584,387	£-5,781,941	£-5,781,941	£-6,522,785	£-7,016,648
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-6,446,732	£-10,974,202	£-11,173,133	£-11,173,133	£-11,919,123	£-12,416,451
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-12,425,659	£-16,447,607	£-16,651,408	£-16,651,408	£-17,415,660	£-17,925,162
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-15,440,726	£-19,219,888	£-19,424,579	£-19,424,579	£-20,192,165	£-20,703,890
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-18,499,479	£-22,009,990	£-22,218,986	£-22,218,986	£-23,002,722	£-23,525,211
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-21,571,733	£-24,848,034	£-25,058,044	£-25,058,044	£-25,845,579	£-26,370,602
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,263,628	£-29,159,434	£-29,374,528	£-29,374,528	£-30,181,129	£-30,718,863
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-31,053,522	£-33,542,682	£-33,759,550	£-33,759,550	£-34,572,807	£-35,114,979

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,022,119	£8,995,745	£8,798,191	£8,798,191	£8,057,368	£7,563,485
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,133,401	£3,605,931	£3,407,000	£3,407,000	£2,661,010	£2,163,682
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,154,473	£-1,867,475	£-2,071,275	£-2,071,275	£-2,835,528	£-3,345,029
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-860,593	£-4,639,756	£-4,844,446	£-4,844,446	£-5,612,033	£-6,123,758
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,919,346	£-7,429,858	£-7,638,954	£-7,638,954	£-8,422,589	£-8,945,079
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,991,601	£-10,267,302	£-10,477,912	£-10,477,912	£-11,265,447	£-11,790,470
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,883,495	£-14,579,302	£-14,794,396	£-14,794,396	£-15,600,997	£-16,138,730
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,473,389	£-18,962,549	£-19,179,418	£-19,179,418	£-19,992,674	£-20,534,846

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,108,333	£15,081,959	£14,884,405	£14,884,405	£14,143,582	£13,649,699
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,219,615	£9,692,145	£9,493,214	£9,493,214	£8,747,223	£8,249,896
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,240,687	£4,218,739	£4,014,939	£4,014,939	£3,250,686	£2,741,195
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,225,620	£1,446,458	£1,241,768	£1,241,768	£474,181	£-57,544
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,166,868	£-1,343,644	£-1,552,640	£-1,552,640	£-2,336,375	£-2,858,865
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-905,387	£-4,181,688	£-4,391,698	£-4,391,698	£-5,179,233	£-5,704,256
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,597,281	£-8,493,088	£-8,708,182	£-8,708,182	£-9,514,783	£-10,052,517
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,387,175	£-12,876,335	£-13,093,204	£-13,093,204	£-13,906,460	£-14,448,632

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£34,910,854	£32,178,490	£31,984,116	£31,984,116	£31,255,213	£30,769,278
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£28,425,559	£25,992,243	£25,796,514	£25,796,514	£25,062,528	£24,573,203
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£21,888,062	£19,732,094	£19,531,573	£19,531,573	£18,779,618	£18,278,316
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£18,574,139	£16,564,319	£16,362,923	£16,362,923	£15,607,688	£15,104,198
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£15,240,697	£13,383,495	£13,181,172	£13,181,172	£12,422,456	£11,909,828
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£11,893,978	£10,168,918	£9,962,288	£9,962,288	£9,187,426	£8,670,851
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,792,287	£5,296,416	£5,088,190	£5,088,190	£4,294,869	£3,765,788
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,609,992	£328,342	£114,962	£114,962	£-696,415	£-1,238,586

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-14,616,493	£-17,348,857	£-17,543,231	£-17,543,231	£-18,272,134	£-18,758,069
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-21,101,788	£-23,535,103	£-23,730,833	£-23,730,833	£-24,464,819	£-24,954,144
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-27,639,285	£-29,795,253	£-29,995,774	£-29,995,774	£-30,747,729	£-31,249,031
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-30,953,208	£-32,963,028	£-33,164,424	£-33,164,424	£-33,919,659	£-34,423,149
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-34,286,650	£-36,143,852	£-36,346,175	£-36,346,175	£-37,104,891	£-37,617,519
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-37,633,369	£-39,358,429	£-39,565,059	£-39,565,059	£-40,339,921	£-40,856,496
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-42,735,060	£-44,230,931	£-44,439,157	£-44,439,157	£-45,232,478	£-45,761,559
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-47,917,355	£-49,199,005	£-49,412,385	£-49,412,385	£-50,223,762	£-50,765,933

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,556,066	£4,823,702	£4,629,328	£4,629,328	£3,900,426	£3,414,490
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,070,772	£-1,362,544	£-1,558,274	£-1,558,274	£-2,292,280	£-2,781,585
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,466,725	£-7,622,694	£-7,823,214	£-7,823,214	£-8,575,189	£-9,076,472
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-8,780,649	£-10,790,469	£-10,991,865	£-10,991,865	£-11,747,100	£-12,250,590
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-12,114,091	£-13,971,292	£-14,173,616	£-14,173,616	£-14,932,331	£-15,444,960
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-15,460,809	£-17,185,870	£-17,392,500	£-17,392,500	£-18,167,362	£-18,683,937
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-20,562,501	£-22,058,371	£-22,266,597	£-22,266,597	£-23,059,919	£-23,588,999
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-25,744,795	£-27,026,446	£-27,239,825	£-27,239,825	£-28,051,202	£-28,589,373

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,136,199	£19,403,835	£19,209,461	£19,209,461	£18,480,558	£17,994,623
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£15,650,904	£13,217,588	£13,021,859	£13,021,859	£12,287,873	£11,798,548
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,113,407	£6,957,439	£6,756,918	£6,756,918	£6,004,963	£5,503,661
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,799,484	£3,789,664	£3,588,268	£3,588,268	£2,833,033	£2,329,543
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,466,042	£808,840	£406,517	£406,517	£-352,199	£-864,827
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-980,677	£-2,805,797	£-2,812,367	£-2,812,367	£-3,587,229	£-4,103,804
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,982,368	£-7,478,239	£-7,686,465	£-7,686,465	£-8,479,786	£-9,008,867
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,164,663	£-12,446,313	£-12,659,693	£-12,659,693	£-13,471,070	£-14,013,241

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£28,222,413	£25,490,049	£25,295,675	£25,295,675	£24,566,772	£24,080,837
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,737,118	£19,303,802	£19,108,073	£19,108,073	£18,374,087	£17,884,762
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,199,621	£13,043,653	£12,843,132	£12,843,132	£12,091,177	£11,599,874
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,885,698	£9,875,878	£9,674,482	£9,674,482	£8,919,247	£8,415,757
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,552,256	£6,695,054	£6,492,730	£6,492,730	£5,734,015	£5,221,387
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,205,537	£3,480,477	£3,273,847	£3,273,847	£2,498,984	£1,982,410
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,103,846	£-1,392,025	£-1,600,251	£-1,600,251	£-2,393,573	£-2,922,653
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,078,449	£-6,360,100	£-6,573,479	£-6,573,479	£-7,384,856	£-7,927,027

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,092,080	£21,516,510	£21,318,957	£21,318,957	£20,578,132	£20,084,250
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£18,484,256	£16,190,121	£15,991,189	£15,991,189	£15,245,198	£14,747,871
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,817,642	£10,784,780	£10,580,979	£10,580,979	£9,816,726	£9,307,225
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,933,160	£8,044,309	£7,839,620	£7,839,620	£7,072,033	£6,560,308
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,032,689	£5,287,996	£5,079,001	£5,079,001	£4,295,266	£3,772,775
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,101,871	£2,482,073	£2,272,064	£2,272,064	£1,484,525	£959,505
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-362,466	£-1,780,760	£-1,995,854	£-1,995,854	£-2,802,455	£-3,340,189
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,925,278	£-6,115,037	£-6,331,905	£-6,331,905	£-7,145,163	£-7,687,335

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-25,435,267	£-28,010,837	£-28,208,390	£-28,208,390	£-28,949,215	£-29,443,097
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-31,043,091	£-33,337,226	£-33,536,158	£-33,536,158	£-34,282,149	£-34,779,476
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-36,709,705	£-38,742,567	£-38,946,368	£-38,946,368	£-39,710,621	£-40,220,122
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-39,594,187	£-41,483,038	£-41,687,727	£-41,687,727	£-42,455,314	£-42,967,039
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-42,494,658	£-44,239,351	£-44,448,346	£-44,448,346	£-45,232,033	£-45,754,572
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-45,425,476	£-47,045,274	£-47,255,283	£-47,255,283	£-48,042,818	£-48,567,842
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-49,889,813	£-51,308,107	£-51,523,201	£-51,523,201	£-52,322,802	£-52,867,536
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-54,452,625	£-56,642,384	£-56,859,252	£-56,859,252	£-57,672,510	£-58,214,682

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-3,262,708	£-5,838,278	£-6,035,831	£-6,035,831	£-6,776,655	£-7,270,537
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-8,870,531	£-11,164,667	£-11,363,598	£-11,363,598	£-12,109,589	£-12,606,916
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-14,537,146	£-16,570,007	£-16,773,809	£-16,773,809	£-17,538,061	£-18,047,563
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-17,421,628	£-19,310,478	£-19,515,168	£-19,515,168	£-20,282,755	£-20,794,479
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-20,322,098	£-22,066,791	£-22,275,787	£-22,275,787	£-23,059,521	£-23,582,012
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-23,252,917	£-24,872,714	£-25,082,723	£-25,082,723	£-25,870,258	£-26,395,282
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-27,717,254	£-29,135,548	£-29,350,642	£-29,350,642	£-30,157,243	£-30,694,976
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-32,280,066	£-33,469,824	£-33,686,693	£-33,686,693	£-34,499,950	£-35,042,122

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,317,425	£8,741,855	£8,544,302	£8,544,302	£7,803,477	£7,309,595
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,709,601	£3,415,466	£3,216,534	£3,216,534	£2,470,543	£1,973,216
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£42,987	£-1,989,875	£-2,193,676	£-2,193,676	£-2,957,929	£-3,467,430
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,841,495	£-4,730,346	£-4,935,035	£-4,935,035	£-5,702,622	£-6,214,347
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,741,966	£-7,486,659	£-7,695,654	£-7,695,654	£-8,479,389	£-9,001,980
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,672,784	£-10,292,582	£-10,502,591	£-10,502,591	£-11,290,126	£-11,815,150
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-13,137,121	£-14,555,415	£-14,770,509	£-14,770,509	£-15,577,110	£-16,114,844
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-17,699,933	£-18,889,692	£-19,106,560	£-19,106,560	£-19,919,818	£-20,461,990

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,403,639	£14,828,069	£14,630,516	£14,630,516	£13,889,691	£13,395,909
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,795,815	£9,501,680	£9,302,748	£9,302,748	£8,556,757	£8,059,430
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,129,200	£4,096,339	£3,892,538	£3,892,538	£3,128,285	£2,618,784
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,244,719	£1,355,868	£1,151,179	£1,151,179	£383,592	£-128,133
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£344,248	£-1,400,445	£-1,609,440	£-1,609,440	£-2,393,175	£-2,915,666
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,586,570	£-4,208,368	£-4,416,377	£-4,416,377	£-5,203,912	£-5,728,936
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,050,907	£-8,469,201	£-8,684,295	£-8,684,295	£-9,490,896	£-10,028,630
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,613,719	£-12,803,478	£-13,020,346	£-13,020,346	£-13,833,604	£-14,375,776

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,889,435	£13,440,072	£13,239,288	£13,239,288	£12,486,348	£11,984,388
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,939,331	£8,742,639	£8,540,455	£8,540,455	£7,782,263	£7,276,802
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,908,609	£3,965,708	£3,758,575	£3,758,575	£2,981,823	£2,463,988
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,340,660	£1,537,095	£1,329,058	£1,329,058	£548,917	£28,824
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£755,668	£-919,809	£-1,132,222	£-1,132,222	£-1,928,776	£-2,459,812
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,873,192	£-3,415,562	£-3,629,007	£-3,629,007	£-4,429,422	£-4,963,032
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,861,178	£-7,184,900	£-7,399,993	£-7,399,993	£-8,206,595	£-8,744,329
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,880,552	£-10,985,086	£-11,201,954	£-11,201,954	£-12,015,212	£-12,557,383

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-33,637,912	£-36,087,275	£-36,288,059	£-36,288,059	£-37,040,999	£-37,542,959
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-38,588,016	£-40,784,708	£-40,986,892	£-40,986,892	£-41,745,084	£-42,250,545
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-43,618,738	£-45,561,639	£-45,768,772	£-45,768,772	£-46,545,524	£-47,063,359
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-46,186,687	£-47,990,252	£-48,198,289	£-48,198,289	£-48,978,430	£-49,498,523
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-48,771,679	£-50,447,156	£-50,659,569	£-50,659,569	£-51,456,123	£-51,987,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-51,400,539	£-52,942,909	£-53,156,354	£-53,156,354	£-53,956,769	£-54,490,379
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-55,388,525	£-56,712,247	£-56,927,340	£-56,927,340	£-57,733,942	£-58,271,676
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-59,407,899	£-60,512,433	£-60,729,301	£-60,729,301	£-61,542,559	£-62,084,730

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-11,465,353	£-13,914,715	£-14,115,500	£-14,115,500	£-14,868,440	£-15,370,400
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-16,415,456	£-18,612,148	£-18,814,333	£-18,814,333	£-19,572,525	£-20,077,985
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-21,446,179	£-23,389,079	£-23,596,213	£-23,596,213	£-24,372,965	£-24,890,800
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-24,014,127	£-25,817,692	£-26,025,729	£-26,025,729	£-26,805,870	£-27,325,964
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-26,599,119	£-28,274,596	£-28,487,010	£-28,487,010	£-29,283,564	£-29,814,599
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-29,227,979	£-30,770,350	£-30,983,794	£-30,983,794	£-31,784,209	£-32,317,820
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-33,215,966	£-34,539,688	£-34,754,781	£-34,754,781	£-35,561,383	£-36,099,117
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-37,235,340	£-38,339,873	£-38,556,742	£-38,556,742	£-39,369,999	£-39,912,170

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,114,780	£665,417	£464,633	£464,633	£288,307	£-790,267
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,835,324	£-4,032,016	£-4,234,200	£-4,234,200	£-4,992,392	£-5,497,853
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-6,866,046	£-9,808,947	£-9,016,080	£-9,016,080	£-9,792,832	£-10,310,667
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,433,995	£-11,237,560	£-11,445,597	£-11,445,597	£-12,225,738	£-12,745,931
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-12,018,997	£-13,694,464	£-13,906,877	£-13,906,877	£-14,703,431	£-15,234,487
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,647,947	£-16,190,217	£-16,403,662	£-16,403,662	£-17,204,077	£-17,737,687
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-18,635,833	£-19,959,555	£-20,174,648	£-20,174,648	£-20,981,250	£-21,518,994
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-22,655,207	£-23,759,741	£-23,976,609	£-23,976,609	£-24,789,867	£-25,332,038

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,200,994	£6,751,631	£6,550,847	£6,550,847	£5,797,907	£5,295,947
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,250,890	£2,054,198	£1,852,014	£1,852,014	£1,093,822	£588,361
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-779,832	£-2,722,733	£-2,929,866	£-2,929,866	£-3,708,618	£-4,224,453
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,347,781	£-5,151,346	£-5,359,383	£-5,359,383	£-6,139,524	£-6,659,617
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,932,773	£-7,608,250	£-7,820,663	£-7,820,663	£-8,617,217	£-9,148,253
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,561,633	£-10,104,003	£-10,317,448	£-10,317,448	£-11,117,863	£-11,651,473
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-12,549,619	£-13,873,341	£-14,088,434	£-14,088,434	£-14,895,036	£-15,432,770
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,568,993	£-17,673,527	£-17,890,396	£-17,890,396	£-18,703,653	£-19,245,824

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,501,466	£27,394,578	£27,200,204	£27,200,204	£26,471,302	£25,985,366
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£23,508,366	£21,626,550	£21,427,619	£21,427,619	£20,681,629	£20,184,302
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£17,417,444	£15,765,148	£15,564,627	£15,564,627	£14,812,673	£14,311,370
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,346,119	£12,814,876	£12,613,480	£12,613,480	£11,848,701	£11,336,977
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,252,415	£9,822,719	£9,617,086	£9,617,086	£8,845,962	£8,331,881
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,117,627	£6,811,191	£6,604,561	£6,604,561	£5,829,699	£5,311,801
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,366,120	£2,228,043	£2,016,410	£2,016,410	£1,222,789	£693,708
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,483,136	£-2,448,028	£-2,664,897	£-2,664,897	£-3,478,154	£-4,020,326

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-20,025,881	£-22,132,769	£-22,327,143	£-22,327,143	£-23,066,045	£-23,541,981
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-26,018,981	£-27,900,797	£-28,099,728	£-28,099,728	£-28,845,718	£-29,343,045
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-32,109,903	£-33,762,199	£-33,962,720	£-33,962,720	£-34,714,674	£-35,215,977
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-35,181,228	£-36,712,471	£-36,913,867	£-36,913,867	£-37,678,646	£-38,190,370
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-38,274,932	£-39,704,628	£-39,910,261	£-39,910,261	£-40,681,385	£-41,195,466
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-41,409,720	£-42,716,156	£-42,922,786	£-42,922,786	£-43,697,648	£-44,215,546
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-46,161,227	£-47,299,304	£-47,510,937	£-47,510,937	£-48,304,558	£-48,833,639
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-51,010,483	£-51,975,375	£-52,192,244	£-52,192,244	£-53,005,501	£-53,547,673

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,146,679	£39,790	£-154,583	£-154,583	£-883,486	£-1,369,422
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,846,421	£-5,728,237	£-5,927,168	£-5,927,168	£-6,673,159	£-7,170,486
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,937,344	£-11,589,639	£-11,790,161	£-11,790,161	£-12,542,115	£-13,043,417
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-13,008,669	£-14,539,912	£-14,741,308	£-14,741,308	£-15,506,086	£-16,017,811
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-16,102,373	£-17,532,069	£-17,737,702	£-17,737,702	£-18,508,825	£-19,022,907
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-19,237,161	£-20,543,596	£-20,750,226	£-20,750,226	£-21,525,089	£-22,042,987
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-23,988,668	£-25,126,745	£-25,338,377	£-25,338,377	£-26,131,998	£-26,661,080
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,837,923	£-29,802,816	£-30,019,685	£-30,019,685	£-30,832,942	£-31,375,114

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,726,811	£14,619,923	£14,425,549	£14,425,549	£13,696,647	£13,210,711
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,733,711	£8,851,895	£8,652,964	£8,652,964	£7,906,974	£7,409,647
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,642,789	£2,990,493	£2,789,972	£2,789,972	£2,038,018	£1,536,715
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,571,464	£40,221	£-161,175	£-161,175	£-925,954	£-1,437,678
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,522,240	£-2,951,936	£-3,157,569	£-3,157,569	£-3,929,693	£-4,442,774
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,657,028	£-5,993,464	£-6,170,094	£-6,170,094	£-6,944,956	£-7,462,854
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,408,535	£-10,548,612	£-10,758,245	£-10,758,245	£-11,551,866	£-12,080,947
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-14,257,791	£-15,222,693	£-15,439,552	£-15,439,552	£-16,252,809	£-16,794,981

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,813,025	£20,706,137	£20,511,763	£20,511,763	£19,782,961	£19,296,925
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,819,925	£14,938,109	£14,739,178	£14,739,178	£13,993,188	£13,496,861
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,729,003	£9,076,707	£8,876,186	£8,876,186	£8,124,232	£7,622,929
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,657,678	£6,126,435	£5,925,039	£5,925,039	£5,160,260	£4,648,536
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,563,974	£3,134,278	£2,928,645	£2,928,645	£2,157,521	£1,643,440
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,429,186	£122,750	£-83,880	£-83,880	£-858,742	£-1,376,640
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,322,321	£-4,460,398	£-4,672,031	£-4,672,031	£-5,465,652	£-5,994,733
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,171,577	£-9,136,469	£-9,353,338	£-9,353,338	£-10,166,596	£-10,708,767

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,889,435	£13,990,070	£13,789,286	£13,789,286	£13,036,345	£12,534,385
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,009,985	£9,307,075	£9,104,891	£9,104,891	£8,346,699	£7,841,238
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,049,916	£4,554,051	£4,346,917	£4,346,917	£3,570,165	£3,052,331
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,520,183	£2,132,776	£1,924,738	£1,924,738	£1,144,598	£624,503
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£971,096	£-306,929	£-519,343	£-519,343	£-1,315,896	£-1,846,932
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,617,750	£-2,795,226	£-3,008,669	£-3,008,669	£-3,809,085	£-4,342,696
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,550,999	£-6,553,377	£-6,768,471	£-6,768,471	£-7,575,071	£-8,112,806
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,515,635	£-10,342,377	£-10,559,246	£-10,559,246	£-11,372,503	£-11,914,674

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-33,637,912	£-35,537,277	£-35,738,061	£-35,738,061	£-36,491,002	£-36,992,962
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-38,517,362	£-40,220,272	£-40,422,456	£-40,422,456	£-41,180,648	£-41,686,109
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-43,477,431	£-44,973,296	£-45,180,430	£-45,180,430	£-45,957,182	£-46,475,016
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-46,007,164	£-47,394,571	£-47,602,609	£-47,602,609	£-48,382,749	£-48,902,844
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-48,556,251	£-49,834,276	£-50,046,690	£-50,046,690	£-50,843,243	£-51,374,279
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-51,145,097	£-52,322,573	£-52,536,016	£-52,536,016	£-53,336,432	£-53,870,043
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-55,078,346	£-56,080,724	£-56,295,818	£-56,295,818	£-57,102,418	£-57,640,153
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-59,042,982	£-59,869,724	£-60,086,593	£-60,086,593	£-60,899,850	£-61,442,021

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-11,465,353	£-13,364,718	£-13,565,502	£-13,565,502	£-14,318,442	£-14,820,402
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-16,344,803	£-18,047,712	£-18,249,896	£-18,249,896	£-19,008,089	£-19,513,550
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-21,304,872	£-22,800,737	£-23,007,870	£-23,007,870	£-23,794,622	£-24,302,457
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-23,834,605	£-25,222,012	£-25,430,050	£-25,430,050	£-26,210,190	£-26,730,285
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-26,383,692	£-27,661,716	£-27,874,131	£-27,874,131	£-28,670,684	£-29,201,719
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-28,972,538	£-30,150,013	£-30,363,457	£-30,363,457	£-31,163,873	£-31,697,483
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-32,905,787	£-33,908,165	£-34,123,258	£-34,123,258	£-34,929,859	£-35,487,594
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-36,870,423	£-37,697,185	£-37,914,033	£-37,914,033	£-38,727,291	£-39,289,462

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,114,780	£1,215,415	£1,014,631	£1,014,631	£261,690	£-240,270
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,764,670	£-3,467,580	£-3,669,764	£-3,669,764	£-4,427,956	£-4,933,417
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-6,724,739	£-8,220,604	£-8,427,738	£-8,427,738	£-9,204,490	£-9,722,324
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,254,472	£-10,641,879	£-10,849,917	£-10,849,917	£-11,630,057	£-12,150,152
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,803,559	£-13,081,584	£-13,293,998	£-13,293,998	£-14,090,551	£-14,621,587
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,392,405	£-15,569,881	£-15,783,324	£-15,783,324	£-16,583,740	£-17,117,351
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-18,325,654	£-19,328,032	£-19,543,126	£-19,543,126	£-20,349,726	£-20,887,461
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-22,290,290	£-23,117,032	£-23,333,901	£-23,333,901	£-24,147,158	£-24,689,329

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,200,994	£7,301,629	£7,100,845	£7,100,845	£6,347,904	£5,845,944
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,321,544	£2,618,634	£2,416,450	£2,416,450	£1,658,258	£1,152,797
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-636,525	£-2,134,390	£-2,341,524	£-2,341,524	£-3,118,276	£-3,636,110
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,168,258	£-4,555,665	£-4,763,704	£-4,763,704	£-5,543,843	£-6,063,938
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,717,345	£-6,995,370	£-7,207,784	£-7,207,784	£-8,004,337	£-8,535,373
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,306,191	£-9,483,667	£-9,697,110	£-9,697,110	£-10,497,526	£-11,031,137
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-12,239,440	£-13,241,819	£-13,456,912	£-13,456,912	£-14,263,513	£-14,801,247
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,204,076	£-17,030,818	£-17,247,667	£-17,247,667	£-18,060,944	£-18,603,115

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,806,195	£3,044,271	£2,840,203	£2,840,203	£2,074,948	£1,564,779
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£863,252	£701,182	£910,034	£910,034	£1,693,229	£2,215,359
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,185,862	£4,551,265	£4,761,787	£4,761,787	£5,551,243	£6,077,547
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,238,404	£6,496,872	£6,708,312	£6,708,312	£7,501,213	£8,029,813
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,304,896	£8,456,191	£8,668,605	£8,668,605	£9,465,158	£9,996,193
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,385,338	£10,429,218	£10,642,663	£10,642,663	£11,443,078	£11,976,688
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£12,532,158	£13,414,467	£13,629,561	£13,629,561	£14,436,162	£14,973,896
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£15,710,366	£16,430,564	£16,647,432	£16,647,432	£17,460,690	£18,002,862

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£44,721,152	£46,483,076	£46,687,144	£46,687,144	£47,452,399	£47,962,568
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£48,664,095	£50,228,529	£50,437,381	£50,437,381	£51,220,576	£51,742,706
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£52,713,209	£54,078,612	£54,289,134	£54,289,134	£55,078,590	£55,604,894
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£54,765,751	£56,024,219	£56,235,659	£56,235,659	£57,028,560	£57,557,160
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£56,832,243	£57,983,538	£58,195,952	£58,195,952	£59,002,505	£59,531,476
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£58,912,685	£59,956,565	£60,170,010	£60,170,010	£60,970,425	£61,504,035
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£62,059,505	£62,941,814	£63,156,908	£63,156,908	£63,963,509	£64,501,243
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£65,237,713	£65,957,911	£66,174,779	£66,174,779	£66,988,037	£67,530,209

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,548,592	£24,310,516	£24,514,584	£24,514,584	£25,279,839	£25,790,009
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,491,536	£28,055,970	£28,264,822	£28,264,822	£29,048,017	£29,570,146
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£30,540,650	£31,906,053	£32,116,574	£32,116,574	£32,906,031	£33,432,335
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£32,593,191	£33,851,660	£34,063,100	£34,063,100	£34,856,000	£35,384,601
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£34,659,683	£35,810,978	£36,023,392	£36,023,392	£36,819,945	£37,350,981
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£36,740,125	£37,784,006	£37,997,450	£37,997,450	£38,797,865	£39,331,476
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£39,886,946	£40,769,255	£40,984,349	£40,984,349	£41,790,950	£42,328,684
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£43,065,153	£43,785,351	£44,002,220	£44,002,220	£44,815,477	£45,357,649

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,968,460	£9,730,384	£9,934,452	£9,934,452	£10,699,707	£11,209,876
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,911,403	£13,475,837	£13,684,689	£13,684,689	£14,467,884	£14,990,014
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,960,517	£17,325,920	£17,536,442	£17,536,442	£18,325,898	£18,852,202
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£18,013,059	£19,271,527	£19,482,967	£19,482,967	£20,275,868	£20,804,468
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£20,078,551	£21,230,846	£21,443,260	£21,443,260	£22,239,613	£22,770,848
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£22,159,993	£23,203,873	£23,417,318	£23,417,318	£24,217,733	£24,751,343
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£25,308,813	£26,189,122	£26,404,216	£26,404,216	£27,210,817	£27,748,551
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£28,485,021	£29,205,219	£29,422,087	£29,422,087	£30,235,345	£30,777,517

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,882,246	£3,644,170	£3,846,238	£3,846,238	£4,613,493	£5,123,862
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,825,189	£7,389,623	£7,598,475	£7,598,475	£8,381,670	£8,903,800
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,874,303	£11,239,708	£11,450,228	£11,450,228	£12,239,684	£12,765,988
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,926,845	£13,184,314	£13,396,754	£13,396,754	£14,189,654	£14,718,254
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,983,337	£15,144,632	£15,357,046	£15,357,046	£16,153,599	£16,684,634
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£16,073,779	£17,117,660	£17,331,104	£17,331,104	£18,131,519	£18,665,129
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£19,220,599	£20,102,908	£20,318,002	£20,318,002	£21,124,603	£21,662,337
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£22,398,807	£23,119,005	£23,335,874	£23,335,874	£24,149,131	£24,691,303

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£91,659,039	£83,487,482	£83,185,242	£83,185,242	£82,051,840	£81,290,897
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£77,379,885	£69,986,555	£69,677,507	£69,677,507	£68,518,581	£67,737,295
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£62,928,216	£56,303,721	£55,987,109	£55,987,109	£54,799,812	£54,008,281
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£55,610,940	£49,416,743	£49,098,750	£49,098,750	£47,892,018	£47,084,031
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£48,253,105	£42,459,268	£42,134,584	£42,134,584	£40,917,020	£40,105,311
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£40,838,622	£35,469,930	£35,142,098	£35,142,098	£33,898,620	£33,069,636
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£29,594,447	£24,841,985	£24,502,363	£24,502,363	£23,228,782	£22,379,727
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£18,155,646	£14,004,715	£13,656,690	£13,656,690	£12,351,597	£11,481,536

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£56,439,592	£48,268,036	£47,965,795	£47,965,795	£46,832,393	£46,071,451
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£42,160,438	£34,767,108	£34,458,061	£34,458,061	£33,299,134	£32,517,848
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£27,708,769	£21,084,274	£20,767,662	£20,767,662	£19,580,365	£18,788,834
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£20,391,493	£14,197,297	£13,879,304	£13,879,304	£12,672,572	£11,864,564
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,033,658	£7,239,821	£6,915,137	£6,915,137	£5,697,573	£4,885,864
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,619,176	£250,483	£-77,349	£-77,349	£-1,320,826	£-2,149,811
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,625,000	£-10,377,462	£-10,717,084	£-10,717,084	£-11,990,665	£-12,839,719
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-17,063,801	£-21,214,732	£-21,562,757	£-21,562,757	£-22,867,849	£-23,737,911

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£72,206,746	£64,035,189	£63,732,949	£63,732,949	£62,599,547	£61,838,604
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£57,927,591	£50,534,261	£50,225,214	£50,225,214	£49,066,288	£48,285,002
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£43,475,923	£36,851,428	£36,534,816	£36,534,816	£35,347,518	£34,555,988
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£36,158,646	£29,964,450	£29,646,457	£29,646,457	£28,439,725	£27,631,738
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£28,800,811	£23,006,975	£22,682,291	£22,682,291	£21,464,727	£20,653,017
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£21,386,329	£16,017,636	£15,689,804	£15,689,804	£14,446,327	£13,617,342
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£10,142,153	£5,389,692	£5,050,070	£5,050,070	£3,776,488	£2,927,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,296,647	£-5,447,579	£-5,795,604	£-5,795,604	£-7,100,698	£-7,970,757

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£82,574,840	£74,403,283	£74,101,043	£74,101,043	£72,967,641	£72,206,698
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£68,295,686	£60,902,356	£60,593,308	£60,593,308	£59,434,382	£58,653,096
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£53,844,017	£47,219,522	£46,902,910	£46,902,910	£45,715,612	£44,924,082
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£46,526,741	£40,332,544	£40,014,551	£40,014,551	£38,807,819	£37,999,832
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£39,168,905	£33,375,069	£33,050,385	£33,050,385	£31,832,821	£31,021,111
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£31,754,423	£26,385,731	£26,057,899	£26,057,899	£24,814,421	£23,985,437
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,510,248	£15,757,786	£15,418,164	£15,418,164	£14,144,583	£13,295,528
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£9,071,447	£4,920,516	£4,572,491	£4,572,491	£3,267,398	£2,397,337

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£86,902,814	£78,731,258	£78,429,017	£78,429,017	£77,295,615	£76,534,673
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£72,623,660	£65,230,330	£64,921,283	£64,921,283	£63,762,356	£62,981,070
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£58,171,991	£51,547,496	£51,230,884	£51,230,884	£50,043,587	£49,252,056
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£50,854,715	£44,660,519	£44,342,526	£44,342,526	£43,135,793	£42,327,806
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£43,496,880	£37,703,043	£37,378,359	£37,378,359	£36,160,795	£35,349,086
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£36,082,398	£30,713,705	£30,385,873	£30,385,873	£29,142,396	£28,313,411
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£24,838,222	£20,085,760	£19,746,138	£19,746,138	£18,472,557	£17,623,503
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£13,399,421	£9,248,490	£8,900,465	£8,900,465	£7,595,373	£6,725,311

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£46,075,027	£38,277,061	£37,954,848	£37,954,848	£36,746,551	£35,941,020
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£35,894,514	£28,857,466	£28,527,699	£28,527,699	£27,291,075	£26,466,658
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£25,533,572	£19,251,271	£18,913,432	£18,913,432	£17,646,535	£16,801,937
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£20,269,734	£14,358,236	£14,018,923	£14,018,923	£12,746,500	£11,892,952
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£14,943,658	£9,410,544	£9,064,092	£9,064,092	£7,764,899	£6,898,771
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,548,360	£4,390,385	£4,036,560	£4,036,560	£2,709,715	£1,825,153
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,273,595	£-3,327,986	£-3,690,377	£-3,690,377	£-5,049,343	£-5,955,321
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,238,949	£-11,171,388	£-11,536,769	£-11,536,769	£-12,906,949	£-13,820,402

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,855,581	£3,057,614	£2,735,402	£2,735,402	£1,527,104	£721,573
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£675,067	£-6,361,981	£-6,691,748	£-6,691,748	£-7,928,372	£-8,752,789
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,685,875	£-15,968,176	£-16,306,015	£-16,306,015	£-17,572,911	£-18,417,509
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-14,949,713	£-20,861,211	£-21,200,523	£-21,200,523	£-22,472,947	£-23,326,495
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-20,275,789	£-25,808,903	£-26,155,355	£-26,155,355	£-27,454,548	£-28,320,876
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-25,671,087	£-30,829,062	£-31,182,887	£-31,182,887	£-32,509,731	£-33,394,294
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-33,945,852	£-38,547,433	£-38,909,824	£-38,909,824	£-40,268,790	£-41,174,767
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-42,458,396	£-46,390,835	£-46,756,216	£-46,756,216	£-48,126,396	£-49,039,849

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,622,734	£18,824,768	£18,502,555	£18,502,555	£17,294,258	£16,488,726
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,442,220	£9,405,172	£9,075,406	£9,075,406	£7,838,782	£7,014,365
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,081,279	£-2,021,022	£-2,338,862	£-2,338,862	£-1,805,758	£-2,650,356
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£817,440	£-5,094,057	£-5,433,370	£-5,433,370	£-6,705,794	£-7,559,342
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,508,635	£-10,041,749	£-10,388,202	£-10,388,202	£-11,687,394	£-12,553,523
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,903,934	£-15,061,908	£-15,415,734	£-15,415,734	£-16,742,578	£-17,627,141
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-18,178,699	£-22,780,280	£-23,142,670	£-23,142,670	£-24,501,636	£-25,407,814
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-26,691,243	£-30,623,681	£-30,989,062	£-30,989,062	£-32,359,243	£-33,272,696

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£36,990,828	£29,192,862	£28,870,649	£28,870,649	£27,862,352	£26,856,820
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,810,314	£19,773,267	£19,443,500	£19,443,500	£18,206,876	£17,382,459
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£16,449,373	£10,167,072	£9,829,233	£9,829,233	£8,562,336	£7,717,738
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,185,535	£5,274,037	£4,934,724	£4,934,724	£3,662,301	£2,808,753
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,859,459	£236,345	£-20,107	£-20,107	£-1,519,300	£-2,185,429
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£164,161	£-4,693,814	£-5,047,640	£-5,047,640	£-6,374,484	£-7,259,046
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,910,894	£-12,412,185	£-12,774,576	£-12,774,576	£-14,133,542	£-15,039,520
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,323,148	£-20,255,587	£-20,620,968	£-20,620,968	£-21,991,148	£-22,904,601

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£41,318,803	£33,520,836	£33,198,624	£33,198,624	£31,990,326	£31,184,795
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£31,138,289	£24,101,241	£23,771,474	£23,771,474	£22,534,850	£21,710,433
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£20,777,347	£14,495,046	£14,157,207	£14,157,207	£12,890,311	£12,045,713
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,513,509	£9,602,011	£9,262,699	£9,262,699	£7,990,275	£7,136,727
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£10,187,433	£4,654,319	£4,307,867	£4,307,867	£3,008,674	£2,142,546
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,792,135	£-385,840	£-719,665	£-719,665	£-2,046,509	£-2,931,072
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,482,630	£-8,084,211	£-8,446,602	£-8,446,602	£-9,805,568	£-10,711,545
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,995,174	£-15,927,613	£-16,292,994	£-16,292,994	£-17,663,174	£-18,576,627

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,550,287	£18,862,270	£18,529,432	£18,529,432	£17,281,288	£16,449,191
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£17,994,263	£11,035,241	£10,694,599	£10,694,599	£9,417,194	£8,565,590
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,227,424	£2,995,625	£2,646,645	£2,646,645	£1,337,969	£465,518
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,757,377	-£1,115,603	-£1,471,839	-£1,471,839	-£2,807,721	-£3,698,309
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£206,241	-£5,299,482	-£5,657,358	-£5,657,358	-£6,999,395	-£7,894,088
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£4,440,027	-£9,507,016	-£9,866,628	-£9,866,628	-£11,215,173	-£12,114,202
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£11,459,620	-£15,862,674	-£16,225,064	-£16,225,064	-£17,584,030	-£18,490,008
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£18,533,371	-£22,271,557	-£22,636,938	-£22,636,938	-£24,007,118	-£24,920,571

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£8,669,159	-£16,357,176	-£16,690,015	-£16,690,015	-£17,938,159	-£18,770,256
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£17,225,183	-£24,184,206	-£24,524,848	-£24,524,848	-£25,802,253	-£26,653,857
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£25,992,023	-£32,223,822	-£32,572,802	-£32,572,802	-£33,881,478	-£34,753,929
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£30,462,069	-£36,335,050	-£36,691,286	-£36,691,286	-£38,027,168	-£38,917,756
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£35,013,206	-£40,518,929	-£40,876,805	-£40,876,805	-£42,218,842	-£43,113,534
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£39,659,474	-£44,726,463	-£45,086,075	-£45,086,075	-£46,434,620	-£47,333,649
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£46,679,066	-£51,082,120	-£51,444,511	-£51,444,511	-£52,803,477	-£53,709,455
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£53,752,818	-£57,491,003	-£57,856,384	-£57,856,384	-£59,226,565	-£60,140,018

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,097,994	-£90,023	-£922,862	-£922,862	-£2,171,006	-£3,003,103
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,458,030	-£8,417,093	-£8,757,695	-£8,757,695	-£10,035,099	-£10,896,703
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£10,224,869	-£16,456,668	-£16,805,649	-£16,805,649	-£18,114,325	-£18,996,776
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£14,694,916	-£20,567,897	-£20,924,132	-£20,924,132	-£22,260,015	-£23,142,534
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£19,246,053	-£24,751,776	-£25,109,651	-£25,109,651	-£26,451,689	-£27,346,381
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£23,892,321	-£28,959,310	-£29,318,921	-£29,318,921	-£30,667,467	-£31,566,496
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£30,911,913	-£35,314,967	-£35,677,357	-£35,677,357	-£37,036,323	-£37,942,301
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£37,985,664	-£41,723,850	-£42,089,231	-£42,089,231	-£43,459,411	-£44,372,865

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,466,088	£9,778,071	£9,445,232	£9,445,232	£8,197,089	£7,364,991
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,910,064	£1,951,042	£1,610,400	£1,610,400	£332,995	-£518,609
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£143,225	-£6,089,574	-£6,437,554	-£6,437,554	-£7,746,230	-£8,618,681
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£4,326,822	-£10,199,802	-£10,556,038	-£10,556,038	-£11,891,920	-£12,762,508
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,877,958	-£14,383,681	-£14,741,557	-£14,741,557	-£16,083,594	-£16,978,287
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£15,524,227	-£18,591,215	-£18,950,927	-£18,950,927	-£20,299,372	-£21,199,401
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£20,543,819	-£24,946,873	-£25,309,263	-£25,309,263	-£26,668,229	-£27,574,207
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£27,617,570	-£31,355,756	-£31,721,137	-£31,721,137	-£33,091,317	-£34,004,770

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£21,794,063	£14,106,046	£13,773,207	£13,773,207	£12,625,063	£11,692,966
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£13,238,039	£6,279,016	£5,938,374	£5,938,374	£4,660,969	£3,809,365
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,471,199	-£1,760,600	-£2,109,580	-£2,109,580	-£3,418,256	-£4,290,707
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,153	-£5,871,828	-£6,228,064	-£6,228,064	-£7,563,946	-£8,454,534
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£4,549,984	-£10,055,707	-£10,413,583	-£10,413,583	-£11,756,620	-£12,650,313
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£9,196,252	-£14,263,241	-£14,622,853	-£14,622,853	-£15,971,398	-£16,870,427
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£16,215,844	-£20,618,898	-£20,981,289	-£20,981,289	-£22,340,255	-£23,246,233
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£23,289,596	-£27,027,781	-£27,393,162	-£27,393,162	-£28,763,343	-£29,676,796

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£38,323,733	£34,330,997	£34,008,784	£34,008,784	£32,800,487	£31,994,956
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£28,998,379	£25,422,493	£25,092,726	£25,092,726	£23,856,102	£23,031,686
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,494,804	£16,332,938	£15,995,100	£15,995,100	£14,728,203	£13,883,605
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,654,829	£11,716,405	£11,374,313	£11,374,313	£10,081,080	£9,218,923
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,761,086	£7,016,804	£6,670,353	£6,670,353	£5,370,858	£4,490,563
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,791,663	£2,247,140	£1,893,314	£1,893,314	£566,471	£-323,294
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,857,795	£-5,072,545	£-5,434,936	£-5,434,936	£-6,793,902	£-7,699,879
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,639,779	£-12,482,208	£-12,847,589	£-12,847,589	£-14,217,769	£-15,131,223

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,104,287	-£888,450	-£1,210,663	-£1,210,663	-£2,418,960	-£3,224,492
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£6,221,068	-£9,796,954	-£10,126,721	-£10,126,721	-£11,363,345	-£12,187,761
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£15,724,642	-£18,886,508	-£19,224,347	-£19,224,347	-£20,491,244	-£21,335,842
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£20,564,618	-£23,503,041	-£23,845,133	-£23,845,133	-£25,138,367	-£26,000,524
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£25,458,361	-£28,202,643	-£28,549,094	-£28,549,094	-£29,848,589	-£30,726,884
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£30,427,784	-£32,972,307	-£33,326,132	-£33,326,132	-£34,662,976	-£35,542,741
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£38,077,242	-£40,291,992	-£40,654,383	-£40,654,383	-£42,013,349	-£42,919,326
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£45,859,226	-£47,701,655	-£48,067,036	-£48,067,036	-£49,437,216	-£50,350,669

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£18,871,440	£14,878,704	£14,556,491	£14,556,491	£13,348,193	£12,542,662
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,546,085	£5,970,199	£5,640,433	£5,640,433	£4,403,809	£3,579,393
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£42,511	-£3,119,355	-£3,457,193	-£3,457,193	-£4,724,091	-£5,568,889
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£4,797,465	-£7,735,888	-£8,077,980	-£8,077,980	-£9,371,214	-£10,233,701
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,691,207	-£12,435,490	-£12,781,941	-£12,781,941	-£14,081,435	-£14,981,730
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£14,660,631	-£17,205,153	-£17,558,979	-£17,558,979	-£18,885,822	-£19,775,588
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£22,310,088	-£24,524,838	-£24,887,230	-£24,887,230	-£26,246,196	-£27,152,172
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£30,092,072	-£31,934,501	-£32,299,882	-£32,299,882	-£33,670,063	-£34,589,516

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,239,534	£25,246,798	£24,924,585	£24,924,585	£23,716,287	£22,910,756
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,914,179	£16,338,294	£16,008,527	£16,008,527	£14,771,903	£13,947,487
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,410,605	£7,248,739	£6,910,901	£6,910,901	£5,644,004	£4,799,406
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,570,630	£2,632,206	£2,290,114	£2,290,114	£996,881	£134,724
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£676,887	-£2,967,395	-£2,413,846	-£2,413,846	-£3,713,341	-£4,593,636
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£4,292,536	-£6,937,059	-£7,190,885	-£7,190,885	-£8,517,728	-£9,407,494
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£11,941,994	-£14,156,744	-£14,519,135	-£14,519,135	-£15,878,101	-£16,784,078
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£19,723,976	-£21,566,407	-£21,931,788	-£21,931,788	-£23,301,968	-£24,215,422

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£33,567,509	£29,574,772	£29,252,559	£29,252,559	£28,044,262	£27,238,730
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£24,242,154	£20,666,288	£20,336,501	£20,336,501	£19,099,877	£18,275,461
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£14,738,579	£11,576,714	£11,238,875	£11,238,875	£9,971,978	£9,127,380
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,898,604	£6,960,180	£6,618,089	£6,618,089	£5,324,855	£4,462,698
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,004,861	£2,260,579	£1,914,128	£1,914,128	£614,633	£-265,662
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£35,438	-£2,509,085	-£2,862,910	-£2,862,910	-£4,189,754	-£5,079,519
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£7,614,020	-£9,828,770	-£10,191,161	-£10,191,161	-£11,550,127	-£12,456,104
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£15,396,004	-£17,238,433	-£17,603,814	-£17,603,814	-£18,973,994	-£19,887,447

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,587,635	£18,785,117	£18,452,278	£18,452,278	£17,204,135	£16,372,038
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,438,314	£11,029,890	£10,689,249	£10,689,249	£9,411,844	£8,560,240
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,087,128	£3,059,924	£2,710,943	£2,710,943	£1,402,267	£529,816
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,805,888	£-1,016,494	£-1,372,730	£-1,372,730	£-2,708,612	£-3,599,200
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,549,090	£-5,166,613	£-5,524,490	£-5,524,490	£-6,866,527	£-7,761,219
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,957,674	£-9,340,388	£-9,700,000	£-9,700,000	£-11,048,544	£-11,947,575
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-13,615,681	£-15,645,406	£-16,007,796	£-16,007,796	£-17,366,762	£-18,272,740
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-20,327,845	£-22,003,650	£-22,369,031	£-22,369,031	£-23,739,211	£-24,652,665

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-12,631,812	£-16,434,329	£-16,767,168	£-16,767,168	£-18,015,312	£-18,847,408
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-20,781,133	£-24,189,556	£-24,530,197	£-24,530,197	£-25,807,603	£-26,659,207
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-29,132,318	£-32,159,523	£-32,508,504	£-32,508,504	£-33,817,180	£-34,689,831
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-33,413,559	£-36,235,941	£-36,592,176	£-36,592,176	£-37,928,059	£-38,818,646
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-37,768,537	£-40,386,060	£-40,743,937	£-40,743,937	£-42,085,974	£-42,980,866
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-42,177,121	£-44,559,834	£-44,919,447	£-44,919,447	£-46,267,991	£-47,167,021
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-48,835,128	£-50,864,853	£-51,227,243	£-51,227,243	£-52,586,209	£-53,492,187
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-55,547,292	£-57,223,097	£-57,588,478	£-57,588,478	£-58,958,658	£-59,872,111

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,135,342	£-667,176	£-1,000,015	£-1,000,015	£-2,248,159	£-3,080,255
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,013,979	£-8,422,403	£-8,763,044	£-8,763,044	£-10,040,450	£-10,892,054
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-13,365,165	£-16,392,370	£-16,741,350	£-16,741,350	£-18,050,026	£-18,922,477
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-17,646,405	£-20,468,787	£-20,825,023	£-20,825,023	£-22,160,905	£-23,051,493
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-22,001,384	£-24,618,907	£-24,976,783	£-24,976,783	£-26,318,821	£-27,213,512
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-26,409,968	£-28,792,681	£-29,152,294	£-29,152,294	£-30,500,838	£-31,399,868
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-33,067,974	£-35,097,699	£-35,460,090	£-35,460,090	£-36,819,056	£-37,725,034
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-39,780,139	£-41,455,943	£-41,821,324	£-41,821,324	£-43,191,505	£-44,104,968

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,503,436	£9,700,918	£9,368,079	£9,368,079	£8,119,936	£7,287,839
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,354,115	£1,945,691	£1,605,050	£1,605,050	£327,644	£-523,959
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,997,071	£-6,024,276	£-6,373,256	£-6,373,256	£-7,581,932	£-8,554,383
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-7,278,311	£-10,100,693	£-10,456,929	£-10,456,929	£-11,792,811	£-12,683,399
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,633,269	£-14,250,812	£-14,608,689	£-14,608,689	£-15,950,726	£-16,845,418
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-16,041,874	£-18,424,587	£-18,784,199	£-18,784,199	£-20,132,744	£-21,031,774
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-22,689,890	£-24,729,605	£-25,091,996	£-25,091,996	£-26,450,962	£-27,356,939
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-29,412,044	£-31,087,849	£-31,453,230	£-31,453,230	£-32,823,410	£-33,736,864

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,831,410	£14,028,893	£13,696,054	£13,696,054	£12,447,910	£11,615,814
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,682,089	£6,273,666	£5,933,024	£5,933,024	£4,655,619	£3,804,015
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,330,904	£-1,896,301	£-2,045,282	£-2,045,282	£-3,363,958	£-4,226,409
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,950,337	£-5,772,719	£-6,128,954	£-6,128,954	£-7,464,837	£-8,355,424
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-7,305,315	£-9,922,838	£-10,280,715	£-10,280,715	£-11,622,752	£-12,517,444
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-11,713,899	£-14,096,612	£-14,456,225	£-14,456,225	£-15,804,769	£-16,703,799
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-18,371,906	£-20,401,631	£-20,764,021	£-20,764,021	£-22,122,987	£-23,028,965
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-25,084,070	£-26,759,875	£-27,125,256	£-27,125,256	£-28,495,436	£-29,408,889

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,537,878	£6,856,777	£6,518,495	£6,518,495	£5,235,623	£4,376,086
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,235,961	£64,987	£416,862	£416,862	£1,736,393	£2,616,081
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,300,307	£7,205,681	£7,560,369	£7,560,369	£8,890,449	£9,777,168
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,131,008	£10,811,512	£11,167,748	£11,167,748	£12,503,630	£13,394,218
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,985,778	£14,440,999	£14,798,876	£14,798,876	£16,140,913	£17,035,605
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,864,619	£18,094,143	£18,453,754	£18,453,754	£19,802,299	£20,701,329
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£21,728,011	£23,618,213	£23,980,603	£23,980,603	£25,339,569	£26,245,547
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£27,645,562	£29,195,509	£29,560,890	£29,560,890	£30,931,070	£31,844,523

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,681,569	£28,362,670	£28,700,952	£28,700,952	£29,983,824	£30,843,361
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£31,983,486	£35,284,433	£35,636,309	£35,636,309	£36,955,840	£37,835,528
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£39,519,753	£42,425,128	£42,779,816	£42,779,816	£44,109,896	£44,996,615
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£43,350,454	£46,030,959	£46,387,194	£46,387,194	£47,723,077	£48,613,664
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£47,205,225	£49,660,446	£50,018,323	£50,018,323	£51,360,552	£52,255,052
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£51,084,066	£53,313,590	£53,673,201	£53,673,201	£55,021,746	£55,920,776
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£56,947,458	£58,837,659	£59,200,050	£59,200,050	£60,559,016	£61,464,993
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£62,865,009	£64,414,956	£64,780,337	£64,780,337	£66,150,517	£67,063,970

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,914,415	£12,595,517	£12,933,798	£12,933,798	£14,216,670	£15,076,207
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,216,333	£19,517,280	£19,869,155	£19,869,155	£21,188,687	£22,068,375
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£23,752,600	£26,657,975	£27,012,662	£27,012,662	£28,342,742	£29,229,462
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£27,583,301	£30,263,805	£30,620,041	£30,620,041	£31,955,923	£32,846,511
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£31,438,071	£33,893,293	£34,251,169	£34,251,169	£35,593,207	£36,487,898
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£35,316,913	£37,546,436	£37,906,048	£37,906,048	£39,254,592	£40,153,622
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£41,180,305	£43,070,506	£43,432,896	£43,432,896	£44,791,862	£45,697,840
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£47,097,856	£48,647,802	£49,013,183	£49,013,183	£50,383,364	£51,296,817

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,453,679	£2,227,422	£2,565,704	£2,565,704	£3,848,576	£4,708,113
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,848,239	£9,149,186	£9,501,061	£9,501,061	£10,820,592	£11,700,280
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,394,506	£16,289,880	£16,644,568	£16,644,568	£17,974,648	£18,861,367
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£17,215,207	£19,895,711	£20,251,947	£20,251,947	£21,587,629	£22,478,417
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£21,069,977	£23,525,198	£23,883,075	£23,883,075	£25,225,112	£26,119,904
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£24,948,819	£27,178,342	£27,537,954	£27,537,954	£28,886,498	£29,785,528
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£30,812,210	£32,702,412	£33,064,802	£33,064,802	£34,433,768	£35,339,746
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£36,729,762	£38,279,708	£38,645,089	£38,645,089	£40,015,269	£40,928,723

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,781,653	£2,100,562	£1,762,270	£1,762,270	£479,398	£380,139
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,520,264	£4,821,211	£5,173,087	£5,173,087	£6,492,618	£7,372,306
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,056,531	£11,981,906	£12,316,594	£12,316,594	£13,646,674	£14,533,393
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£12,887,232	£15,567,737	£15,923,972	£15,923,972	£17,259,855	£18,150,442
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£16,742,003	£19,197,224	£19,555,101	£19,555,101	£20,897,138	£21,791,830
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£20,620,844	£22,850,368	£23,209,979	£23,209,979	£24,558,524	£25,457,554
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£26,484,236	£28,374,437	£28,736,828	£28,736,828	£30,095,794	£31,001,771
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£32,401,787	£33,951,734	£34,317,115	£34,317,115	£35,687,295	£36,600,748

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£30,496,570	£27,446,187	£27,118,704	£27,118,704	£25,890,644	£25,071,938
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,804,913	£19,093,686	£18,758,526	£18,758,526	£17,501,677	£16,663,777
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,929,978	£10,540,795	£10,197,431	£10,197,431	£8,909,814	£8,051,403
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,399,763	£6,180,539	£5,835,676	£5,835,676	£4,527,813	£3,651,556
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,805,910	£1,743,771	£1,391,653	£1,391,653	£71,212	£-822,315
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-872,569	£-2,773,058	£-3,132,670	£-3,132,670	£-4,481,214	£-5,380,245
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,028,790	£-9,635,437	£-9,997,828	£-9,997,828	£-11,356,794	£-12,262,771
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,239,166	£-16,551,042	£-16,916,424	£-16,916,424	£-18,286,603	£-19,200,056

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,722,877	£-7,773,260	£-8,100,743	£-8,100,743	£-9,328,802	£-10,147,508
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-13,414,534	£-16,125,761	£-16,460,921	£-16,460,921	£-17,717,770	£-18,555,670
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-22,289,469	£-24,678,651	£-25,022,016	£-25,022,016	£-26,309,633	£-27,168,044
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-26,819,683	£-29,038,908	£-29,383,770	£-29,383,770	£-30,681,633	£-31,567,891
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-31,413,537	£-33,475,676	£-33,827,793	£-33,827,793	£-35,148,235	£-36,041,762
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-36,092,016	£-37,992,505	£-38,352,117	£-38,352,117	£-39,700,661	£-40,589,691
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-43,248,237	£-44,854,884	£-45,217,275	£-45,217,275	£-46,576,241	£-47,482,218
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-50,458,813	£-51,770,489	£-52,135,871	£-52,135,871	£-53,506,050	£-54,419,503

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,044,276	£7,993,893	£7,666,410	£7,666,410	£6,438,351	£5,619,645
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,352,620	£-358,608	£-693,767	£-693,767	£-1,950,616	£-2,788,516
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-6,522,315	£-8,911,498	£-9,254,863	£-9,254,863	£-10,542,479	£-11,400,890
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-11,052,530	£-13,271,755	£-13,616,617	£-13,616,617	£-14,924,480	£-15,800,738
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-15,646,383	£-17,708,522	£-18,060,640	£-18,060,640	£-19,381,082	£-20,274,608
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-20,324,863	£-22,225,352	£-22,584,963	£-22,584,963	£-23,933,508	£-24,832,538
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-27,481,083	£-29,087,730	£-29,450,122	£-29,450,122	£-30,809,088	£-31,715,064
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-34,691,460	£-36,003,335	£-36,368,717	£-36,368,717	£-37,738,897	£-38,662,350

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£21,412,371	£18,361,988	£18,034,505	£18,034,505	£16,806,445	£15,987,739
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,720,714	£10,009,486	£9,674,327	£9,674,327	£8,417,478	£7,579,578
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,845,779	£1,456,596	£1,113,231	£1,113,231	£-174,385	£-1,032,796
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-684,436	£-2,903,961	£-3,248,523	£-3,248,523	£-4,556,386	£-5,432,644
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,279,299	£-7,340,428	£-7,692,546	£-7,692,546	£-9,012,967	£-9,906,514
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,956,769	£-11,857,258	£-12,216,869	£-12,216,869	£-13,565,414	£-14,464,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-17,112,959	£-18,719,636	£-19,082,027	£-19,082,027	£-20,440,993	£-21,346,970
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-24,323,365	£-26,635,241	£-26,000,623	£-26,000,623	£-27,370,802	£-28,284,256

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£25,740,345	£22,689,962	£22,362,479	£22,362,479	£21,134,420	£20,315,714
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£17,048,688	£14,337,461	£14,002,301	£14,002,301	£12,745,452	£11,907,552
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,173,753	£5,784,571	£5,441,206	£5,441,206	£4,153,589	£3,295,178
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,643,539	£1,424,314	£1,079,452	£1,079,452	£-228,411	£-1,104,668
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-950,315	£-3,012,454	£-3,364,571	£-3,364,571	£-4,685,013	£-5,578,540
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,628,794	£-7,529,283	£-7,888,895	£-7,888,895	£-9,237,439	£-10,136,469
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-12,785,015	£-14,391,662	£-14,754,053	£-14,754,053	£-16,113,019	£-17,018,996
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-19,995,391	£-21,307,267	£-21,672,649	£-21,672,649	£-23,042,828	£-23,956,281

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,537,878	£7,730,850	£7,392,567	£7,392,567	£6,123,990	£5,264,453
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,344,846	£842,603	£496,390	£496,390	£815,023	£1,694,711
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,078,974	£6,265,837	£6,620,524	£6,620,524	£7,950,604	£8,837,325
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,854,341	£9,862,430	£10,218,666	£10,218,666	£11,554,548	£12,445,137
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,653,778	£13,482,681	£13,840,558	£13,840,558	£15,182,595	£16,077,287
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,477,286	£17,126,588	£17,486,200	£17,486,200	£18,834,744	£19,733,774
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£21,257,679	£22,636,803	£22,999,193	£22,999,193	£24,358,159	£25,264,137
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£27,092,229	£28,200,244	£28,565,625	£28,565,625	£29,935,805	£30,849,258

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,681,569	£27,488,597	£27,826,880	£27,826,880	£29,095,456	£29,954,993
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£31,874,601	£34,376,844	£34,723,056	£34,723,056	£36,034,470	£36,914,158
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£39,298,420	£41,485,283	£41,839,971	£41,839,971	£43,170,051	£44,050,771
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£43,073,788	£45,081,877	£45,438,113	£45,438,113	£46,773,995	£47,664,584
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£46,873,224	£48,702,128	£49,060,005	£49,060,005	£50,402,042	£51,296,734
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£50,696,732	£52,346,035	£52,705,646	£52,705,646	£54,054,191	£54,953,221
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£56,477,126	£58,856,249	£59,218,640	£59,218,640	£60,838,584	£61,743,584
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£62,311,676	£63,419,691	£63,785,072	£63,785,072	£65,155,252	£66,068,705

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,914,415	£11,721,444	£12,059,726	£12,059,726	£13,328,303	£14,187,840
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,107,448	£18,609,680	£18,955,903	£18,955,903	£20,267,316	£21,147,004
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£23,531,267	£25,718,130	£26,072,818	£26,072,818	£27,402,898	£28,289,618
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£27,306,634	£29,314,724	£29,670,960	£29,670,960	£31,006,842	£31,897,431
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£31,106,071	£32,934,975	£33,292,851	£33,292,851	£34,634,889	£35,529,580
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£34,929,579	£36,578,881	£36,938,493	£36,938,493	£38,287,037	£39,186,068
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£40,709,972	£42,089,086	£42,451,486	£42,451,486	£44,810,453	£45,716,430
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£46,544,523	£47,652,537	£48,017,918	£48,017,918	£49,388,099	£50,301,562

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,453,679	£1,353,350	£1,691,632	£1,691,632	£2,960,209	£3,819,746
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,739,353	£9,241,596	£9,587,809	£9,587,809	£9,899,222	£10,778,910
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,163,173	£15,350,036	£15,704,723	£15,704,723	£17,034,804	£17,921,524
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£16,938,540	£18,946,630	£19,302,865	£19,302,865	£20,638,748	£21,529,336
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£20,737,977	£22,566,880	£22,924,757	£22,924,757	£24,266,794	£25,161,486
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£24,561,465	£26,210,787	£26,570,399	£26,570,399	£27,918,943	£28,817,973
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£30,341,876	£31,721,002	£32,083,392	£32,083,392	£33,442,358	£34,348,336
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£36,176,428	£37,284,443	£37,649,824	£37,649,824	£39,020,004	£39,933,458

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,781,653	£2,974,625	£2,636,342	£2,636,342	£1,367,766	£508,229
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,411,979	£3,913,622	£4,259,834	£4,259,834	£5,671,248	£6,450,936
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,835,198	£11,022,061	£11,376,749	£11,376,749	£12,706,829	£13,593,549
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£12,610,566	£14,618,655	£14,974,891	£14,974,891	£16,310,773	£17,201,362
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£16,410,003	£18,238,906	£18,596,783	£18,596,783	£19,938,820	£20,833,512
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£20,233,510	£21,882,813	£22,242,424	£22,242,424	£23,590,969	£24,489,969
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£26,013,904	£27,393,027	£27,755,418	£27,755,418	£29,114,384	£30,020,362
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£31,848,454	£32,956,469	£33,321,850	£33,321,850	£34,692,030	£35,605,463

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£6,038,397	-£8,646,923	-£8,996,361	-£8,996,361	-£10,306,753	-£11,180,348
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£11,882,957	-£14,163,282	-£14,515,156	-£14,515,156	-£15,834,687	-£16,714,375
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£17,823,797	-£19,774,264	-£20,128,951	-£20,128,951	-£21,459,032	-£22,345,751
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£20,830,323	-£22,615,239	-£22,971,475	-£22,971,475	-£24,307,357	-£25,197,945
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£23,860,918	-£25,479,871	-£25,837,747	-£25,837,747	-£27,179,785	-£28,074,476
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£26,915,583	-£28,368,158	-£28,727,769	-£28,727,769	-£30,076,134	-£30,975,344
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£31,542,713	-£32,744,944	-£33,107,335	-£33,107,335	-£34,466,301	-£35,372,279
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£36,224,000	-£37,174,957	-£37,540,338	-£37,540,338	-£38,910,518	-£39,823,971

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£41,257,844	-£43,866,370	-£44,215,808	-£44,215,808	-£45,526,200	-£46,399,794
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£47,102,404	-£49,382,728	-£49,734,603	-£49,734,603	-£51,054,134	-£51,933,822
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£53,043,244	-£54,993,711	-£55,348,398	-£55,348,398	-£56,678,479	-£57,565,198
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£56,049,769	-£57,834,686	-£58,190,921	-£58,190,921	-£59,526,804	-£60,417,391
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£59,080,365	-£60,699,317	-£61,057,193	-£61,057,193	-£62,399,232	-£63,293,923
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£62,136,030	-£63,587,604	-£63,947,216	-£63,947,216	-£65,295,761	-£66,194,791
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£66,762,159	-£67,964,391	-£68,326,782	-£68,326,782	-£69,685,748	-£70,591,725
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£71,443,446	-£72,394,404	-£72,759,785	-£72,759,785	-£74,129,965	-£75,043,418

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£25,490,690	-£28,099,217	-£28,448,654	-£28,448,654	-£29,759,046	-£30,632,641
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£31,335,250	-£33,615,575	-£33,967,449	-£33,967,449	-£35,286,981	-£36,166,668
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£37,276,091	-£39,226,557	-£39,581,245	-£39,581,245	-£40,911,325	-£41,798,044
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£40,282,616	-£42,067,532	-£42,423,768	-£42,423,768	-£43,759,650	-£44,650,238
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£43,313,212	-£44,932,164	-£45,290,040	-£45,290,040	-£46,633,078	-£47,526,770
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£46,367,877	-£47,820,451	-£48,180,063	-£48,180,063	-£49,528,608	-£50,427,637
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£50,995,006	-£52,197,238	-£52,559,628	-£52,559,628	-£53,918,594	-£54,824,572
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£56,676,293	-£56,627,250	-£56,992,631	-£56,992,631	-£58,362,812	-£59,276,265

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£15,122,596	-£17,731,123	-£18,080,560	-£18,080,560	-£19,390,952	-£20,264,547
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£20,967,156	-£23,247,481	-£23,599,355	-£23,599,355	-£24,918,886	-£25,798,574
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£26,907,996	-£28,858,463	-£29,213,151	-£29,213,151	-£30,543,231	-£31,429,950
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£29,914,522	-£31,699,438	-£32,055,674	-£32,055,674	-£33,391,556	-£34,282,144
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£32,945,118	-£34,564,070	-£34,921,946	-£34,921,946	-£36,263,984	-£37,158,675
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£35,999,762	-£37,452,357	-£37,811,968	-£37,811,968	-£39,160,514	-£40,059,543
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£40,628,912	-£41,829,144	-£42,191,534	-£42,191,534	-£43,550,500	-£44,456,478
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£45,308,199	-£46,259,156	-£46,624,537	-£46,624,537	-£47,994,717	-£48,908,170

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£10,794,622	-£13,403,148	-£13,752,586	-£13,752,586	-£15,062,978	-£15,896,572
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£16,639,182	-£18,919,508	-£19,271,381	-£19,271,381	-£20,590,912	-£21,470,600
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£22,580,022	-£24,530,489	-£24,885,176	-£24,885,176	-£26,215,257	-£27,101,976
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£25,586,547	-£27,371,464	-£27,727,699	-£27,727,699	-£29,063,582	-£29,954,169
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£28,617,143	-£30,236,095	-£30,593,971	-£30,593,971	-£31,936,010	-£32,830,701
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£31,671,808	-£33,124,382	-£33,483,994	-£33,483,994	-£34,832,539	-£35,731,569
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£36,298,937	-£37,501,169	-£37,863,560	-£37,863,560	-£39,222,526	-£40,128,503
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£40,980,224	-£41,931,182	-£42,296,563	-£42,296,563	-£43,666,743	-£44,580,196

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

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,055,595	£1,955,535	£1,953,526	£1,849,892	£1,842,363	£1,837,343
35% SR : 35% THLR : 30% SO	10%	£1,849,982	£1,759,595	£1,757,587	£1,653,953	£1,646,424	£1,641,403
35% SR : 35% THLR : 30% SO	20%	£1,644,370	£1,563,656	£1,561,647	£1,458,014	£1,450,484	£1,445,464
35% SR : 35% THLR : 30% SO	25%	£1,541,563	£1,465,686	£1,463,678	£1,360,044	£1,352,515	£1,347,494
35% SR : 35% THLR : 30% SO	30%	£1,438,757	£1,367,717	£1,365,708	£1,262,074	£1,254,545	£1,249,525
35% SR : 35% THLR : 30% SO	35%	£1,335,951	£1,269,747	£1,267,739	£1,164,105	£1,156,575	£1,151,555
35% SR : 35% THLR : 30% SO	43%	£1,181,742	£1,122,793	£1,120,784	£1,017,150	£1,009,621	£1,004,601
35% SR : 35% THLR : 30% SO	50%	£1,027,532	£975,838	£973,830	£870,196	£862,666	£857,646

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£391,476	£291,416	£289,407	£185,773	£178,244	£173,224
35% SR : 35% THLR : 30% SO	10%	£185,863	£95,476	£93,468	£-10,166	£-17,695	£-22,716
35% SR : 35% THLR : 30% SO	20%	£-19,749	£-100,463	£-102,471	£-206,105	£-213,635	£-218,655
35% SR : 35% THLR : 30% SO	25%	£-122,556	£-198,433	£-200,441	£-304,075	£-311,604	£-316,624
35% SR : 35% THLR : 30% SO	30%	£-225,362	£-296,402	£-298,411	£-402,044	£-409,574	£-414,594
35% SR : 35% THLR : 30% SO	35%	£-328,168	£-394,372	£-396,380	£-500,014	£-507,543	£-512,564
35% SR : 35% THLR : 30% SO	43%	£-482,377	£-541,326	£-543,335	£-646,969	£-654,498	£-659,518
35% SR : 35% THLR : 30% SO	50%	£-636,587	£-688,281	£-690,289	£-793,923	£-801,452	£-806,473

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,136,474	£1,036,414	£1,034,405	£930,771	£923,242	£918,222
35% SR : 35% THLR : 30% SO	10%	£930,861	£840,474	£838,466	£734,832	£727,303	£722,282
35% SR : 35% THLR : 30% SO	20%	£725,249	£644,535	£642,527	£538,893	£531,363	£526,343
35% SR : 35% THLR : 30% SO	25%	£622,442	£546,565	£544,557	£440,923	£433,394	£428,374
35% SR : 35% THLR : 30% SO	30%	£519,636	£448,596	£446,587	£342,954	£335,424	£330,404
35% SR : 35% THLR : 30% SO	35%	£416,830	£350,626	£348,618	£244,984	£237,455	£232,434
35% SR : 35% THLR : 30% SO	43%	£262,621	£203,672	£201,663	£98,029	£90,500	£85,480
35% SR : 35% THLR : 30% SO	50%	£108,411	£56,717	£54,709	£-48,925	£-56,454	£-61,475

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,626,366	£1,526,306	£1,524,298	£1,420,664	£1,413,134	£1,408,114
35% SR : 35% THLR : 30% SO	10%	£1,420,754	£1,330,367	£1,328,358	£1,224,725	£1,217,195	£1,212,175
35% SR : 35% THLR : 30% SO	20%	£1,215,142	£1,134,428	£1,132,419	£1,028,785	£1,021,256	£1,016,236
35% SR : 35% THLR : 30% SO	25%	£1,112,335	£1,036,458	£1,034,449	£930,816	£923,286	£918,266
35% SR : 35% THLR : 30% SO	30%	£1,009,528	£938,488	£936,480	£832,846	£825,317	£820,296
35% SR : 35% THLR : 30% SO	35%	£906,722	£840,519	£838,510	£734,876	£727,347	£722,327
35% SR : 35% THLR : 30% SO	43%	£752,514	£693,564	£691,556	£587,922	£580,393	£575,372
35% SR : 35% THLR : 30% SO	50%	£598,304	£546,610	£544,601	£440,967	£433,438	£428,418

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,830,863	£1,730,803	£1,728,794	£1,625,161	£1,617,631	£1,612,611
35% SR : 35% THLR : 30% SO	10%	£1,625,251	£1,534,864	£1,532,855	£1,429,221	£1,421,692	£1,416,672
35% SR : 35% THLR : 30% SO	20%	£1,419,638	£1,338,924	£1,336,916	£1,233,282	£1,225,753	£1,220,732
35% SR : 35% THLR : 30% SO	25%	£1,316,831	£1,240,955	£1,238,946	£1,135,312	£1,127,783	£1,122,763
35% SR : 35% THLR : 30% SO	30%	£1,214,025	£1,142,985	£1,140,977	£1,037,343	£1,029,813	£1,024,793
35% SR : 35% THLR : 30% SO	35%	£1,111,219	£1,045,015	£1,043,007	£939,373	£931,844	£926,824
35% SR : 35% THLR : 30% SO	43%	£957,010	£898,061	£896,052	£792,419	£784,889	£779,869
35% SR : 35% THLR : 30% SO	50%	£802,801	£751,107	£749,098	£645,464	£637,935	£632,915

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,392,291	£1,303,640	£1,301,631	£1,197,997	£1,190,468	£1,185,448
35% SR : 35% THLR : 30% SO	10%	£1,253,010	£1,172,889	£1,170,882	£1,067,248	£1,059,718	£1,054,698
35% SR : 35% THLR : 30% SO	20%	£1,113,727	£1,042,140	£1,040,132	£936,498	£928,968	£923,948
35% SR : 35% THLR : 30% SO	25%	£1,044,086	£976,765	£974,756	£871,124	£863,593	£858,573
35% SR : 35% THLR : 30% SO	30%	£974,445	£911,390	£909,382	£805,748	£798,218	£793,198
35% SR : 35% THLR : 30% SO	35%	£904,804	£846,015	£844,007	£740,373	£732,844	£727,823
35% SR : 35% THLR : 30% SO	43%	£800,342	£747,952	£745,945	£642,311	£634,781	£629,761
35% SR : 35% THLR : 30% SO	50%	£695,881	£649,890	£647,883	£544,249	£536,719	£531,699

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£271,828	£360,479	£362,488	£466,122	£473,651	£478,671
35% SR : 35% THLR : 30% SO	10%	£411,109	£491,230	£493,237	£596,871	£604,400	£609,421
35% SR : 35% THLR : 30% SO	20%	£550,392	£621,979	£623,987	£727,620	£735,151	£740,171
35% SR : 35% THLR : 30% SO	25%	£620,033	£687,354	£689,362	£792,995	£800,526	£805,546
35% SR : 35% THLR : 30% SO	30%	£689,674	£752,729	£754,737	£858,371	£865,900	£870,921
35% SR : 35% THLR : 30% SO	35%	£759,315	£818,103	£820,112	£923,746	£931,275	£936,295
35% SR : 35% THLR : 30% SO	43%	£863,776	£916,167	£918,174	£1,021,808	£1,029,338	£1,034,357
35% SR : 35% THLR : 30% SO	50%	£968,238	£1,014,229	£1,016,236	£1,119,870	£1,127,400	£1,132,420

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£473,170	£384,519	£382,510	£278,876	£271,347	£266,327
35% SR : 35% THLR : 30% SO	10%	£333,889	£253,768	£251,761	£148,127	£140,598	£135,577
35% SR : 35% THLR : 30% SO	20%	£194,606	£123,019	£121,011	£17,377	£9,847	£4,827
35% SR : 35% THLR : 30% SO	25%	£124,965	£57,644	£55,636	£47,997	£55,528	£60,548
35% SR : 35% THLR : 30% SO	30%	£55,324	£7,731	£9,739	£13,373	£120,902	£125,922
35% SR : 35% THLR : 30% SO	35%	£14,317	£73,105	£75,114	£178,748	£186,277	£191,297
35% SR : 35% THLR : 30% SO	43%	£118,779	£171,169	£173,176	£276,810	£284,340	£289,359
35% SR : 35% THLR : 30% SO	50%	£223,240	£269,231	£271,238	£374,872	£382,402	£387,422

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£963,063	£874,411	£872,403	£768,769	£761,240	£756,219
35% SR : 35% THLR : 30% SO	10%	£823,781	£743,661	£741,653	£638,019	£630,490	£625,470
35% SR : 35% THLR : 30% SO	20%	£684,499	£612,911	£610,904	£507,270	£499,740	£494,719
35% SR : 35% THLR : 30% SO	25%	£614,858	£547,537	£545,528	£441,895	£434,365	£429,345
35% SR : 35% THLR : 30% SO	30%	£545,216	£482,162	£480,153	£376,519	£368,990	£363,970
35% SR : 35% THLR : 30% SO	35%	£475,575	£416,787	£414,779	£311,145	£303,615	£298,595
35% SR : 35% THLR : 30% SO	43%	£371,114	£318,724	£316,716	£213,083	£205,552	£200,533
35% SR : 35% THLR : 30% SO	50%	£266,653	£220,662	£218,654	£115,020	£107,490	£102,471

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,167,560	£1,078,908	£1,076,900	£973,266	£965,736	£960,716
35% SR : 35% THLR : 30% SO	10%	£1,028,278	£948,158	£946,150	£842,516	£834,987	£829,967
35% SR : 35% THLR : 30% SO	20%	£888,996	£817,408	£815,401	£711,767	£704,236	£699,216
35% SR : 35% THLR : 30% SO	25%	£819,355	£752,033	£750,025	£646,392	£638,862	£633,841
35% SR : 35% THLR : 30% SO	30%	£749,713	£686,659	£684,650	£581,016	£573,487	£568,467
35% SR : 35% THLR : 30% SO	35%	£680,072	£621,284	£619,275	£515,642	£508,112	£503,092
35% SR : 35% THLR : 30% SO	43%	£575,611	£523,221	£521,213	£417,579	£410,049	£405,029
35% SR : 35% THLR : 30% SO	50%	£471,149	£425,159	£423,151	£319,517	£311,987	£306,968

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,115,915	£1,032,017	£1,030,008	£926,375	£918,845	£913,825
35% SR : 35% THLR : 30% SO	10%	£1,003,721	£927,889	£925,880	£822,248	£814,717	£809,697
35% SR : 35% THLR : 30% SO	20%	£891,527	£823,761	£821,753	£718,120	£710,589	£705,570
35% SR : 35% THLR : 30% SO	25%	£835,430	£771,697	£769,689	£666,056	£658,526	£653,505
35% SR : 35% THLR : 30% SO	30%	£779,333	£719,634	£717,625	£613,992	£606,462	£601,442
35% SR : 35% THLR : 30% SO	35%	£723,236	£667,569	£665,562	£561,928	£554,398	£549,378
35% SR : 35% THLR : 30% SO	43%	£639,090	£589,474	£587,466	£483,832	£476,302	£471,283
35% SR : 35% THLR : 30% SO	50%	£554,944	£511,378	£509,370	£405,737	£398,206	£393,187

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£548,204	-£632,102	-£634,111	-£737,744	-£745,274	-£750,294
35% SR : 35% THLR : 30% SO	10%	-£660,398	-£736,230	-£738,239	-£841,871	-£849,402	-£854,422
35% SR : 35% THLR : 30% SO	20%	-£772,592	-£840,358	-£842,365	-£945,999	-£953,530	-£958,549
35% SR : 35% THLR : 30% SO	25%	-£828,689	-£892,421	-£894,430	-£998,063	-£1,005,593	-£1,010,613
35% SR : 35% THLR : 30% SO	30%	-£884,786	-£944,485	-£946,493	-£1,050,127	-£1,057,657	-£1,062,677
35% SR : 35% THLR : 30% SO	35%	-£940,883	-£996,549	-£998,557	-£1,102,191	-£1,109,721	-£1,114,740
35% SR : 35% THLR : 30% SO	43%	-£1,025,029	-£1,074,645	-£1,076,653	-£1,180,286	-£1,187,817	-£1,192,836
35% SR : 35% THLR : 30% SO	50%	-£1,109,175	-£1,152,741	-£1,154,748	-£1,258,382	-£1,265,913	-£1,270,932

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£196,794	£112,896	£110,887	£7,254	£276	£5,296
35% SR : 35% THLR : 30% SO	10%	£84,600	£8,768	£6,759	-£96,873	-£104,404	-£109,424
35% SR : 35% THLR : 30% SO	20%	-£27,594	-£95,360	-£97,367	-£201,001	-£208,532	-£213,551
35% SR : 35% THLR : 30% SO	25%	-£83,691	-£147,423	-£149,432	-£253,065	-£260,595	-£265,615
35% SR : 35% THLR : 30% SO	30%	-£139,788	-£199,487	-£201,495	-£305,129	-£312,659	-£317,679
35% SR : 35% THLR : 30% SO	35%	-£195,885	-£251,551	-£253,559	-£357,193	-£364,723	-£369,742
35% SR : 35% THLR : 30% SO	43%	-£280,031	-£329,647	-£331,655	-£435,288	-£442,818	-£447,838
35% SR : 35% THLR : 30% SO	50%	-£364,177	-£407,743	-£409,750	-£513,384	-£520,915	-£525,934

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£686,687	£602,788	£600,780	£497,146	£489,617	£484,597
35% SR : 35% THLR : 30% SO	10%	£574,493	£498,660	£496,652	£393,019	£385,489	£380,469
35% SR : 35% THLR : 30% SO	20%	£462,299	£394,532	£392,525	£288,891	£281,361	£276,342
35% SR : 35% THLR : 30% SO	25%	£406,202	£342,469	£340,460	£236,828	£229,297	£224,277
35% SR : 35% THLR : 30% SO	30%	£350,105	£290,405	£288,397	£184,763	£177,234	£172,214
35% SR : 35% THLR : 30% SO	35%	£294,008	£238,341	£236,333	£132,700	£125,169	£120,150
35% SR : 35% THLR : 30% SO	43%	£209,862	£160,245	£158,238	£54,604	£47,074	£42,054
35% SR : 35% THLR : 30% SO	50%	£125,716	£82,150	£80,142	-£23,492	-£31,022	-£36,041

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£891,184	£807,285	£805,277	£701,643	£694,114	£689,093
35% SR : 35% THLR : 30% SO	10%	£778,990	£703,157	£701,149	£597,516	£589,986	£584,965
35% SR : 35% THLR : 30% SO	20%	£666,795	£599,029	£597,022	£493,388	£485,858	£480,838
35% SR : 35% THLR : 30% SO	25%	£610,698	£546,966	£544,957	£441,324	£433,794	£428,774
35% SR : 35% THLR : 30% SO	30%	£554,601	£494,902	£492,894	£389,260	£381,731	£376,710
35% SR : 35% THLR : 30% SO	35%	£498,504	£442,838	£440,830	£337,196	£329,666	£324,646
35% SR : 35% THLR : 30% SO	43%	£414,358	£364,742	£362,735	£259,101	£251,570	£246,551
35% SR : 35% THLR : 30% SO	50%	£330,212	£286,646	£284,639	£181,005	£173,475	£168,455

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,281,741	£1,229,417	£1,227,409	£1,123,776	£1,116,245	£1,111,225
35% SR : 35% THLR : 30% SO	10%	£1,153,451	£1,106,028	£1,104,019	£1,000,385	£992,856	£987,836
35% SR : 35% THLR : 30% SO	20%	£1,025,161	£982,638	£980,630	£876,996	£869,467	£864,447
35% SR : 35% THLR : 30% SO	25%	£961,016	£920,943	£918,935	£815,301	£807,772	£802,752
35% SR : 35% THLR : 30% SO	30%	£896,871	£859,248	£857,241	£753,607	£746,077	£741,056
35% SR : 35% THLR : 30% SO	35%	£832,725	£797,553	£795,546	£691,912	£684,383	£679,362
35% SR : 35% THLR : 30% SO	43%	£736,508	£705,011	£703,004	£599,370	£591,840	£586,820
35% SR : 35% THLR : 30% SO	50%	£640,291	£612,469	£610,462	£506,828	£499,298	£494,278

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£382,378	-£434,702	-£436,709	-£540,343	-£547,874	-£552,894
35% SR : 35% THLR : 30% SO	10%	-£510,667	-£558,091	-£560,100	-£663,733	-£671,263	-£676,283
35% SR : 35% THLR : 30% SO	20%	-£638,958	-£681,481	-£683,489	-£787,123	-£794,653	-£799,672
35% SR : 35% THLR : 30% SO	25%	-£703,103	-£743,175	-£745,184	-£848,818	-£856,347	-£861,367
35% SR : 35% THLR : 30% SO	30%	-£767,248	-£804,870	-£806,878	-£910,512	-£918,042	-£923,062
35% SR : 35% THLR : 30% SO	35%	-£831,394	-£866,566	-£868,573	-£972,207	-£979,736	-£984,757
35% SR : 35% THLR : 30% SO	43%	-£927,611	-£959,108	-£961,115	-£1,064,749	-£1,072,278	-£1,077,299
35% SR : 35% THLR : 30% SO	50%	-£1,023,828	-£1,051,650	-£1,053,657	-£1,157,291	-£1,164,821	-£1,169,841

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£362,620	£310,296	£308,289	£204,655	£197,124	£192,104
35% SR : 35% THLR : 30% SO	10%	£234,331	£186,907	£184,898	£81,265	£73,735	£68,715
35% SR : 35% THLR : 30% SO	20%	£106,040	£63,517	£61,509	-£42,125	-£49,654	-£54,674
35% SR : 35% THLR : 30% SO	25%	£41,895	£1,823	-£186	-£103,820	-£111,349	-£116,369
35% SR : 35% THLR : 30% SO	30%	-£22,250	-£59,872	-£61,880	-£165,514	-£173,044	-£178,064
35% SR : 35% THLR : 30% SO	35%	-£86,396	-£121,568	-£123,575	-£227,209	-£234,738	-£239,759
35% SR : 35% THLR : 30% SO	43%	-£182,613	-£214,110	-£216,117	-£319,751	-£327,280	-£332,301
35% SR : 35% THLR : 30% SO	50%	-£278,830	-£306,652	-£308,659	-£412,293	-£419,823	-£424,843

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£852,512	£800,188	£798,181	£694,547	£687,017	£681,997
35% SR : 35% THLR : 30% SO	10%	£724,223	£676,799	£674,791	£571,157	£563,628	£558,607
35% SR : 35% THLR : 30% SO	20%	£595,933	£553,409	£551,402	£447,768	£440,238	£435,218
35% SR : 35% THLR : 30% SO	25%	£531,787	£491,715	£489,707	£386,073	£378,543	£373,523
35% SR : 35% THLR : 30% SO	30%	£467,642	£430,020	£428,012	£324,379	£316,848	£311,828
35% SR : 35% THLR : 30% SO	35%	£403,497	£368,325	£366,317	£262,684	£255,154	£250,134
35% SR : 35% THLR : 30% SO	43%	£307,279	£275,783	£273,775	£170,141	£162,612	£157,592
35% SR : 35% THLR : 30% SO	50%	£211,062	£183,241	£181,233	£77,599	£70,070	£65,050

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,057,009	£1,004,685	£1,002,678	£899,044	£891,514	£886,493
35% SR : 35% THLR : 30% SO	10%	£928,720	£881,296	£879,288	£775,654	£768,124	£763,104
35% SR : 35% THLR : 30% SO	20%	£800,429	£757,906	£755,898	£652,265	£644,735	£639,715
35% SR : 35% THLR : 30% SO	25%	£736,284	£696,212	£694,203	£590,570	£583,040	£578,020
35% SR : 35% THLR : 30% SO	30%	£672,139	£634,517	£632,509	£528,875	£521,345	£516,325
35% SR : 35% THLR : 30% SO	35%	£607,994	£572,822	£570,814	£467,180	£459,651	£454,631
35% SR : 35% THLR : 30% SO	43%	£511,776	£480,280	£478,272	£374,638	£367,109	£362,089
35% SR : 35% THLR : 30% SO	50%	£415,559	£387,737	£385,730	£282,096	£274,567	£269,546

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,060,640	£1,012,118	£1,010,111	£906,477	£898,948	£893,927
35% SR : 35% THLR : 30% SO	10%	£953,812	£909,821	£907,814	£804,180	£796,650	£791,630
35% SR : 35% THLR : 30% SO	20%	£846,982	£807,524	£805,516	£701,883	£694,352	£689,332
35% SR : 35% THLR : 30% SO	25%	£793,568	£756,376	£754,367	£650,734	£643,204	£638,184
35% SR : 35% THLR : 30% SO	30%	£740,153	£705,227	£703,219	£599,585	£592,055	£587,035
35% SR : 35% THLR : 30% SO	35%	£686,740	£654,079	£652,070	£548,436	£540,907	£535,887
35% SR : 35% THLR : 30% SO	43%	£606,617	£577,355	£575,347	£471,713	£464,184	£459,164
35% SR : 35% THLR : 30% SO	50%	£526,496	£500,632	£498,624	£394,991	£387,460	£382,441

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£603,479	-£652,001	-£654,008	-£757,642	-£765,171	-£770,192
35% SR : 35% THLR : 30% SO	10%	-£710,307	-£754,298	-£756,305	-£859,939	-£867,469	-£872,489
35% SR : 35% THLR : 30% SO	20%	-£817,136	-£856,595	-£858,603	-£962,236	-£969,766	-£974,787
35% SR : 35% THLR : 30% SO	25%	-£870,551	-£907,743	-£909,752	-£1,013,385	-£1,020,915	-£1,025,935
35% SR : 35% THLR : 30% SO	30%	-£923,966	-£958,892	-£960,900	-£1,064,534	-£1,072,063	-£1,077,084
35% SR : 35% THLR : 30% SO	35%	-£977,379	-£1,010,040	-£1,012,049	-£1,115,683	-£1,123,212	-£1,128,232
35% SR : 35% THLR : 30% SO	43%	-£1,057,502	-£1,086,764	-£1,088,772	-£1,192,405	-£1,199,935	-£1,204,955
35% SR : 35% THLR : 30% SO	50%	-£1,137,623	-£1,163,487	-£1,165,494	-£1,269,128	-£1,276,659	-£1,281,678

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£141,519	£92,997	£90,990	-£12,644	-£20,173	-£25,194
35% SR : 35% THLR : 30% SO	10%	£34,691	-£9,300	-£11,307	-£114,941	-£122,471	-£127,491
35% SR : 35% THLR : 30% SO	20%	-£72,138	-£111,597	-£113,605	-£217,238	-£224,768	-£229,789
35% SR : 35% THLR : 30% SO	25%	-£125,563	-£162,745	-£164,754	-£268,387	-£275,917	-£280,937
35% SR : 35% THLR : 30% SO	30%	-£178,968	-£213,894	-£215,902	-£319,536	-£327,065	-£332,086
35% SR : 35% THLR : 30% SO	35%	-£232,381	-£265,042	-£267,051	-£370,685	-£378,214	-£383,234
35% SR : 35% THLR : 30% SO	43%	-£312,504	-£341,766	-£343,774	-£447,407	-£454,937	-£459,957
35% SR : 35% THLR : 30% SO	50%	-£392,625	-£418,489	-£420,496	-£524,130	-£531,661	-£536,680

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£631,412	£582,890	£580,882	£477,249	£469,719	£464,699
35% SR : 35% THLR : 30% SO	10%	£524,583	£480,593	£478,585	£374,952	£367,421	£362,402
35% SR : 35% THLR : 30% SO	20%	£417,754	£378,296	£376,287	£272,654	£265,124	£260,104
35% SR : 35% THLR : 30% SO	25%	£364,339	£327,147	£325,139	£221,506	£213,976	£208,955
35% SR : 35% THLR : 30% SO	30%	£310,925	£275,999	£273,990	£170,356	£162,827	£157,807
35% SR : 35% THLR : 30% SO	35%	£257,511	£224,850	£222,842	£119,208	£111,678	£106,658
35% SR : 35% THLR : 30% SO	43%	£177,389	£148,126	£146,119	£42,485	£34,956	£29,935
35% SR : 35% THLR : 30% SO	50%	£97,267	£71,404	£69,396	-£34,238	-£41,768	-£46,787

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£835,908	£787,387	£785,379	£681,745	£674,216	£669,196
35% SR : 35% THLR : 30% SO	10%	£729,080	£685,090	£683,082	£579,448	£571,918	£566,899
35% SR : 35% THLR : 30% SO	20%	£622,251	£582,793	£580,784	£477,151	£469,621	£464,601
35% SR : 35% THLR : 30% SO	25%	£568,836	£531,644	£529,635	£426,003	£418,472	£413,452
35% SR : 35% THLR : 30% SO	30%	£515,422	£480,495	£478,487	£374,853	£367,324	£362,304
35% SR : 35% THLR : 30% SO	35%	£462,008	£429,347	£427,338	£323,705	£316,175	£311,155
35% SR : 35% THLR : 30% SO	43%	£381,886	£352,623	£350,616	£246,982	£239,452	£234,432
35% SR : 35% THLR : 30% SO	50%	£301,764	£275,900	£273,893	£170,259	£162,729	£157,709

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£894,814	£849,145	£847,137	£743,503	£735,973	£730,954
35% SR : 35% THLR : 30% SO	10%	£804,083	£762,668	£760,660	£657,026	£649,496	£644,476
35% SR : 35% THLR : 30% SO	20%	£713,351	£676,190	£674,183	£570,549	£563,019	£557,999
35% SR : 35% THLR : 30% SO	25%	£667,985	£632,952	£630,943	£527,311	£519,780	£514,760
35% SR : 35% THLR : 30% SO	30%	£622,619	£589,714	£587,705	£484,071	£476,542	£471,522
35% SR : 35% THLR : 30% SO	35%	£577,253	£546,474	£544,467	£440,833	£433,303	£428,283
35% SR : 35% THLR : 30% SO	43%	£509,204	£481,617	£479,609	£375,975	£368,445	£363,425
35% SR : 35% THLR : 30% SO	50%	£441,155	£416,759	£414,751	£311,117	£303,587	£298,567

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£769,304	-£814,974	-£816,982	-£920,615	-£928,146	-£933,165
35% SR : 35% THLR : 30% SO	10%	-£860,036	-£901,451	-£903,459	-£1,007,093	-£1,014,622	-£1,019,643
35% SR : 35% THLR : 30% SO	20%	-£950,768	-£987,929	-£989,936	-£1,093,570	-£1,101,100	-£1,106,120
35% SR : 35% THLR : 30% SO	25%	-£996,134	-£1,031,167	-£1,033,175	-£1,136,808	-£1,144,339	-£1,149,359
35% SR : 35% THLR : 30% SO	30%	-£1,041,500	-£1,074,405	-£1,076,414	-£1,180,048	-£1,187,577	-£1,192,597
35% SR : 35% THLR : 30% SO	35%	-£1,086,866	-£1,117,645	-£1,119,652	-£1,223,286	-£1,230,815	-£1,235,836
35% SR : 35% THLR : 30% SO	43%	-£1,154,915	-£1,182,502	-£1,184,510	-£1,288,144	-£1,295,673	-£1,300,694
35% SR : 35% THLR : 30% SO	50%	-£1,222,964	-£1,247,360	-£1,249,368	-£1,353,002	-£1,360,532	-£1,365,552

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£24,306	-£69,976	-£71,984	-£175,617	-£183,148	-£188,167
35% SR : 35% THLR : 30% SO	10%	-£115,038	-£156,453	-£158,461	-£262,095	-£269,624	-£274,645
35% SR : 35% THLR : 30% SO	20%	-£205,770	-£242,931	-£244,938	-£348,572	-£356,102	-£361,122
35% SR : 35% THLR : 30% SO	25%	-£251,136	-£286,169	-£288,177	-£391,810	-£399,340	-£404,361
35% SR : 35% THLR : 30% SO	30%	-£296,502	-£329,407	-£331,416	-£435,050	-£442,579	-£447,599
35% SR : 35% THLR : 30% SO	35%	-£341,868	-£372,647	-£374,654	-£478,288	-£485,817	-£490,838
35% SR : 35% THLR : 30% SO	43%	-£409,917	-£437,504	-£439,512	-£543,146	-£550,675	-£555,696
35% SR : 35% THLR : 30% SO	50%	-£477,966	-£502,362	-£504,370	-£608,004	-£615,534	-£620,554

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£465,586	£419,916	£417,909	£314,275	£306,745	£301,725
35% SR : 35% THLR : 30% SO	10%	£374,854	£333,440	£331,431	£227,797	£220,268	£215,248
35% SR : 35% THLR : 30% SO	20%	£284,122	£246,962	£244,954	£141,321	£133,790	£128,771
35% SR : 35% THLR : 30% SO	25%	£238,756	£203,724	£201,715	£96,082	£90,552	£85,532
35% SR : 35% THLR : 30% SO	30%	£193,390	£160,485	£158,477	£54,843	£47,313	£42,293
35% SR : 35% THLR : 30% SO	35%	£148,024	£117,246	£115,238	£11,604	£4,075	£-945
35% SR : 35% THLR : 30% SO	43%	£79,975	£32,389	£30,380	£-53,254	£-60,783	£-65,803
35% SR : 35% THLR : 30% SO	50%	£11,926	£-12,469	£-14,478	£-118,112	£-125,641	£-130,661

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£670,083	£624,413	£622,406	£518,772	£511,241	£506,222
35% SR : 35% THLR : 30% SO	10%	£579,351	£537,936	£535,928	£432,294	£424,765	£419,744
35% SR : 35% THLR : 30% SO	20%	£488,619	£451,459	£449,451	£345,817	£338,287	£333,268
35% SR : 35% THLR : 30% SO	25%	£443,253	£408,220	£406,212	£302,579	£295,049	£290,029
35% SR : 35% THLR : 30% SO	30%	£397,887	£364,982	£362,973	£259,340	£251,810	£246,790
35% SR : 35% THLR : 30% SO	35%	£352,521	£321,743	£319,735	£216,101	£208,572	£203,552
35% SR : 35% THLR : 30% SO	43%	£284,472	£256,885	£254,877	£151,243	£143,714	£138,694
35% SR : 35% THLR : 30% SO	50%	£216,423	£192,027	£190,019	£86,385	£78,856	£73,835

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,171,190	£1,128,418	£1,126,411	£1,022,777	£1,015,246	£1,010,226
35% SR : 35% THLR : 30% SO	10%	£1,053,632	£1,014,810	£1,012,802	£909,168	£901,638	£896,619
35% SR : 35% THLR : 30% SO	20%	£936,072	£901,201	£899,194	£795,560	£788,030	£783,010
35% SR : 35% THLR : 30% SO	25%	£877,292	£844,397	£842,389	£738,755	£731,226	£726,206
35% SR : 35% THLR : 30% SO	30%	£818,512	£787,593	£785,585	£681,951	£674,421	£669,402
35% SR : 35% THLR : 30% SO	35%	£759,732	£730,789	£728,780	£625,147	£617,617	£612,597
35% SR : 35% THLR : 30% SO	43%	£671,563	£645,582	£643,574	£539,941	£532,411	£527,391
35% SR : 35% THLR : 30% SO	50%	£583,393	£560,376	£558,368	£454,734	£447,204	£442,185

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£492,928	-£535,701	-£537,708	-£641,342	-£648,872	-£653,893
35% SR : 35% THLR : 30% SO	10%	-£610,487	-£649,309	-£651,317	-£754,950	-£762,481	-£767,500
35% SR : 35% THLR : 30% SO	20%	-£728,047	-£762,918	-£764,925	-£868,559	-£876,089	-£881,109
35% SR : 35% THLR : 30% SO	25%	-£786,827	-£819,721	-£821,730	-£925,364	-£932,893	-£937,913
35% SR : 35% THLR : 30% SO	30%	-£845,607	-£876,526	-£878,534	-£982,167	-£989,696	-£994,717
35% SR : 35% THLR : 30% SO	35%	-£904,386	-£933,330	-£935,338	-£1,038,972	-£1,046,502	-£1,051,522
35% SR : 35% THLR : 30% SO	43%	-£992,556	-£1,018,537	-£1,020,544	-£1,124,178	-£1,131,708	-£1,136,728
35% SR : 35% THLR : 30% SO	50%	-£1,080,726	-£1,103,743	-£1,105,751	-£1,209,384	-£1,216,915	-£1,221,934

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£252,070	£209,297	£207,290	£103,656	£96,126	£91,105
35% SR : 35% THLR : 30% SO	10%	£134,511	£95,689	£93,681	-£9,952	-£17,483	-£22,502
35% SR : 35% THLR : 30% SO	20%	£16,951	-£17,920	-£19,927	-£123,561	-£131,091	-£136,111
35% SR : 35% THLR : 30% SO	25%	-£41,829	-£74,723	-£76,732	-£180,366	-£187,896	-£192,915
35% SR : 35% THLR : 30% SO	30%	-£100,609	-£131,528	-£133,536	-£237,169	-£244,700	-£249,719
35% SR : 35% THLR : 30% SO	35%	-£159,388	-£188,332	-£190,340	-£293,974	-£301,504	-£306,524
35% SR : 35% THLR : 30% SO	43%	-£247,558	-£273,539	-£275,546	-£379,180	-£386,710	-£391,730
35% SR : 35% THLR : 30% SO	50%	-£335,728	-£358,745	-£360,753	-£464,386	-£471,917	-£476,936

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£741,962	£699,190	£697,182	£593,548	£586,018	£580,998
35% SR : 35% THLR : 30% SO	10%	£624,403	£585,581	£583,574	£479,940	£472,410	£467,390
35% SR : 35% THLR : 30% SO	20%	£506,843	£471,973	£469,965	£366,332	£358,801	£353,782
35% SR : 35% THLR : 30% SO	25%	£448,064	£415,169	£413,161	£309,527	£301,997	£296,977
35% SR : 35% THLR : 30% SO	30%	£389,283	£358,364	£356,357	£252,723	£245,193	£240,173
35% SR : 35% THLR : 30% SO	35%	£330,504	£301,561	£299,552	£195,918	£188,389	£183,369
35% SR : 35% THLR : 30% SO	43%	£242,334	£216,353	£214,346	£110,712	£103,183	£98,163
35% SR : 35% THLR : 30% SO	50%	£154,165	£131,147	£129,140	£25,506	£17,976	£12,956

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£946,459	£903,687	£901,679	£798,045	£790,515	£785,495
35% SR : 35% THLR : 30% SO	10%	£828,900	£790,078	£788,071	£684,437	£676,906	£671,887
35% SR : 35% THLR : 30% SO	20%	£711,340	£676,470	£674,462	£570,828	£563,298	£558,279
35% SR : 35% THLR : 30% SO	25%	£652,561	£619,666	£617,657	£514,024	£506,494	£501,474
35% SR : 35% THLR : 30% SO	30%	£593,780	£562,861	£560,854	£457,220	£449,689	£444,670
35% SR : 35% THLR : 30% SO	35%	£535,001	£506,057	£504,049	£400,415	£392,886	£387,865
35% SR : 35% THLR : 30% SO	43%	£446,831	£420,850	£418,843	£315,209	£307,680	£302,659
35% SR : 35% THLR : 30% SO	50%	£358,662	£335,644	£333,637	£230,003	£222,472	£217,453

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£894,814	£856,795	£854,788	£751,154	£743,624	£738,603
35% SR : 35% THLR : 30% SO	10%	£804,083	£769,553	£767,545	£663,911	£656,381	£651,362
35% SR : 35% THLR : 30% SO	20%	£713,351	£682,311	£680,303	£576,669	£569,139	£564,119
35% SR : 35% THLR : 30% SO	25%	£667,985	£638,689	£636,682	£533,048	£525,518	£520,498
35% SR : 35% THLR : 30% SO	30%	£622,619	£595,069	£593,060	£489,427	£481,897	£476,877
35% SR : 35% THLR : 30% SO	35%	£577,253	£551,448	£549,439	£445,805	£438,276	£433,256
35% SR : 35% THLR : 30% SO	43%	£509,204	£486,016	£484,008	£380,374	£372,844	£367,824
35% SR : 35% THLR : 30% SO	50%	£441,155	£420,584	£418,576	£314,942	£307,413	£302,392

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£768,304	-£807,323	-£809,331	-£912,965	-£920,495	-£925,515
35% SR : 35% THLR : 30% SO	10%	-£860,036	-£894,566	-£896,574	-£1,000,207	-£1,007,738	-£1,012,757
35% SR : 35% THLR : 30% SO	20%	-£950,768	-£981,808	-£983,816	-£1,087,450	-£1,094,979	-£1,100,000
35% SR : 35% THLR : 30% SO	25%	-£996,134	-£1,025,430	-£1,027,437	-£1,131,071	-£1,138,601	-£1,143,620
35% SR : 35% THLR : 30% SO	30%	-£1,041,500	-£1,069,050	-£1,071,059	-£1,174,692	-£1,182,222	-£1,187,242
35% SR : 35% THLR : 30% SO	35%	-£1,086,866	-£1,112,671	-£1,114,680	-£1,218,313	-£1,225,843	-£1,230,863
35% SR : 35% THLR : 30% SO	43%	-£1,154,915	-£1,178,103	-£1,180,111	-£1,283,745	-£1,291,275	-£1,296,295
35% SR : 35% THLR : 30% SO	50%	-£1,222,964	-£1,243,535	-£1,245,543	-£1,349,177	-£1,356,706	-£1,361,726

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£24,306	-£62,325	-£64,333	-£167,967	-£175,497	-£180,517
35% SR : 35% THLR : 30% SO	10%	-£115,038	-£149,568	-£151,576	-£255,209	-£262,740	-£267,759
35% SR : 35% THLR : 30% SO	20%	-£205,770	-£236,810	-£238,818	-£342,452	-£349,981	-£355,002
35% SR : 35% THLR : 30% SO	25%	-£251,136	-£280,432	-£282,439	-£386,073	-£393,603	-£398,622
35% SR : 35% THLR : 30% SO	30%	-£296,502	-£324,052	-£326,060	-£429,694	-£437,224	-£442,244
35% SR : 35% THLR : 30% SO	35%	-£341,868	-£367,673	-£369,682	-£473,315	-£480,845	-£485,865
35% SR : 35% THLR : 30% SO	43%	-£409,917	-£433,105	-£435,113	-£538,747	-£546,277	-£551,297
35% SR : 35% THLR : 30% SO	50%	-£477,966	-£498,537	-£500,545	-£604,179	-£611,708	-£616,728

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£465,586	£427,567	£425,559	£321,926	£314,395	£309,375
35% SR : 35% THLR : 30% SO	10%	£374,854	£340,324	£338,317	£234,683	£227,153	£222,133
35% SR : 35% THLR : 30% SO	20%	£284,122	£253,083	£251,074	£147,440	£139,911	£134,891
35% SR : 35% THLR : 30% SO	25%	£238,756	£209,461	£207,453	£103,820	£96,289	£91,270
35% SR : 35% THLR : 30% SO	30%	£193,390	£165,840	£163,832	£60,199	£52,668	£47,648
35% SR : 35% THLR : 30% SO	35%	£148,024	£122,219	£120,211	£16,577	£9,048	£4,027
35% SR : 35% THLR : 30% SO	43%	£79,975	£56,785	£54,779	-£48,855	-£56,384	-£61,404
35% SR : 35% THLR : 30% SO	50%	£11,926	-£8,644	-£10,653	-£114,286	-£121,816	-£126,836

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£670,083	£632,064	£630,056	£526,422	£518,892	£513,872
35% SR : 35% THLR : 30% SO	10%	£579,351	£544,821	£542,814	£439,180	£431,649	£426,630
35% SR : 35% THLR : 30% SO	20%	£488,619	£457,580	£455,571	£351,937	£344,408	£339,388
35% SR : 35% THLR : 30% SO	25%	£443,253	£413,958	£411,950	£308,316	£300,786	£295,767
35% SR : 35% THLR : 30% SO	30%	£397,887	£370,337	£368,328	£264,696	£257,165	£252,145
35% SR : 35% THLR : 30% SO	35%	£352,521	£326,716	£324,708	£221,074	£213,544	£208,524
35% SR : 35% THLR : 30% SO	43%	£284,472	£261,284	£259,276	£155,642	£148,113	£143,092
35% SR : 35% THLR : 30% SO	50%	£216,423	£195,853	£193,844	£90,210	£82,681	£77,661

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£673,714	£639,497	£637,489	£533,855	£526,326	£521,306
35% SR : 35% THLR : 30% SO	10%	£604,358	£573,264	£571,256	£467,623	£460,093	£455,072
35% SR : 35% THLR : 30% SO	20%	£535,003	£507,031	£505,023	£401,390	£393,859	£388,840
35% SR : 35% THLR : 30% SO	25%	£500,326	£473,915	£471,907	£368,273	£360,743	£355,723
35% SR : 35% THLR : 30% SO	30%	£465,649	£440,798	£438,790	£335,157	£327,627	£322,606
35% SR : 35% THLR : 30% SO	35%	£430,971	£407,682	£405,673	£302,040	£294,510	£289,490
35% SR : 35% THLR : 30% SO	43%	£378,955	£358,007	£355,999	£252,365	£244,835	£239,816
35% SR : 35% THLR : 30% SO	50%	£326,938	£308,333	£306,324	£202,690	£195,161	£190,141

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£990,405	-£1,024,622	-£1,026,630	-£1,130,263	-£1,137,793	-£1,142,813
35% SR : 35% THLR : 30% SO	10%	-£1,059,760	-£1,090,855	-£1,092,863	-£1,196,496	-£1,204,026	-£1,209,046
35% SR : 35% THLR : 30% SO	20%	-£1,129,116	-£1,157,088	-£1,159,096	-£1,262,729	-£1,270,260	-£1,275,279
35% SR : 35% THLR : 30% SO	25%	-£1,163,792	-£1,190,204	-£1,192,212	-£1,295,846	-£1,303,375	-£1,308,396
35% SR : 35% THLR : 30% SO	30%	-£1,198,470	-£1,223,320	-£1,225,329	-£1,328,962	-£1,336,492	-£1,341,512
35% SR : 35% THLR : 30% SO	35%	-£1,233,148	-£1,256,437	-£1,258,446	-£1,362,078	-£1,369,609	-£1,374,629
35% SR : 35% THLR : 30% SO	43%	-£1,285,164	-£1,306,112	-£1,308,120	-£1,411,754	-£1,419,284	-£1,424,303
35% SR : 35% THLR : 30% SO	50%	-£1,337,180	-£1,355,786	-£1,357,795	-£1,461,429	-£1,468,958	-£1,473,978

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£245,407	-£279,624	-£281,632	-£385,265	-£392,795	-£397,815
35% SR : 35% THLR : 30% SO	10%	-£314,763	-£345,857	-£347,865	-£451,498	-£459,028	-£464,048
35% SR : 35% THLR : 30% SO	20%	-£384,118	-£412,090	-£414,098	-£517,731	-£525,262	-£530,281
35% SR : 35% THLR : 30% SO	25%	-£418,794	-£445,206	-£447,214	-£550,848	-£558,378	-£563,398
35% SR : 35% THLR : 30% SO	30%	-£453,472	-£478,322	-£480,331	-£583,964	-£591,494	-£596,514
35% SR : 35% THLR : 30% SO	35%	-£488,150	-£511,439	-£513,448	-£617,080	-£624,610	-£629,630
35% SR : 35% THLR : 30% SO	43%	-£540,166	-£561,114	-£563,122	-£666,756	-£674,286	-£679,305
35% SR : 35% THLR : 30% SO	50%	-£592,182	-£610,788	-£612,797	-£716,431	-£723,960	-£728,980

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£244,485	£210,268	£208,261	£104,627	£97,098	£92,077
35% SR : 35% THLR : 30% SO	10%	£175,130	£144,036	£142,027	£38,395	£30,864	£25,844
35% SR : 35% THLR : 30% SO	20%	£105,775	£77,802	£75,795	-£27,839	-£35,369	-£40,388
35% SR : 35% THLR : 30% SO	25%	£71,099	£44,687	£42,678	-£60,956	-£68,485	-£73,505
35% SR : 35% THLR : 30% SO	30%	£36,420	£11,570	£9,562	-£94,071	-£101,602	-£106,622
35% SR : 35% THLR : 30% SO	35%	£1,743	-£21,947	-£23,955	-£127,188	-£134,718	-£139,739
35% SR : 35% THLR : 30% SO	43%	-£50,274	-£71,222	-£73,229	-£176,863	-£184,393	-£189,413
35% SR : 35% THLR : 30% SO	50%	-£102,290	-£120,896	-£122,904	-£226,538	-£234,068	-£239,088

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£448,982	£414,765	£412,758	£309,124	£301,594	£296,574
35% SR : 35% THLR : 30% SO	10%	£379,627	£348,533	£346,524	£242,891	£235,361	£230,341
35% SR : 35% THLR : 30% SO	20%	£310,272	£282,299	£280,292	£176,658	£169,128	£164,108
35% SR : 35% THLR : 30% SO	25%	£275,595	£249,184	£247,175	£143,541	£136,011	£131,992
35% SR : 35% THLR : 30% SO	30%	£240,917	£216,067	£214,058	£110,426	£102,895	£97,875
35% SR : 35% THLR : 30% SO	35%	£206,240	£182,950	£180,942	£77,309	£69,778	£64,758
35% SR : 35% THLR : 30% SO	43%	£154,223	£133,275	£131,268	£27,634	£20,103	£15,084
35% SR : 35% THLR : 30% SO	50%	£102,207	£83,601	£81,592	-£22,041	-£29,571	-£34,591

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,520,794	£2,365,150	£2,361,468	£2,260,738	£2,246,932	£2,237,727
35% SR : 35% THLR : 30% SO	10%	£2,242,984	£2,102,680	£2,098,972	£1,997,540	£1,983,637	£1,974,368
35% SR : 35% THLR : 30% SO	20%	£1,964,272	£1,839,324	£1,835,587	£1,733,343	£1,719,329	£1,709,987
35% SR : 35% THLR : 30% SO	25%	£1,824,578	£1,707,314	£1,703,561	£1,600,870	£1,586,796	£1,577,413
35% SR : 35% THLR : 30% SO	30%	£1,684,659	£1,575,082	£1,571,312	£1,468,149	£1,454,009	£1,444,582
35% SR : 35% THLR : 30% SO	35%	£1,544,515	£1,442,629	£1,438,840	£1,335,178	£1,320,969	£1,311,496
35% SR : 35% THLR : 30% SO	43%	£1,333,876	£1,243,534	£1,239,717	£1,135,252	£1,120,934	£1,111,389
35% SR : 35% THLR : 30% SO	50%	£1,122,729	£1,043,942	£1,040,091	£934,765	£920,330	£910,705

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,569,869	£1,414,225	£1,410,543	£1,309,813	£1,296,007	£1,286,802
35% SR : 35% THLR : 30% SO	10%	£1,292,059	£1,151,755	£1,148,047	£1,046,615	£1,032,712	£1,023,443
35% SR : 35% THLR : 30% SO	20%	£1,013,347	£888,398	£884,662	£782,418	£768,404	£759,062
35% SR : 35% THLR : 30% SO	25%	£873,653	£756,389	£752,635	£649,945	£635,871	£626,488
35% SR : 35% THLR : 30% SO	30%	£733,734	£624,157	£620,387	£517,224	£503,084	£493,657
35% SR : 35% THLR : 30% SO	35%	£593,590	£491,704	£487,915	£384,252	£370,043	£360,571
35% SR : 35% THLR : 30% SO	43%	£382,951	£292,609	£288,792	£184,327	£170,009	£160,464
35% SR : 35% THLR : 30% SO	50%	£171,804	£93,017	£89,166	£-16,160	£-30,595	£-40,220

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,995,582	£1,839,938	£1,836,256	£1,735,526	£1,721,720	£1,712,515
35% SR : 35% THLR : 30% SO	10%	£1,717,772	£1,577,468	£1,573,761	£1,472,328	£1,458,425	£1,449,156
35% SR : 35% THLR : 30% SO	20%	£1,439,061	£1,314,112	£1,310,375	£1,208,131	£1,194,117	£1,184,775
35% SR : 35% THLR : 30% SO	25%	£1,299,366	£1,182,102	£1,178,349	£1,075,658	£1,061,584	£1,052,201
35% SR : 35% THLR : 30% SO	30%	£1,159,448	£1,049,870	£1,046,100	£942,937	£928,797	£919,370
35% SR : 35% THLR : 30% SO	35%	£1,019,303	£917,417	£913,628	£809,966	£795,757	£786,284
35% SR : 35% THLR : 30% SO	43%	£808,664	£718,322	£714,505	£610,040	£595,722	£586,177
35% SR : 35% THLR : 30% SO	50%	£597,518	£518,730	£514,879	£409,553	£395,118	£385,493

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,275,521	£2,119,876	£2,116,195	£2,015,464	£2,001,659	£1,992,454
35% SR : 35% THLR : 30% SO	10%	£1,997,711	£1,857,407	£1,853,699	£1,752,267	£1,738,364	£1,729,095
35% SR : 35% THLR : 30% SO	20%	£1,718,999	£1,594,050	£1,590,313	£1,488,070	£1,474,056	£1,464,714
35% SR : 35% THLR : 30% SO	25%	£1,579,305	£1,462,040	£1,458,287	£1,355,597	£1,341,522	£1,332,139
35% SR : 35% THLR : 30% SO	30%	£1,439,386	£1,329,809	£1,326,038	£1,222,875	£1,208,736	£1,199,309
35% SR : 35% THLR : 30% SO	35%	£1,299,241	£1,197,356	£1,193,567	£1,089,904	£1,075,695	£1,066,223
35% SR : 35% THLR : 30% SO	43%	£1,088,603	£988,261	£984,443	£889,978	£875,660	£866,116
35% SR : 35% THLR : 30% SO	50%	£877,456	£798,668	£794,818	£689,492	£675,056	£665,432

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,392,376	£2,236,732	£2,233,050	£2,132,320	£2,118,514	£2,109,309
35% SR : 35% THLR : 30% SO	10%	£2,114,566	£1,974,262	£1,970,554	£1,869,122	£1,855,219	£1,845,950
35% SR : 35% THLR : 30% SO	20%	£1,835,854	£1,710,905	£1,707,169	£1,604,925	£1,590,911	£1,581,569
35% SR : 35% THLR : 30% SO	25%	£1,696,160	£1,578,896	£1,575,142	£1,472,452	£1,458,378	£1,448,995
35% SR : 35% THLR : 30% SO	30%	£1,556,241	£1,446,664	£1,442,894	£1,339,731	£1,325,591	£1,316,164
35% SR : 35% THLR : 30% SO	35%	£1,416,097	£1,314,211	£1,310,422	£1,206,759	£1,192,550	£1,183,078
35% SR : 35% THLR : 30% SO	43%	£1,205,458	£1,115,116	£1,111,299	£1,006,833	£992,516	£982,971
35% SR : 35% THLR : 30% SO	50%	£994,311	£915,524	£911,673	£806,347	£791,912	£782,287

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,622,203	£1,482,012	£1,478,331	£1,377,600	£1,363,795	£1,354,590
35% SR : 35% THLR : 30% SO	10%	£1,434,251	£1,307,856	£1,304,149	£1,202,716	£1,188,814	£1,179,545
35% SR : 35% THLR : 30% SO	20%	£1,245,399	£1,132,814	£1,129,077	£1,026,834	£1,012,819	£1,003,477
35% SR : 35% THLR : 30% SO	25%	£1,150,634	£1,044,961	£1,041,207	£938,517	£924,442	£915,060
35% SR : 35% THLR : 30% SO	30%	£1,055,645	£956,886	£953,115	£849,952	£835,813	£826,387
35% SR : 35% THLR : 30% SO	35%	£960,430	£868,589	£864,801	£761,138	£746,930	£737,457
35% SR : 35% THLR : 30% SO	43%	£817,185	£735,730	£731,913	£627,449	£613,130	£603,585
35% SR : 35% THLR : 30% SO	50%	£673,433	£602,373	£598,523	£493,197	£478,761	£469,136

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£671,278	£531,087	£527,406	£426,675	£412,870	£403,665
35% SR : 35% THLR : 30% SO	10%	£483,326	£356,931	£353,224	£251,791	£237,889	£228,620
35% SR : 35% THLR : 30% SO	20%	£294,474	£181,889	£178,152	£75,908	£61,894	£52,552
35% SR : 35% THLR : 30% SO	25%	£199,709	£94,035	£90,282	£-12,408	£-26,483	£-35,866
35% SR : 35% THLR : 30% SO	30%	£104,720	£5,961	£2,190	£-100,973	£-115,112	£-124,538
35% SR : 35% THLR : 30% SO	35%	£9,505	£-82,336	£-86,124	£-189,787	£-203,995	£-213,468
35% SR : 35% THLR : 30% SO	43%	£-133,740	£-215,195	£-219,012	£-323,477	£-337,795	£-347,340
35% SR : 35% THLR : 30% SO	50%	£-277,492	£-348,552	£-352,402	£-457,728	£-472,164	£-481,789

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,096,991	£956,801	£953,119	£852,389	£838,583	£829,378
35% SR : 35% THLR : 30% SO	10%	£909,039	£782,644	£778,938	£677,504	£663,602	£654,333
35% SR : 35% THLR : 30% SO	20%	£720,187	£607,602	£603,865	£501,622	£487,607	£478,265
35% SR : 35% THLR : 30% SO	25%	£625,422	£519,749	£515,995	£413,305	£399,231	£389,848
35% SR : 35% THLR : 30% SO	30%	£530,433	£431,674	£427,903	£324,740	£310,601	£301,175
35% SR : 35% THLR : 30% SO	35%	£435,218	£343,377	£339,589	£235,926	£221,718	£212,245
35% SR : 35% THLR : 30% SO	43%	£291,973	£210,518	£206,701	£102,237	£87,918	£78,373
35% SR : 35% THLR : 30% SO	50%	£148,221	£77,161	£73,311	£-32,015	£-46,451	£-56,076

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,376,929	£1,236,739	£1,233,058	£1,132,327	£1,118,521	£1,109,317
35% SR : 35% THLR : 30% SO	10%	£1,188,978	£1,062,583	£1,058,876	£957,443	£943,541	£934,272
35% SR : 35% THLR : 30% SO	20%	£1,000,125	£887,540	£883,804	£781,560	£767,546	£758,204
35% SR : 35% THLR : 30% SO	25%	£905,361	£799,687	£795,934	£693,244	£679,169	£669,786
35% SR : 35% THLR : 30% SO	30%	£810,372	£711,612	£707,842	£604,679	£590,539	£581,113
35% SR : 35% THLR : 30% SO	35%	£715,157	£623,316	£619,528	£515,964	£501,656	£492,184
35% SR : 35% THLR : 30% SO	43%	£571,912	£490,457	£486,639	£382,175	£367,856	£358,312
35% SR : 35% THLR : 30% SO	50%	£428,160	£357,099	£353,250	£247,924	£233,487	£223,863

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,493,785	£1,353,594	£1,349,913	£1,249,182	£1,235,377	£1,226,172
35% SR : 35% THLR : 30% SO	10%	£1,305,833	£1,179,438	£1,175,731	£1,074,298	£1,060,396	£1,051,127
35% SR : 35% THLR : 30% SO	20%	£1,118,981	£1,004,396	£1,000,659	£898,415	£884,401	£875,059
35% SR : 35% THLR : 30% SO	25%	£1,022,216	£916,542	£912,789	£810,099	£796,024	£786,641
35% SR : 35% THLR : 30% SO	30%	£927,227	£828,468	£824,697	£721,534	£707,395	£697,969
35% SR : 35% THLR : 30% SO	35%	£832,012	£740,171	£736,383	£632,720	£618,512	£609,039
35% SR : 35% THLR : 30% SO	43%	£688,767	£607,312	£603,495	£499,030	£484,712	£475,167
35% SR : 35% THLR : 30% SO	50%	£545,015	£473,955	£470,105	£364,779	£350,343	£340,718

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,247,789	£1,114,039	£1,110,357	£1,009,627	£995,821	£986,616
35% SR : 35% THLR : 30% SO	10%	£1,096,430	£975,845	£972,138	£870,705	£856,803	£847,534
35% SR : 35% THLR : 30% SO	20%	£944,169	£836,765	£833,028	£730,785	£716,770	£707,428
35% SR : 35% THLR : 30% SO	25%	£867,700	£766,893	£763,140	£660,451	£646,376	£636,992
35% SR : 35% THLR : 30% SO	30%	£791,007	£696,800	£693,030	£589,867	£575,726	£566,300
35% SR : 35% THLR : 30% SO	35%	£714,088	£626,485	£622,696	£519,033	£504,824	£495,352
35% SR : 35% THLR : 30% SO	43%	£598,287	£520,598	£516,779	£412,315	£397,997	£388,451
35% SR : 35% THLR : 30% SO	50%	£481,979	£414,212	£410,361	£305,035	£290,599	£280,975

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£296,864	£163,114	£159,432	£58,702	£44,896	£35,691
35% SR : 35% THLR : 30% SO	10%	£145,505	£24,920	£21,213	£-80,220	£-94,122	£-103,391
35% SR : 35% THLR : 30% SO	20%	£-6,756	£-114,160	£-117,897	£-220,140	£-234,155	£-243,497
35% SR : 35% THLR : 30% SO	25%	£-83,225	£-184,032	£-187,785	£-290,475	£-304,549	£-313,933
35% SR : 35% THLR : 30% SO	30%	£-159,918	£-254,125	£-257,896	£-361,068	£-375,199	£-384,625
35% SR : 35% THLR : 30% SO	35%	£-236,837	£-324,440	£-328,229	£-431,892	£-446,101	£-455,573
35% SR : 35% THLR : 30% SO	43%	£-352,638	£-430,327	£-434,146	£-538,610	£-552,928	£-562,474
35% SR : 35% THLR : 30% SO	50%	£-468,946	£-536,713	£-540,584	£-645,890	£-660,326	£-669,950

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£722,578	£588,827	£585,146	£484,415	£470,609	£461,404
35% SR : 35% THLR : 30% SO	10%	£571,218	£450,633	£446,926	£345,493	£331,591	£322,322
35% SR : 35% THLR : 30% SO	20%	£418,957	£311,553	£307,816	£205,573	£191,558	£182,216
35% SR : 35% THLR : 30% SO	25%	£342,488	£241,681	£237,928	£135,239	£121,164	£111,780
35% SR : 35% THLR : 30% SO	30%	£265,795	£171,588	£167,818	£64,655	£50,514	£41,088
35% SR : 35% THLR : 30% SO	35%	£188,876	£101,273	£97,484	£-6,179	£-20,388	£-29,860
35% SR : 35% THLR : 30% SO	43%	£73,075	£-14,614	£-8,433	£-112,897	£-127,215	£-136,781
35% SR : 35% THLR : 30% SO	50%	£-43,233	£-111,000	£-114,851	£-220,177	£-234,613	£-244,236

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,002,516	£868,765	£865,084	£764,353	£750,548	£741,343
35% SR : 35% THLR : 30% SO	10%	£851,156	£730,572	£726,865	£625,431	£611,529	£602,261
35% SR : 35% THLR : 30% SO	20%	£698,895	£591,491	£587,755	£485,511	£471,497	£462,155
35% SR : 35% THLR : 30% SO	25%	£622,427	£521,619	£517,866	£415,177	£401,102	£391,718
35% SR : 35% THLR : 30% SO	30%	£545,734	£451,527	£447,756	£344,593	£330,453	£321,027
35% SR : 35% THLR : 30% SO	35%	£468,815	£381,212	£377,422	£273,760	£259,551	£250,079
35% SR : 35% THLR : 30% SO	43%	£353,014	£275,324	£271,506	£167,042	£152,724	£143,178
35% SR : 35% THLR : 30% SO	50%	£236,706	£168,939	£165,088	£59,762	£45,325	£35,702

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,119,371	£985,621	£981,939	£881,209	£867,403	£858,198
35% SR : 35% THLR : 30% SO	10%	£968,012	£847,427	£843,720	£742,287	£728,385	£719,116
35% SR : 35% THLR : 30% SO	20%	£815,751	£708,347	£704,610	£602,367	£588,352	£579,010
35% SR : 35% THLR : 30% SO	25%	£739,282	£638,475	£634,722	£532,032	£517,958	£508,574
35% SR : 35% THLR : 30% SO	30%	£662,589	£568,382	£564,611	£461,449	£447,308	£437,882
35% SR : 35% THLR : 30% SO	35%	£585,670	£498,067	£494,278	£390,615	£376,406	£366,934
35% SR : 35% THLR : 30% SO	43%	£469,869	£392,180	£388,361	£283,897	£269,579	£260,033
35% SR : 35% THLR : 30% SO	50%	£353,561	£285,794	£281,943	£176,617	£162,181	£152,557

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,472,437	£1,394,075	£1,390,393	£1,289,663	£1,275,857	£1,266,652
35% SR : 35% THLR : 30% SO	10%	£1,299,365	£1,228,616	£1,224,909	£1,123,477	£1,109,574	£1,100,305
35% SR : 35% THLR : 30% SO	20%	£1,125,392	£1,062,272	£1,058,536	£956,292	£942,278	£932,936
35% SR : 35% THLR : 30% SO	25%	£1,038,067	£978,768	£975,015	£872,325	£858,250	£848,866
35% SR : 35% THLR : 30% SO	30%	£950,517	£895,042	£891,272	£788,109	£773,969	£764,543
35% SR : 35% THLR : 30% SO	35%	£862,741	£811,095	£807,307	£703,643	£689,435	£679,963
35% SR : 35% THLR : 30% SO	43%	£730,656	£684,759	£680,942	£576,477	£562,159	£552,614
35% SR : 35% THLR : 30% SO	50%	£598,063	£557,925	£554,076	£448,750	£434,313	£424,689

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£521,512	£443,150	£439,468	£338,738	£324,932	£315,727
35% SR : 35% THLR : 30% SO	10%	£348,440	£277,691	£273,984	£172,552	£158,649	£149,380
35% SR : 35% THLR : 30% SO	20%	£174,467	£111,347	£107,611	£5,367	£-8,647	£-17,989
35% SR : 35% THLR : 30% SO	25%	£87,142	£27,843	£24,090	£-78,600	£-92,875	£-102,059
35% SR : 35% THLR : 30% SO	30%	£-408	£-55,883	£-59,653	£-162,817	£-176,956	£-186,382
35% SR : 35% THLR : 30% SO	35%	£-88,184	£-139,830	£-143,618	£-247,282	£-261,490	£-270,962
35% SR : 35% THLR : 30% SO	43%	£-220,269	£-266,166	£-269,983	£-374,448	£-388,766	£-398,311
35% SR : 35% THLR : 30% SO	50%	£-352,862	£-393,000	£-396,849	£-502,175	£-516,612	£-526,236

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£947,225	£868,863	£865,182	£764,451	£750,645	£741,440
35% SR : 35% THLR : 30% SO	10%	£774,154	£703,404	£699,697	£598,265	£584,362	£575,093
35% SR : 35% THLR : 30% SO	20%	£600,180	£537,060	£533,324	£431,080	£417,066	£407,724
35% SR : 35% THLR : 30% SO	25%	£512,855	£453,557	£449,803	£347,113	£333,038	£323,655
35% SR : 35% THLR : 30% SO	30%	£425,305	£369,890	£366,060	£262,897	£248,757	£239,331
35% SR : 35% THLR : 30% SO	35%	£337,529	£285,883	£282,095	£178,431	£164,223	£154,751
35% SR : 35% THLR : 30% SO	43%	£205,444	£159,547	£155,730	£51,265	£36,947	£27,402
35% SR : 35% THLR : 30% SO	50%	£72,851	£32,713	£28,864	£-76,462	£-90,899	£-100,523

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,227,164	£1,148,801	£1,145,120	£1,044,389	£1,030,584	£1,021,379
35% SR : 35% THLR : 30% SO	10%	£1,054,092	£983,343	£979,636	£878,204	£864,301	£855,032
35% SR : 35% THLR : 30% SO	20%	£880,118	£816,999	£813,262	£711,019	£697,005	£687,662
35% SR : 35% THLR : 30% SO	25%	£792,793	£733,495	£729,742	£627,052	£612,977	£603,593
35% SR : 35% THLR : 30% SO	30%	£705,244	£649,789	£645,999	£542,835	£528,696	£519,269
35% SR : 35% THLR : 30% SO	35%	£617,468	£565,822	£562,033	£458,370	£444,162	£434,689
35% SR : 35% THLR : 30% SO	43%	£485,382	£439,486	£435,668	£331,203	£316,885	£307,341
35% SR : 35% THLR : 30% SO	50%	£352,790	£312,652	£308,802	£203,476	£189,040	£179,415

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,344,019	£1,285,657	£1,261,975	£1,161,245	£1,147,439	£1,138,234
35% SR : 35% THLR : 30% SO	10%	£1,170,947	£1,100,198	£1,096,491	£995,059	£981,156	£971,887
35% SR : 35% THLR : 30% SO	20%	£996,974	£933,854	£930,118	£827,874	£813,860	£804,518
35% SR : 35% THLR : 30% SO	25%	£909,649	£850,350	£846,597	£743,907	£729,823	£720,448
35% SR : 35% THLR : 30% SO	30%	£822,099	£766,624	£762,854	£659,690	£645,551	£636,125
35% SR : 35% THLR : 30% SO	35%	£734,323	£682,677	£678,889	£575,225	£561,017	£551,545
35% SR : 35% THLR : 30% SO	43%	£602,238	£556,341	£552,524	£448,059	£433,741	£424,196
35% SR : 35% THLR : 30% SO	50%	£469,645	£429,507	£425,658	£320,332	£305,895	£296,271

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,172,906	£1,099,696	£1,096,014	£995,284	£981,478	£972,274
35% SR : 35% THLR : 30% SO	10%	£1,028,784	£962,690	£958,982	£857,550	£843,647	£834,379
35% SR : 35% THLR : 30% SO	20%	£883,762	£824,799	£821,061	£718,817	£704,804	£695,461
35% SR : 35% THLR : 30% SO	25%	£810,912	£755,520	£751,767	£649,077	£635,002	£625,619
35% SR : 35% THLR : 30% SO	30%	£737,837	£686,021	£682,250	£579,087	£564,948	£555,520
35% SR : 35% THLR : 30% SO	35%	£664,536	£616,300	£612,510	£508,848	£494,639	£485,168
35% SR : 35% THLR : 30% SO	43%	£554,164	£511,303	£507,485	£403,021	£388,703	£379,157
35% SR : 35% THLR : 30% SO	50%	£443,284	£405,808	£401,959	£296,632	£282,196	£272,572

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£221,981	£148,771	£145,089	£44,359	£30,553	£21,349
35% SR : 35% THLR : 30% SO	10%	£77,859	£11,765	£8,057	£-93,375	£-107,278	£-116,546
35% SR : 35% THLR : 30% SO	20%	£-67,163	£-126,126	£-129,864	£-232,108	£-246,121	£-255,464
35% SR : 35% THLR : 30% SO	25%	£-140,013	£-195,405	£-199,158	£-301,848	£-315,923	£-325,306
35% SR : 35% THLR : 30% SO	30%	£-213,088	£-264,904	£-268,675	£-371,838	£-385,977	£-395,405
35% SR : 35% THLR : 30% SO	35%	£-286,389	£-334,625	£-338,415	£-442,077	£-456,286	£-465,757
35% SR : 35% THLR : 30% SO	43%	£-396,761	£-439,622	£-443,440	£-547,904	£-562,222	£-571,768
35% SR : 35% THLR : 30% SO	50%	£-507,641	£-545,117	£-548,966	£-654,293	£-668,729	£-678,353

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£647,694	£574,484	£570,802	£470,072	£456,266	£447,062
35% SR : 35% THLR : 30% SO	10%	£503,572	£437,478	£433,770	£332,338	£318,435	£309,167
35% SR : 35% THLR : 30% SO	20%	£358,550	£299,587	£295,849	£193,605	£179,592	£170,249
35% SR : 35% THLR : 30% SO	25%	£285,700	£230,308	£226,555	£123,865	£109,790	£100,407
35% SR : 35% THLR : 30% SO	30%	£212,625	£160,809	£157,038	£53,875	£39,736	£30,309
35% SR : 35% THLR : 30% SO	35%	£139,325	£91,088	£87,298	£-16,364	£-30,573	£-40,044
35% SR : 35% THLR : 30% SO	43%	£28,952	£-113,909	£-117,727	£-122,191	£-136,509	£-146,055
35% SR : 35% THLR : 30% SO	50%	£-91,928	£-119,403	£-123,253	£-228,580	£-243,018	£-252,640

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£927,633	£854,423	£850,741	£750,011	£736,204	£727,001
35% SR : 35% THLR : 30% SO	10%	£783,511	£717,417	£713,709	£612,276	£598,373	£589,106
35% SR : 35% THLR : 30% SO	20%	£638,489	£579,525	£575,788	£473,544	£459,531	£450,188
35% SR : 35% THLR : 30% SO	25%	£565,639	£510,247	£506,493	£403,803	£389,728	£380,346
35% SR : 35% THLR : 30% SO	30%	£492,563	£440,747	£436,977	£333,814	£319,674	£310,247
35% SR : 35% THLR : 30% SO	35%	£419,263	£371,026	£367,237	£263,575	£249,366	£239,894
35% SR : 35% THLR : 30% SO	43%	£308,690	£266,030	£262,211	£157,747	£143,429	£133,884
35% SR : 35% THLR : 30% SO	50%	£198,011	£160,535	£156,686	£51,359	£36,923	£27,299

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,044,488	£971,278	£967,596	£866,866	£853,060	£843,856
35% SR : 35% THLR : 30% SO	10%	£900,366	£834,272	£830,564	£729,132	£715,229	£705,961
35% SR : 35% THLR : 30% SO	20%	£756,344	£696,381	£692,643	£590,399	£576,386	£567,043
35% SR : 35% THLR : 30% SO	25%	£682,494	£627,102	£623,349	£520,659	£506,584	£497,201
35% SR : 35% THLR : 30% SO	30%	£609,419	£557,603	£553,832	£450,669	£436,530	£427,102
35% SR : 35% THLR : 30% SO	35%	£536,118	£487,882	£484,092	£380,430	£366,221	£356,570
35% SR : 35% THLR : 30% SO	43%	£425,746	£382,885	£379,067	£274,603	£260,285	£250,739
35% SR : 35% THLR : 30% SO	50%	£314,866	£277,390	£273,541	£168,214	£153,778	£144,154

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£948,259	£878,911	£875,230	£774,499	£760,694	£751,489
35% SR : 35% THLR : 30% SO	10%	£825,851	£763,246	£759,539	£658,107	£644,204	£634,935
35% SR : 35% THLR : 30% SO	20%	£702,542	£646,695	£642,958	£540,715	£526,701	£517,358
35% SR : 35% THLR : 30% SO	25%	£640,550	£588,087	£584,334	£481,645	£467,569	£458,186
35% SR : 35% THLR : 30% SO	30%	£578,331	£529,259	£525,488	£422,325	£408,185	£398,759
35% SR : 35% THLR : 30% SO	35%	£515,888	£470,208	£466,419	£362,756	£348,547	£339,076
35% SR : 35% THLR : 30% SO	43%	£421,802	£381,217	£377,398	£272,934	£258,616	£249,070
35% SR : 35% THLR : 30% SO	50%	£327,207	£291,727	£287,878	£182,552	£168,115	£158,491

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£2,666	-£72,014	-£75,695	-£176,426	-£190,231	-£199,436
35% SR : 35% THLR : 30% SO	10%	-£125,074	-£187,679	-£191,386	-£292,819	-£306,722	-£315,990
35% SR : 35% THLR : 30% SO	20%	-£248,383	-£304,230	-£307,987	-£410,210	-£424,224	-£433,567
35% SR : 35% THLR : 30% SO	25%	-£310,375	-£362,838	-£366,591	-£469,280	-£483,356	-£492,739
35% SR : 35% THLR : 30% SO	30%	-£372,594	-£421,666	-£425,437	-£528,600	-£542,740	-£552,166
35% SR : 35% THLR : 30% SO	35%	-£435,037	-£480,717	-£484,507	-£588,169	-£602,378	-£611,849
35% SR : 35% THLR : 30% SO	43%	-£529,123	-£569,708	-£573,527	-£677,991	-£692,309	-£701,855
35% SR : 35% THLR : 30% SO	50%	-£623,718	-£659,198	-£663,047	-£768,373	-£782,810	-£792,434

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£423,047	£353,699	£350,018	£249,287	£235,482	£226,277
35% SR : 35% THLR : 30% SO	10%	£300,639	£238,034	£234,327	£132,895	£118,992	£109,723
35% SR : 35% THLR : 30% SO	20%	£177,330	£121,483	£117,746	£15,503	£1,489	-£7,853
35% SR : 35% THLR : 30% SO	25%	£115,338	£62,875	£59,122	-£43,567	-£57,643	-£67,026
35% SR : 35% THLR : 30% SO	30%	£53,120	£4,047	£276	-£102,887	-£117,027	-£126,453
35% SR : 35% THLR : 30% SO	35%	-£9,323	-£55,004	-£58,793	-£162,456	-£176,665	-£186,136
35% SR : 35% THLR : 30% SO	43%	-£108,410	-£143,995	-£147,814	-£252,278	-£266,596	-£276,142
35% SR : 35% THLR : 30% SO	50%	-£198,005	-£233,485	-£237,334	-£342,680	-£357,097	-£366,721

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£702,985	£633,638	£629,957	£529,226	£515,420	£506,215
35% SR : 35% THLR : 30% SO	10%	£580,578	£517,973	£514,266	£412,833	£398,930	£389,661
35% SR : 35% THLR : 30% SO	20%	£457,269	£401,422	£397,685	£295,441	£281,427	£272,085
35% SR : 35% THLR : 30% SO	25%	£395,276	£342,814	£339,061	£236,372	£222,296	£212,913
35% SR : 35% THLR : 30% SO	30%	£333,058	£283,985	£280,215	£177,052	£162,912	£153,485
35% SR : 35% THLR : 30% SO	35%	£270,615	£224,934	£221,145	£117,483	£103,274	£93,802
35% SR : 35% THLR : 30% SO	43%	£176,528	£135,943	£132,125	£27,651	£13,343	£3,797
35% SR : 35% THLR : 30% SO	50%	£81,934	£46,454	£42,604	-£62,722	-£77,158	-£86,783

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£819,841	£750,493	£746,812	£646,081	£632,276	£623,071
35% SR : 35% THLR : 30% SO	10%	£697,433	£634,828	£631,121	£529,688	£515,785	£506,517
35% SR : 35% THLR : 30% SO	20%	£574,124	£518,277	£514,540	£412,297	£398,283	£388,940
35% SR : 35% THLR : 30% SO	25%	£512,132	£459,669	£455,916	£353,227	£339,151	£329,768
35% SR : 35% THLR : 30% SO	30%	£449,913	£400,841	£397,070	£293,907	£279,767	£270,341
35% SR : 35% THLR : 30% SO	35%	£387,470	£341,790	£338,000	£234,338	£220,129	£210,658
35% SR : 35% THLR : 30% SO	43%	£293,384	£252,799	£248,980	£144,516	£130,198	£120,652
35% SR : 35% THLR : 30% SO	50%	£198,789	£163,309	£159,460	£54,134	£39,697	£30,073

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,322,672	£1,260,053	£1,256,371	£1,155,641	£1,141,834	£1,132,630
35% SR : 35% THLR : 30% SO	10%	£1,164,075	£1,107,504	£1,103,797	£1,002,363	£988,461	£979,193
35% SR : 35% THLR : 30% SO	20%	£1,004,577	£954,069	£950,332	£848,088	£834,075	£824,732
35% SR : 35% THLR : 30% SO	25%	£924,489	£877,019	£873,266	£770,577	£756,502	£747,118
35% SR : 35% THLR : 30% SO	30%	£844,177	£799,748	£795,978	£692,815	£678,675	£669,249
35% SR : 35% THLR : 30% SO	35%	£763,639	£722,256	£718,468	£614,804	£600,596	£591,124
35% SR : 35% THLR : 30% SO	43%	£642,410	£605,602	£601,784	£497,320	£483,002	£473,456
35% SR : 35% THLR : 30% SO	50%	£520,674	£488,450	£484,601	£379,275	£364,838	£355,214

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£371,747	£309,128	£305,446	£204,716	£190,909	£181,705
35% SR : 35% THLR : 30% SO	10%	£213,150	£156,579	£152,872	£51,438	£37,536	£28,268
35% SR : 35% THLR : 30% SO	20%	£53,652	£3,144	£-594	£-102,837	£-116,850	£-126,193
35% SR : 35% THLR : 30% SO	25%	£-26,436	£-73,906	£-77,659	£-180,348	£-194,423	£-203,807
35% SR : 35% THLR : 30% SO	30%	£-106,748	£-151,177	£-154,947	£-258,110	£-272,250	£-281,676
35% SR : 35% THLR : 30% SO	35%	£-187,286	£-228,669	£-232,457	£-336,121	£-350,329	£-359,801
35% SR : 35% THLR : 30% SO	43%	£-308,515	£-345,323	£-349,141	£-463,605	£-467,923	£-477,469
35% SR : 35% THLR : 30% SO	50%	£-430,251	£-462,475	£-466,324	£-571,650	£-586,087	£-595,711

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£797,460	£734,841	£731,159	£630,429	£616,622	£607,418
35% SR : 35% THLR : 30% SO	10%	£638,863	£582,292	£578,585	£477,151	£463,249	£453,981
35% SR : 35% THLR : 30% SO	20%	£479,365	£428,857	£425,120	£322,876	£308,863	£299,520
35% SR : 35% THLR : 30% SO	25%	£399,278	£351,807	£348,054	£245,365	£231,290	£221,906
35% SR : 35% THLR : 30% SO	30%	£318,965	£274,536	£270,766	£167,603	£153,463	£144,037
35% SR : 35% THLR : 30% SO	35%	£238,428	£197,044	£193,256	£89,592	£75,384	£65,912
35% SR : 35% THLR : 30% SO	43%	£117,198	£80,390	£76,572	£-27,892	£-42,210	£-51,755
35% SR : 35% THLR : 30% SO	50%	£-4,538	£-36,762	£-40,611	£-145,937	£-160,374	£-169,998

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,077,398	£1,014,780	£1,011,097	£910,367	£896,561	£887,357
35% SR : 35% THLR : 30% SO	10%	£918,802	£862,230	£858,524	£757,090	£743,188	£733,919
35% SR : 35% THLR : 30% SO	20%	£759,303	£706,796	£705,058	£602,815	£588,801	£579,458
35% SR : 35% THLR : 30% SO	25%	£679,216	£631,746	£627,993	£525,303	£511,229	£501,845
35% SR : 35% THLR : 30% SO	30%	£598,904	£554,475	£550,704	£447,541	£433,402	£423,976
35% SR : 35% THLR : 30% SO	35%	£518,366	£476,983	£473,194	£369,531	£355,323	£345,850
35% SR : 35% THLR : 30% SO	43%	£397,137	£360,328	£356,511	£252,047	£237,729	£228,183
35% SR : 35% THLR : 30% SO	50%	£275,401	£243,177	£239,327	£134,001	£119,565	£109,940

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,194,254	£1,131,635	£1,127,953	£1,027,223	£1,013,416	£1,004,212
35% SR : 35% THLR : 30% SO	10%	£1,035,657	£979,086	£975,379	£873,945	£860,043	£850,775
35% SR : 35% THLR : 30% SO	20%	£876,159	£825,651	£821,913	£719,670	£705,657	£696,314
35% SR : 35% THLR : 30% SO	25%	£796,071	£748,601	£744,848	£642,159	£628,084	£618,700
35% SR : 35% THLR : 30% SO	30%	£715,759	£671,330	£667,559	£564,397	£550,257	£540,831
35% SR : 35% THLR : 30% SO	35%	£635,221	£593,838	£590,050	£486,386	£472,178	£462,706
35% SR : 35% THLR : 30% SO	43%	£513,992	£477,184	£473,366	£368,902	£354,584	£345,038
35% SR : 35% THLR : 30% SO	50%	£392,256	£360,032	£356,183	£250,857	£236,420	£226,796

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£948,259	£892,079	£888,397	£787,667	£773,860	£764,657
35% SR : 35% THLR : 30% SO	10%	£825,851	£775,097	£771,389	£669,957	£656,054	£646,786
35% SR : 35% THLR : 30% SO	20%	£702,542	£657,229	£653,492	£551,248	£537,235	£527,892
35% SR : 35% THLR : 30% SO	25%	£640,550	£597,963	£594,210	£491,520	£477,445	£468,062
35% SR : 35% THLR : 30% SO	30%	£578,331	£538,475	£534,705	£431,542	£417,402	£407,976
35% SR : 35% THLR : 30% SO	35%	£515,888	£478,767	£474,978	£371,314	£357,106	£347,634
35% SR : 35% THLR : 30% SO	43%	£421,802	£388,788	£384,970	£280,506	£266,188	£256,642
35% SR : 35% THLR : 30% SO	50%	£327,207	£298,311	£294,462	£189,135	£174,699	£165,075

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£2,666	-£58,846	-£62,528	-£163,258	-£177,065	-£186,268
35% SR : 35% THLR : 30% SO	10%	-£125,074	-£175,828	-£179,536	-£280,969	-£294,872	-£304,139
35% SR : 35% THLR : 30% SO	20%	-£248,383	-£293,696	-£297,433	-£399,677	-£413,690	-£423,033
35% SR : 35% THLR : 30% SO	25%	-£310,375	-£352,962	-£356,715	-£459,405	-£473,480	-£482,883
35% SR : 35% THLR : 30% SO	30%	-£372,594	-£412,450	-£416,220	-£519,383	-£533,523	-£542,949
35% SR : 35% THLR : 30% SO	35%	-£435,037	-£472,158	-£475,947	-£579,611	-£593,819	-£603,291
35% SR : 35% THLR : 30% SO	43%	-£529,123	-£562,137	-£565,956	-£670,420	-£684,737	-£694,283
35% SR : 35% THLR : 30% SO	50%	-£623,718	-£652,614	-£656,464	-£761,790	-£776,226	-£785,850

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£423,047	£366,867	£363,185	£262,455	£248,649	£239,445
35% SR : 35% THLR : 30% SO	10%	£300,639	£249,885	£246,177	£144,745	£130,842	£121,574
35% SR : 35% THLR : 30% SO	20%	£177,330	£132,017	£128,280	£26,036	£12,023	£2,680
35% SR : 35% THLR : 30% SO	25%	£115,338	£72,751	£68,998	-£33,692	-£47,767	-£57,150
35% SR : 35% THLR : 30% SO	30%	£53,120	£13,263	£9,493	-£93,670	-£107,810	-£117,236
35% SR : 35% THLR : 30% SO	35%	-£9,323	-£46,445	-£50,234	-£153,898	-£168,106	-£177,578
35% SR : 35% THLR : 30% SO	43%	-£108,410	-£136,424	-£140,242	-£244,706	-£259,024	-£268,570
35% SR : 35% THLR : 30% SO	50%	-£198,005	-£226,901	-£230,750	-£336,077	-£350,513	-£360,137

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£702,985	£646,806	£643,123	£542,394	£528,587	£519,383
35% SR : 35% THLR : 30% SO	10%	£580,578	£529,824	£526,116	£424,683	£410,780	£401,513
35% SR : 35% THLR : 30% SO	20%	£457,269	£411,956	£408,218	£305,975	£291,961	£282,618
35% SR : 35% THLR : 30% SO	25%	£395,276	£352,690	£348,937	£246,246	£232,172	£222,789
35% SR : 35% THLR : 30% SO	30%	£333,058	£293,202	£289,431	£186,268	£172,129	£162,703
35% SR : 35% THLR : 30% SO	35%	£270,615	£233,494	£229,704	£126,041	£111,833	£102,360
35% SR : 35% THLR : 30% SO	43%	£176,528	£143,515	£139,696	£35,232	£20,914	£11,368
35% SR : 35% THLR : 30% SO	50%	£81,934	£53,038	£49,188	-£56,139	-£70,574	-£80,199

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£819,841	£763,661	£759,979	£659,249	£645,442	£636,239
35% SR : 35% THLR : 30% SO	10%	£697,433	£646,679	£642,971	£541,538	£527,635	£518,368
35% SR : 35% THLR : 30% SO	20%	£574,124	£528,811	£525,074	£422,830	£408,817	£399,474
35% SR : 35% THLR : 30% SO	25%	£512,132	£469,545	£465,792	£363,102	£349,027	£339,644
35% SR : 35% THLR : 30% SO	30%	£449,913	£410,057	£406,287	£303,124	£288,984	£279,558
35% SR : 35% THLR : 30% SO	35%	£387,470	£350,349	£346,559	£242,896	£228,688	£219,216
35% SR : 35% THLR : 30% SO	43%	£293,384	£260,370	£256,551	£152,087	£137,770	£128,224
35% SR : 35% THLR : 30% SO	50%	£198,789	£169,893	£166,043	£60,717	£46,281	£36,657

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£648,728	£597,700	£594,018	£493,288	£479,481	£470,277
35% SR : 35% THLR : 30% SO	10%	£555,140	£509,042	£505,335	£403,902	£389,999	£380,730
35% SR : 35% THLR : 30% SO	20%	£460,651	£419,499	£415,761	£313,517	£299,504	£290,161
35% SR : 35% THLR : 30% SO	25%	£413,069	£374,395	£370,642	£267,952	£253,877	£244,493
35% SR : 35% THLR : 30% SO	30%	£365,261	£329,069	£325,299	£222,136	£207,996	£198,569
35% SR : 35% THLR : 30% SO	35%	£317,228	£283,523	£279,733	£176,071	£161,862	£152,389
35% SR : 35% THLR : 30% SO	43%	£244,755	£214,787	£210,968	£106,504	£92,186	£82,641
35% SR : 35% THLR : 30% SO	50%	£171,777	£145,553	£141,703	£36,378	£21,941	£12,317

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£302,197	-£353,225	-£356,907	-£457,637	-£471,444	-£480,648
35% SR : 35% THLR : 30% SO	10%	-£395,785	-£441,883	-£445,591	-£547,023	-£560,926	-£570,195
35% SR : 35% THLR : 30% SO	20%	-£490,274	-£531,426	-£535,164	-£637,408	-£651,421	-£660,764
35% SR : 35% THLR : 30% SO	25%	-£537,857	-£576,530	-£580,283	-£682,973	-£697,048	-£706,432
35% SR : 35% THLR : 30% SO	30%	-£585,664	-£621,856	-£625,626	-£728,789	-£742,929	-£752,356
35% SR : 35% THLR : 30% SO	35%	-£633,697	-£667,403	-£671,192	-£774,854	-£789,063	-£798,536
35% SR : 35% THLR : 30% SO	43%	-£706,170	-£736,138	-£739,957	-£844,421	-£858,739	-£868,284
35% SR : 35% THLR : 30% SO	50%	-£779,149	-£805,372	-£809,222	-£914,548	-£928,984	-£938,608

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£123,516	£72,488	£68,807	-£31,924	-£45,731	-£54,935
35% SR : 35% THLR : 30% SO	10%	£29,928	-£16,170	-£19,877	-£121,310	-£135,213	-£144,482
35% SR : 35% THLR : 30% SO	20%	-£64,561	-£105,713	-£109,451	-£211,694	-£225,708	-£235,051
35% SR : 35% THLR : 30% SO	25%	-£112,143	-£150,817	-£154,570	-£257,260	-£271,335	-£280,719
35% SR : 35% THLR : 30% SO	30%	-£159,951	-£196,142	-£199,913	-£303,076	-£317,216	-£326,643
35% SR : 35% THLR : 30% SO	35%	-£207,984	-£241,689	-£245,479	-£349,141	-£363,350	-£372,823
35% SR : 35% THLR : 30% SO	43%	-£280,457	-£310,425	-£314,244	-£418,708	-£433,025	-£442,571
35% SR : 35% THLR : 30% SO	50%	-£353,435	-£379,659	-£383,508	-£488,834	-£503,271	-£512,895

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£403,454	£352,426	£348,745	£248,014	£234,208	£225,004
35% SR : 35% THLR : 30% SO	10%	£309,866	£263,769	£260,061	£158,629	£144,726	£135,457
35% SR : 35% THLR : 30% SO	20%	£215,377	£174,225	£170,488	£68,244	£54,231	£44,888
35% SR : 35% THLR : 30% SO	25%	£167,795	£129,121	£125,368	£22,678	£8,603	-£7,811
35% SR : 35% THLR : 30% SO	30%	£119,987	£83,796	£80,025	-£23,137	-£37,278	-£46,704
35% SR : 35% THLR : 30% SO	35%	£71,955	£38,249	£34,460	-£69,203	-£83,412	-£92,894
35% SR : 35% THLR : 30% SO	43%	-£518	-£30,486	-£34,305	-£138,769	-£153,087	-£162,633
35% SR : 35% THLR : 30% SO	50%	-£73,497	-£99,720	-£103,570	-£208,896	-£223,332	-£232,957

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£520,310	£469,282	£465,600	£364,870	£351,063	£341,859
35% SR : 35% THLR : 30% SO	10%	£426,722	£380,624	£376,916	£275,484	£261,581	£252,312
35% SR : 35% THLR : 30% SO	20%	£332,233	£291,081	£287,343	£185,099	£171,086	£161,743
35% SR : 35% THLR : 30% SO	25%	£284,650	£245,977	£242,224	£139,534	£125,459	£116,075
35% SR : 35% THLR : 30% SO	30%	£236,843	£200,651	£196,881	£93,718	£79,578	£70,151
35% SR : 35% THLR : 30% SO	35%	£188,810	£155,104	£151,315	£47,653	£33,444	£23,971
35% SR : 35% THLR : 30% SO	43%	£116,337	£86,369	£82,550	-£21,914	-£36,232	-£45,777
35% SR : 35% THLR : 30% SO	50%	£43,358	£17,135	£13,285	-£92,041	-£106,477	-£116,101

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,201,325	£3,941,916	£3,935,781	£3,835,050	£3,812,039	£3,796,700
35% SR : 35% THLR : 30% SO	10%	£3,738,307	£3,504,466	£3,498,287	£3,396,855	£3,373,683	£3,358,236
35% SR : 35% THLR : 30% SO	20%	£3,273,787	£3,065,540	£3,059,311	£2,957,068	£2,933,711	£2,918,140
35% SR : 35% THLR : 30% SO	25%	£3,040,964	£2,845,523	£2,839,267	£2,736,578	£2,713,119	£2,697,481
35% SR : 35% THLR : 30% SO	30%	£2,807,766	£2,625,137	£2,618,853	£2,515,690	£2,492,123	£2,476,413
35% SR : 35% THLR : 30% SO	35%	£2,574,191	£2,404,382	£2,398,067	£2,294,404	£2,270,724	£2,254,937
35% SR : 35% THLR : 30% SO	43%	£2,223,127	£2,072,557	£2,066,194	£1,961,730	£1,937,866	£1,921,957
35% SR : 35% THLR : 30% SO	50%	£1,871,216	£1,739,902	£1,733,486	£1,628,160	£1,604,100	£1,588,059

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,840,873	£1,581,464	£1,575,328	£1,474,598	£1,451,587	£1,436,248
35% SR : 35% THLR : 30% SO	10%	£1,377,855	£1,144,014	£1,137,835	£1,036,403	£1,013,231	£997,783
35% SR : 35% THLR : 30% SO	20%	£913,335	£705,088	£698,859	£596,615	£573,259	£557,688
35% SR : 35% THLR : 30% SO	25%	£680,512	£485,071	£478,815	£376,126	£352,667	£337,028
35% SR : 35% THLR : 30% SO	30%	£447,314	£264,684	£258,400	£155,238	£131,671	£115,961
35% SR : 35% THLR : 30% SO	35%	£213,739	£43,930	£37,615	£-66,048	£-189,729	£-105,516
35% SR : 35% THLR : 30% SO	43%	£-137,326	£-287,895	£-294,258	£-398,722	£-422,586	£-438,496
35% SR : 35% THLR : 30% SO	50%	£-489,236	£-620,550	£-626,967	£-732,293	£-756,352	£-772,393

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,897,607	£2,638,199	£2,632,063	£2,531,332	£2,508,322	£2,492,982
35% SR : 35% THLR : 30% SO	10%	£2,434,589	£2,200,749	£2,194,570	£2,093,137	£2,069,966	£2,054,518
35% SR : 35% THLR : 30% SO	20%	£1,970,070	£1,761,822	£1,755,594	£1,653,350	£1,629,994	£1,614,423
35% SR : 35% THLR : 30% SO	25%	£1,737,247	£1,541,806	£1,535,550	£1,432,861	£1,409,402	£1,393,768
35% SR : 35% THLR : 30% SO	30%	£1,504,049	£1,321,419	£1,315,135	£1,211,972	£1,188,406	£1,172,696
35% SR : 35% THLR : 30% SO	35%	£1,270,474	£1,100,664	£1,094,350	£990,686	£967,006	£951,219
35% SR : 35% THLR : 30% SO	43%	£919,409	£768,839	£762,476	£658,012	£634,149	£618,239
35% SR : 35% THLR : 30% SO	50%	£567,499	£436,184	£429,768	£324,442	£300,382	£284,342

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,592,490	£3,333,082	£3,326,946	£3,226,215	£3,203,205	£3,187,865
35% SR : 35% THLR : 30% SO	10%	£3,129,472	£2,895,632	£2,889,453	£2,788,020	£2,764,849	£2,749,401
35% SR : 35% THLR : 30% SO	20%	£2,664,953	£2,456,705	£2,450,476	£2,348,233	£2,324,877	£2,309,306
35% SR : 35% THLR : 30% SO	25%	£2,432,130	£2,236,689	£2,230,433	£2,127,743	£2,104,285	£2,088,646
35% SR : 35% THLR : 30% SO	30%	£2,198,931	£2,016,302	£2,010,018	£1,906,855	£1,883,289	£1,867,578
35% SR : 35% THLR : 30% SO	35%	£1,965,356	£1,795,547	£1,789,233	£1,685,569	£1,661,889	£1,646,102
35% SR : 35% THLR : 30% SO	43%	£1,614,292	£1,463,722	£1,457,359	£1,352,895	£1,329,032	£1,313,122
35% SR : 35% THLR : 30% SO	50%	£1,262,382	£1,131,067	£1,124,651	£1,019,325	£995,265	£979,225

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,882,557	£3,623,148	£3,617,012	£3,516,282	£3,493,271	£3,477,932
35% SR : 35% THLR : 30% SO	10%	£3,419,539	£3,185,698	£3,179,519	£3,078,087	£3,054,915	£3,039,468
35% SR : 35% THLR : 30% SO	20%	£2,955,019	£2,746,772	£2,740,543	£2,638,299	£2,614,943	£2,599,372
35% SR : 35% THLR : 30% SO	25%	£2,722,196	£2,526,755	£2,520,499	£2,417,810	£2,394,351	£2,378,712
35% SR : 35% THLR : 30% SO	30%	£2,488,998	£2,306,368	£2,300,084	£2,196,922	£2,173,355	£2,157,645
35% SR : 35% THLR : 30% SO	35%	£2,255,423	£2,085,614	£2,079,299	£1,975,636	£1,951,955	£1,936,168
35% SR : 35% THLR : 30% SO	43%	£1,904,358	£1,753,789	£1,747,426	£1,642,962	£1,619,098	£1,603,188
35% SR : 35% THLR : 30% SO	50%	£1,552,448	£1,421,134	£1,414,717	£1,309,391	£1,285,332	£1,269,291

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,703,670	£2,470,021	£2,463,886	£2,363,155	£2,340,144	£2,324,804
35% SR : 35% THLR : 30% SO	10%	£2,390,419	£2,179,761	£2,173,582	£2,072,149	£2,048,978	£2,033,530
35% SR : 35% THLR : 30% SO	20%	£2,075,665	£1,888,023	£1,881,795	£1,779,551	£1,756,196	£1,740,625
35% SR : 35% THLR : 30% SO	25%	£1,917,724	£1,741,601	£1,735,346	£1,632,656	£1,609,198	£1,593,559
35% SR : 35% THLR : 30% SO	30%	£1,759,408	£1,594,810	£1,588,526	£1,485,363	£1,461,796	£1,446,086
35% SR : 35% THLR : 30% SO	35%	£1,600,717	£1,447,649	£1,441,335	£1,337,672	£1,313,991	£1,298,204
35% SR : 35% THLR : 30% SO	43%	£1,361,975	£1,226,217	£1,219,854	£1,115,390	£1,091,526	£1,075,618
35% SR : 35% THLR : 30% SO	50%	£1,122,389	£1,003,954	£997,538	£892,212	£868,151	£852,112

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£343,218	£109,569	£103,433	£2,703	-£20,308	-£35,648
35% SR : 35% THLR : 30% SO	10%	£29,967	-£180,891	-£186,870	-£288,304	-£311,474	-£326,922
35% SR : 35% THLR : 30% SO	20%	-£284,787	-£472,429	-£478,657	-£580,901	-£604,257	-£619,828
35% SR : 35% THLR : 30% SO	25%	-£442,728	-£618,851	-£625,106	-£727,796	-£751,254	-£766,893
35% SR : 35% THLR : 30% SO	30%	-£601,044	-£785,643	-£771,927	-£875,089	-£898,656	-£914,366
35% SR : 35% THLR : 30% SO	35%	-£759,735	-£912,803	-£919,118	-£1,022,780	-£1,046,461	-£1,062,248
35% SR : 35% THLR : 30% SO	43%	-£998,477	-£1,134,235	-£1,140,598	-£1,245,062	-£1,268,926	-£1,284,835
35% SR : 35% THLR : 30% SO	50%	-£1,238,063	-£1,356,498	-£1,362,914	-£1,468,240	-£1,492,301	-£1,508,341

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,399,953	£1,166,304	£1,160,168	£1,059,437	£1,036,427	£1,021,086
35% SR : 35% THLR : 30% SO	10%	£1,086,701	£876,043	£869,865	£768,431	£745,260	£729,813
35% SR : 35% THLR : 30% SO	20%	£771,947	£584,306	£578,078	£475,833	£452,478	£436,907
35% SR : 35% THLR : 30% SO	25%	£614,006	£437,883	£431,628	£328,938	£305,481	£289,842
35% SR : 35% THLR : 30% SO	30%	£455,690	£291,092	£284,808	£181,645	£158,079	£142,369
35% SR : 35% THLR : 30% SO	35%	£297,000	£143,932	£137,617	£33,955	£10,273	-£5,513
35% SR : 35% THLR : 30% SO	43%	£58,257	-£77,501	-£83,864	-£188,328	-£212,191	-£228,100
35% SR : 35% THLR : 30% SO	50%	-£181,328	-£299,763	-£306,179	-£411,505	-£435,566	-£451,606

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,094,836	£1,861,187	£1,855,051	£1,754,320	£1,731,310	£1,715,969
35% SR : 35% THLR : 30% SO	10%	£1,781,584	£1,570,926	£1,564,747	£1,463,314	£1,440,143	£1,424,696
35% SR : 35% THLR : 30% SO	20%	£1,466,830	£1,279,189	£1,272,961	£1,170,716	£1,147,361	£1,131,790
35% SR : 35% THLR : 30% SO	25%	£1,308,889	£1,132,766	£1,126,511	£1,023,821	£1,000,364	£984,725
35% SR : 35% THLR : 30% SO	30%	£1,150,573	£985,975	£979,691	£876,528	£852,962	£837,252
35% SR : 35% THLR : 30% SO	35%	£991,893	£838,815	£832,500	£728,898	£705,156	£689,369
35% SR : 35% THLR : 30% SO	43%	£753,140	£617,382	£611,019	£508,555	£482,892	£466,783
35% SR : 35% THLR : 30% SO	50%	£513,555	£395,120	£388,704	£283,378	£259,317	£243,277

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,384,902	£2,151,253	£2,145,117	£2,044,387	£2,021,376	£2,006,036
35% SR : 35% THLR : 30% SO	10%	£2,071,651	£1,860,993	£1,854,814	£1,753,380	£1,730,210	£1,714,762
35% SR : 35% THLR : 30% SO	20%	£1,756,897	£1,569,255	£1,563,027	£1,460,783	£1,437,427	£1,421,856
35% SR : 35% THLR : 30% SO	25%	£1,598,956	£1,422,833	£1,416,578	£1,313,888	£1,290,430	£1,274,791
35% SR : 35% THLR : 30% SO	30%	£1,440,640	£1,276,041	£1,269,758	£1,166,595	£1,143,028	£1,127,318
35% SR : 35% THLR : 30% SO	35%	£1,281,949	£1,128,881	£1,122,567	£1,018,904	£995,223	£979,436
35% SR : 35% THLR : 30% SO	43%	£1,043,207	£907,449	£901,086	£796,622	£772,758	£756,894
35% SR : 35% THLR : 30% SO	50%	£803,621	£685,186	£678,770	£573,444	£549,383	£533,343

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,079,648	£1,856,731	£1,850,595	£1,749,865	£1,726,854	£1,711,515
35% SR : 35% THLR : 30% SO	10%	£1,827,383	£1,626,408	£1,620,229	£1,518,797	£1,495,625	£1,480,178
35% SR : 35% THLR : 30% SO	20%	£1,573,615	£1,394,608	£1,388,381	£1,286,137	£1,262,781	£1,247,210
35% SR : 35% THLR : 30% SO	25%	£1,446,168	£1,278,155	£1,271,899	£1,169,210	£1,145,752	£1,130,113
35% SR : 35% THLR : 30% SO	30%	£1,318,345	£1,161,333	£1,155,049	£1,051,886	£1,028,319	£1,012,609
35% SR : 35% THLR : 30% SO	35%	£1,190,147	£1,044,141	£1,037,827	£934,163	£910,483	£894,696
35% SR : 35% THLR : 30% SO	43%	£997,145	£867,662	£861,298	£756,834	£732,970	£717,062
35% SR : 35% THLR : 30% SO	50%	£803,299	£690,352	£683,936	£578,610	£554,549	£538,510

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£280,804	-£503,721	-£509,857	-£610,588	-£633,598	-£648,938
35% SR : 35% THLR : 30% SO	10%	-£533,069	-£734,044	-£740,223	-£841,655	-£864,827	-£880,274
35% SR : 35% THLR : 30% SO	20%	-£786,837	-£985,844	-£972,072	-£1,074,315	-£1,097,672	-£1,113,243
35% SR : 35% THLR : 30% SO	25%	-£914,284	-£1,082,297	-£1,088,553	-£1,191,242	-£1,214,701	-£1,230,340
35% SR : 35% THLR : 30% SO	30%	-£1,042,107	-£1,199,119	-£1,205,404	-£1,308,567	-£1,332,133	-£1,347,843
35% SR : 35% THLR : 30% SO	35%	-£1,170,306	-£1,316,311	-£1,322,625	-£1,426,289	-£1,449,969	-£1,465,756
35% SR : 35% THLR : 30% SO	43%	-£1,363,307	-£1,492,790	-£1,499,154	-£1,603,618	-£1,627,482	-£1,643,391
35% SR : 35% THLR : 30% SO	50%	-£1,557,154	-£1,670,100	-£1,676,516	-£1,781,842	-£1,805,903	-£1,821,943

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£775,931	£553,014	£546,878	£446,147	£423,137	£407,797
35% SR : 35% THLR : 30% SO	10%	£523,666	£322,691	£316,512	£215,079	£191,908	£176,460
35% SR : 35% THLR : 30% SO	20%	£269,898	£90,891	£84,663	-£17,581	-£40,937	-£56,508
35% SR : 35% THLR : 30% SO	25%	£142,451	-£25,562	-£31,818	-£134,507	-£157,966	-£173,605
35% SR : 35% THLR : 30% SO	30%	£14,628	-£142,384	-£148,689	-£251,832	-£275,399	-£291,109
35% SR : 35% THLR : 30% SO	35%	-£113,571	-£259,576	-£265,891	-£369,554	-£393,234	-£409,021
35% SR : 35% THLR : 30% SO	43%	-£306,572	-£436,056	-£442,420	-£546,884	-£570,747	-£586,656
35% SR : 35% THLR : 30% SO	50%	-£500,419	-£613,365	-£619,781	-£725,107	-£749,168	-£765,208

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,470,814	£1,247,897	£1,241,761	£1,141,030	£1,118,020	£1,102,680
35% SR : 35% THLR : 30% SO	10%	£1,218,549	£1,017,574	£1,011,395	£909,962	£886,791	£871,343
35% SR : 35% THLR : 30% SO	20%	£964,780	£785,774	£779,546	£677,302	£653,946	£638,375
35% SR : 35% THLR : 30% SO	25%	£837,334	£669,321	£663,065	£560,376	£536,917	£521,278
35% SR : 35% THLR : 30% SO	30%	£709,511	£552,499	£546,214	£443,051	£419,484	£403,774
35% SR : 35% THLR : 30% SO	35%	£581,312	£435,307	£428,992	£325,329	£301,948	£285,862
35% SR : 35% THLR : 30% SO	43%	£388,311	£258,827	£252,463	£147,999	£124,136	£108,227
35% SR : 35% THLR : 30% SO	50%	£194,464	£81,518	£75,102	-£30,224	-£54,285	-£70,325

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,760,880	£1,537,963	£1,531,827	£1,431,096	£1,408,086	£1,392,746
35% SR : 35% THLR : 30% SO	10%	£1,508,615	£1,307,640	£1,301,461	£1,200,029	£1,176,857	£1,161,410
35% SR : 35% THLR : 30% SO	20%	£1,254,847	£1,075,840	£1,069,612	£967,369	£944,012	£928,441
35% SR : 35% THLR : 30% SO	25%	£1,127,400	£959,587	£953,131	£850,442	£826,983	£811,344
35% SR : 35% THLR : 30% SO	30%	£999,577	£842,565	£836,280	£733,117	£709,551	£693,841
35% SR : 35% THLR : 30% SO	35%	£871,378	£725,373	£719,059	£615,395	£591,715	£575,928
35% SR : 35% THLR : 30% SO	43%	£678,377	£548,894	£542,530	£438,066	£414,202	£398,293
35% SR : 35% THLR : 30% SO	50%	£484,530	£371,584	£365,168	£259,842	£235,781	£219,741

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,454,062	£2,323,458	£2,317,322	£2,216,592	£2,193,581	£2,178,242
35% SR : 35% THLR : 30% SO	10%	£2,165,608	£2,047,694	£2,041,515	£1,940,083	£1,916,911	£1,901,465
35% SR : 35% THLR : 30% SO	20%	£1,875,653	£1,770,454	£1,764,226	£1,661,983	£1,638,626	£1,623,055
35% SR : 35% THLR : 30% SO	25%	£1,730,112	£1,631,281	£1,625,025	£1,522,335	£1,498,877	£1,483,238
35% SR : 35% THLR : 30% SO	30%	£1,584,195	£1,491,738	£1,485,453	£1,382,290	£1,358,724	£1,343,013
35% SR : 35% THLR : 30% SO	35%	£1,437,903	£1,351,826	£1,345,511	£1,241,848	£1,218,167	£1,202,380
35% SR : 35% THLR : 30% SO	43%	£1,217,761	£1,141,266	£1,134,902	£1,030,438	£1,006,574	£990,666
35% SR : 35% THLR : 30% SO	50%	£996,773	£929,875	£923,459	£818,133	£794,072	£778,033

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£93,609	£-36,994	£-43,130	£-143,861	£-166,871	£-182,211
35% SR : 35% THLR : 30% SO	10%	£-194,844	£-312,758	£-318,937	£-420,369	£-443,541	£-458,988
35% SR : 35% THLR : 30% SO	20%	£-484,799	£-589,998	£-596,226	£-698,470	£-721,826	£-737,397
35% SR : 35% THLR : 30% SO	25%	£-630,341	£-729,171	£-735,427	£-838,118	£-861,575	£-877,214
35% SR : 35% THLR : 30% SO	30%	£-776,257	£-868,715	£-874,999	£-978,162	£-1,001,728	£-1,017,439
35% SR : 35% THLR : 30% SO	35%	£-922,549	£-1,008,627	£-1,014,941	£-1,118,605	£-1,142,285	£-1,158,072
35% SR : 35% THLR : 30% SO	43%	£-1,142,692	£-1,219,186	£-1,225,550	£-1,330,014	£-1,353,878	£-1,369,787
35% SR : 35% THLR : 30% SO	50%	£-1,363,680	£-1,430,577	£-1,436,993	£-1,542,319	£-1,566,380	£-1,582,420

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,150,344	£1,019,741	£1,013,605	£912,874	£889,964	£874,524
35% SR : 35% THLR : 30% SO	10%	£861,891	£743,977	£737,798	£636,365	£613,194	£597,747
35% SR : 35% THLR : 30% SO	20%	£571,935	£466,736	£460,509	£358,265	£334,909	£319,338
35% SR : 35% THLR : 30% SO	25%	£426,394	£327,563	£321,307	£218,617	£195,159	£179,521
35% SR : 35% THLR : 30% SO	30%	£280,477	£188,020	£181,735	£78,573	£55,007	£39,296
35% SR : 35% THLR : 30% SO	35%	£134,185	£48,108	£41,794	£-61,870	£-85,550	£-101,337
35% SR : 35% THLR : 30% SO	43%	£-85,957	£-162,452	£-168,815	£-273,279	£-297,143	£-313,052
35% SR : 35% THLR : 30% SO	50%	£-306,945	£-373,842	£-380,258	£-485,584	£-509,645	£-525,685

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,845,227	£1,714,624	£1,708,488	£1,607,757	£1,584,747	£1,569,407
35% SR : 35% THLR : 30% SO	10%	£1,556,773	£1,438,860	£1,432,681	£1,331,248	£1,308,077	£1,292,630
35% SR : 35% THLR : 30% SO	20%	£1,266,818	£1,161,619	£1,155,392	£1,053,148	£1,029,792	£1,014,221
35% SR : 35% THLR : 30% SO	25%	£1,121,277	£1,022,446	£1,016,190	£913,500	£890,042	£874,404
35% SR : 35% THLR : 30% SO	30%	£975,360	£882,903	£876,618	£773,455	£749,890	£734,179
35% SR : 35% THLR : 30% SO	35%	£829,068	£742,991	£736,676	£633,013	£609,333	£593,546
35% SR : 35% THLR : 30% SO	43%	£608,926	£532,431	£526,067	£421,603	£397,740	£381,831
35% SR : 35% THLR : 30% SO	50%	£387,938	£321,041	£314,625	£209,299	£185,238	£169,198

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,135,293	£2,004,690	£1,998,554	£1,897,824	£1,874,813	£1,859,473
35% SR : 35% THLR : 30% SO	10%	£1,846,840	£1,728,926	£1,722,747	£1,621,315	£1,598,143	£1,582,696
35% SR : 35% THLR : 30% SO	20%	£1,556,885	£1,451,686	£1,445,458	£1,343,214	£1,319,858	£1,304,287
35% SR : 35% THLR : 30% SO	25%	£1,411,344	£1,312,513	£1,306,257	£1,203,567	£1,180,109	£1,164,470
35% SR : 35% THLR : 30% SO	30%	£1,265,427	£1,172,969	£1,166,685	£1,063,522	£1,039,956	£1,024,245
35% SR : 35% THLR : 30% SO	35%	£1,119,135	£1,033,057	£1,026,743	£923,079	£899,399	£883,612
35% SR : 35% THLR : 30% SO	43%	£898,992	£822,498	£816,134	£711,670	£687,806	£671,897
35% SR : 35% THLR : 30% SO	50%	£678,005	£611,107	£604,691	£499,365	£475,304	£459,264

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,954,844	£1,832,826	£1,826,690	£1,725,961	£1,702,949	£1,687,610
35% SR : 35% THLR : 30% SO	10%	£1,714,640	£1,604,484	£1,598,305	£1,496,871	£1,473,701	£1,458,253
35% SR : 35% THLR : 30% SO	20%	£1,472,936	£1,374,664	£1,368,435	£1,266,192	£1,242,835	£1,227,264
35% SR : 35% THLR : 30% SO	25%	£1,351,520	£1,259,200	£1,252,944	£1,150,255	£1,126,796	£1,111,158
35% SR : 35% THLR : 30% SO	30%	£1,229,728	£1,143,367	£1,137,084	£1,033,921	£1,010,354	£994,643
35% SR : 35% THLR : 30% SO	35%	£1,107,562	£1,027,167	£1,020,851	£917,189	£893,507	£877,720
35% SR : 35% THLR : 30% SO	43%	£923,607	£852,171	£845,808	£741,344	£717,481	£701,571
35% SR : 35% THLR : 30% SO	50%	£738,808	£676,347	£669,931	£564,605	£540,544	£524,503

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£406,608	-£527,626	-£533,762	-£634,492	-£657,503	-£672,843
35% SR : 35% THLR : 30% SO	10%	-£645,812	-£755,969	-£762,147	-£863,581	-£886,752	-£902,199
35% SR : 35% THLR : 30% SO	20%	-£887,516	-£985,788	-£992,017	-£1,094,261	-£1,117,617	-£1,133,188
35% SR : 35% THLR : 30% SO	25%	-£1,008,933	-£1,101,252	-£1,107,508	-£1,210,197	-£1,233,656	-£1,249,295
35% SR : 35% THLR : 30% SO	30%	-£1,130,724	-£1,217,085	-£1,223,369	-£1,326,532	-£1,350,998	-£1,365,809
35% SR : 35% THLR : 30% SO	35%	-£1,252,890	-£1,333,286	-£1,339,601	-£1,443,264	-£1,466,945	-£1,482,732
35% SR : 35% THLR : 30% SO	43%	-£1,436,846	-£1,508,281	-£1,514,644	-£1,619,108	-£1,642,972	-£1,658,881
35% SR : 35% THLR : 30% SO	50%	-£1,621,644	-£1,684,105	-£1,690,521	-£1,795,847	-£1,819,908	-£1,835,949

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£651,127	£529,109	£522,973	£422,243	£399,232	£383,892
35% SR : 35% THLR : 30% SO	10%	£410,923	£300,766	£294,587	£193,154	£169,983	£154,536
35% SR : 35% THLR : 30% SO	20%	£169,219	£70,946	£64,718	-£37,526	-£60,882	-£76,453
35% SR : 35% THLR : 30% SO	25%	£47,802	-£44,517	-£50,773	-£153,462	-£176,921	-£192,580
35% SR : 35% THLR : 30% SO	30%	-£73,989	-£160,350	-£166,634	-£269,797	-£293,363	-£309,075
35% SR : 35% THLR : 30% SO	35%	-£196,156	-£276,551	-£282,867	-£386,529	-£410,210	-£425,997
35% SR : 35% THLR : 30% SO	43%	-£380,111	-£451,546	-£457,909	-£562,373	-£586,237	-£602,147
35% SR : 35% THLR : 30% SO	50%	-£564,909	-£627,370	-£633,787	-£739,113	-£763,174	-£779,214

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,346,009	£1,223,992	£1,217,856	£1,117,126	£1,094,115	£1,078,775
35% SR : 35% THLR : 30% SO	10%	£1,105,806	£995,649	£989,470	£888,037	£864,866	£849,419
35% SR : 35% THLR : 30% SO	20%	£864,102	£765,829	£759,601	£657,357	£634,001	£618,430
35% SR : 35% THLR : 30% SO	25%	£742,685	£650,366	£644,110	£541,421	£517,962	£502,323
35% SR : 35% THLR : 30% SO	30%	£620,894	£534,533	£528,249	£425,086	£401,519	£385,808
35% SR : 35% THLR : 30% SO	35%	£498,727	£418,332	£412,016	£308,354	£284,873	£268,896
35% SR : 35% THLR : 30% SO	43%	£314,772	£243,337	£236,974	£132,510	£108,646	£92,736
35% SR : 35% THLR : 30% SO	50%	£129,973	£67,512	£61,096	-£44,230	-£68,291	-£84,331

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,636,076	£1,514,058	£1,507,922	£1,407,193	£1,384,181	£1,368,841
35% SR : 35% THLR : 30% SO	10%	£1,395,872	£1,285,715	£1,279,537	£1,178,103	£1,154,932	£1,139,485
35% SR : 35% THLR : 30% SO	20%	£1,154,168	£1,055,896	£1,049,667	£947,423	£924,067	£908,496
35% SR : 35% THLR : 30% SO	25%	£1,032,751	£940,432	£934,176	£831,487	£808,028	£792,389
35% SR : 35% THLR : 30% SO	30%	£910,960	£824,599	£818,315	£715,152	£691,586	£675,875
35% SR : 35% THLR : 30% SO	35%	£788,794	£708,398	£702,083	£598,420	£574,739	£558,952
35% SR : 35% THLR : 30% SO	43%	£604,838	£533,403	£527,040	£422,576	£398,712	£382,803
35% SR : 35% THLR : 30% SO	50%	£420,040	£357,579	£351,163	£245,837	£221,776	£205,735

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,580,431	£1,464,853	£1,458,717	£1,357,986	£1,334,976	£1,319,636
35% SR : 35% THLR : 30% SO	10%	£1,376,418	£1,272,077	£1,265,898	£1,164,466	£1,141,295	£1,125,847
35% SR : 35% THLR : 30% SO	20%	£1,170,903	£1,077,825	£1,071,597	£969,354	£945,997	£930,426
35% SR : 35% THLR : 30% SO	25%	£1,067,582	£980,146	£973,891	£871,201	£847,743	£832,104
35% SR : 35% THLR : 30% SO	30%	£963,886	£882,097	£875,813	£772,650	£749,084	£733,373
35% SR : 35% THLR : 30% SO	35%	£859,814	£783,680	£777,365	£673,702	£650,022	£634,234
35% SR : 35% THLR : 30% SO	43%	£703,002	£635,361	£628,997	£524,533	£500,669	£484,761
35% SR : 35% THLR : 30% SO	50%	£545,346	£486,212	£479,796	£374,470	£350,410	£334,369

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£780,021	-£895,600	-£901,736	-£1,002,466	-£1,025,477	-£1,040,816
35% SR : 35% THLR : 30% SO	10%	-£984,034	-£1,088,375	-£1,094,554	-£1,195,987	-£1,219,157	-£1,234,605
35% SR : 35% THLR : 30% SO	20%	-£1,189,550	-£1,282,627	-£1,288,855	-£1,391,098	-£1,414,455	-£1,430,026
35% SR : 35% THLR : 30% SO	25%	-£1,292,870	-£1,380,307	-£1,386,561	-£1,489,252	-£1,512,709	-£1,528,348
35% SR : 35% THLR : 30% SO	30%	-£1,396,566	-£1,478,355	-£1,484,640	-£1,587,803	-£1,611,368	-£1,627,079
35% SR : 35% THLR : 30% SO	35%	-£1,500,638	-£1,576,772	-£1,583,088	-£1,686,750	-£1,710,431	-£1,726,218
35% SR : 35% THLR : 30% SO	43%	-£1,657,450	-£1,725,091	-£1,731,455	-£1,835,919	-£1,859,783	-£1,875,692
35% SR : 35% THLR : 30% SO	50%	-£1,815,106	-£1,874,240	-£1,880,657	-£1,985,982	-£2,010,042	-£2,026,083

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£276,713	£161,135	£154,999	£54,268	£31,258	£15,918
35% SR : 35% THLR : 30% SO	10%	£72,701	-£31,641	-£37,819	-£139,252	-£162,423	-£177,870
35% SR : 35% THLR : 30% SO	20%	-£132,815	-£225,892	-£232,120	-£334,364	-£357,720	-£373,291
35% SR : 35% THLR : 30% SO	25%	-£236,135	-£323,572	-£329,827	-£432,517	-£455,975	-£471,613
35% SR : 35% THLR : 30% SO	30%	-£339,831	-£421,620	-£427,905	-£531,068	-£554,633	-£570,345
35% SR : 35% THLR : 30% SO	35%	-£443,903	-£520,037	-£526,353	-£630,016	-£653,696	-£669,484
35% SR : 35% THLR : 30% SO	43%	-£600,715	-£668,357	-£674,720	-£779,184	-£803,048	-£818,957
35% SR : 35% THLR : 30% SO	50%	-£758,372	-£817,906	-£823,922	-£929,248	-£953,308	-£969,348

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£971,596	£856,018	£849,882	£749,151	£726,141	£710,801
35% SR : 35% THLR : 30% SO	10%	£767,584	£663,242	£657,063	£555,631	£532,460	£517,013
35% SR : 35% THLR : 30% SO	20%	£562,068	£468,991	£462,763	£360,519	£337,163	£321,592
35% SR : 35% THLR : 30% SO	25%	£458,748	£371,311	£365,056	£262,366	£238,908	£223,270
35% SR : 35% THLR : 30% SO	30%	£355,052	£273,263	£266,978	£163,815	£140,249	£124,538
35% SR : 35% THLR : 30% SO	35%	£250,980	£174,845	£168,530	£64,867	£41,187	£25,399
35% SR : 35% THLR : 30% SO	43%	£94,168	£26,526	£20,163	-£84,302	-£108,165	-£124,074
35% SR : 35% THLR : 30% SO	50%	-£63,489	-£122,623	-£129,039	-£234,365	-£258,425	-£274,465

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,261,663	£1,146,084	£1,139,948	£1,039,218	£1,016,207	£1,000,868
35% SR : 35% THLR : 30% SO	10%	£1,057,650	£953,309	£947,130	£845,697	£822,527	£807,079
35% SR : 35% THLR : 30% SO	20%	£852,134	£759,057	£752,829	£650,586	£627,229	£611,658
35% SR : 35% THLR : 30% SO	25%	£748,814	£661,378	£655,123	£552,432	£528,976	£513,336
35% SR : 35% THLR : 30% SO	30%	£645,118	£563,329	£557,044	£453,882	£430,316	£414,605
35% SR : 35% THLR : 30% SO	35%	£541,046	£464,912	£458,596	£354,934	£331,253	£315,466
35% SR : 35% THLR : 30% SO	43%	£384,234	£316,953	£310,229	£205,765	£181,901	£165,992
35% SR : 35% THLR : 30% SO	50%	£226,578	£167,444	£161,028	£55,702	£31,642	£15,601

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,204,453	£2,100,088	£2,093,951	£1,993,222	£1,970,211	£1,954,870
35% SR : 35% THLR : 30% SO	10%	£1,940,125	£1,845,840	£1,839,661	£1,738,228	£1,715,057	£1,699,609
35% SR : 35% THLR : 30% SO	20%	£1,674,294	£1,590,115	£1,583,886	£1,481,643	£1,458,286	£1,442,715
35% SR : 35% THLR : 30% SO	25%	£1,540,816	£1,461,699	£1,455,444	£1,352,754	£1,329,296	£1,313,657
35% SR : 35% THLR : 30% SO	30%	£1,406,962	£1,332,914	£1,326,630	£1,223,467	£1,199,901	£1,184,190
35% SR : 35% THLR : 30% SO	35%	£1,272,732	£1,203,760	£1,197,446	£1,093,782	£1,070,102	£1,054,315
35% SR : 35% THLR : 30% SO	43%	£1,070,683	£1,009,337	£1,002,974	£898,510	£874,646	£858,736
35% SR : 35% THLR : 30% SO	50%	£867,790	£814,083	£807,667	£702,341	£678,281	£662,241

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£155,999	£260,364	£266,901	£367,231	£390,241	£405,582
35% SR : 35% THLR : 30% SO	10%	£420,328	£514,613	£520,791	£622,224	£645,396	£660,843
35% SR : 35% THLR : 30% SO	20%	£686,158	£770,337	£776,566	£878,810	£902,166	£917,737
35% SR : 35% THLR : 30% SO	25%	£819,637	£898,754	£905,008	£1,007,699	£1,031,156	£1,046,795
35% SR : 35% THLR : 30% SO	30%	£953,491	£1,027,538	£1,033,823	£1,136,985	£1,160,551	£1,176,262
35% SR : 35% THLR : 30% SO	35%	£1,087,720	£1,156,692	£1,163,007	£1,266,670	£1,290,350	£1,306,137
35% SR : 35% THLR : 30% SO	43%	£1,289,769	£1,351,115	£1,357,478	£1,461,942	£1,485,806	£1,501,716
35% SR : 35% THLR : 30% SO	50%	£1,492,662	£1,546,369	£1,552,785	£1,658,111	£1,682,171	£1,698,212

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£900,735	£796,371	£790,234	£689,504	£666,494	£651,153
35% SR : 35% THLR : 30% SO	10%	£636,407	£542,122	£535,943	£434,511	£411,339	£395,892
35% SR : 35% THLR : 30% SO	20%	£370,576	£286,397	£280,169	£177,925	£154,569	£138,998
35% SR : 35% THLR : 30% SO	25%	£237,098	£157,981	£151,726	£49,036	£25,578	£9,940
35% SR : 35% THLR : 30% SO	30%	£103,244	£29,197	£22,912	£80,251	£103,816	£119,528
35% SR : 35% THLR : 30% SO	35%	£30,985	£99,957	£106,272	£209,935	£233,616	£249,403
35% SR : 35% THLR : 30% SO	43%	£233,034	£294,381	£300,744	£405,208	£429,071	£444,981
35% SR : 35% THLR : 30% SO	50%	£436,927	£489,634	£496,050	£601,376	£625,436	£641,477

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,595,618	£1,491,254	£1,485,117	£1,384,387	£1,361,376	£1,346,036
35% SR : 35% THLR : 30% SO	10%	£1,331,290	£1,237,005	£1,230,826	£1,129,394	£1,106,222	£1,090,775
35% SR : 35% THLR : 30% SO	20%	£1,065,459	£981,280	£975,052	£872,808	£849,452	£833,881
35% SR : 35% THLR : 30% SO	25%	£931,981	£852,864	£846,609	£743,919	£720,461	£704,823
35% SR : 35% THLR : 30% SO	30%	£798,127	£724,080	£717,795	£614,632	£591,067	£575,355
35% SR : 35% THLR : 30% SO	35%	£663,898	£594,926	£588,611	£484,948	£461,287	£445,480
35% SR : 35% THLR : 30% SO	43%	£461,849	£400,502	£394,139	£289,675	£265,812	£249,902
35% SR : 35% THLR : 30% SO	50%	£258,956	£205,249	£198,833	£93,507	£69,447	£53,406

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,885,685	£1,781,320	£1,775,183	£1,674,453	£1,651,743	£1,636,102
35% SR : 35% THLR : 30% SO	10%	£1,621,357	£1,527,071	£1,520,893	£1,419,460	£1,396,288	£1,380,841
35% SR : 35% THLR : 30% SO	20%	£1,355,526	£1,271,347	£1,265,119	£1,162,874	£1,139,518	£1,123,947
35% SR : 35% THLR : 30% SO	25%	£1,222,047	£1,142,930	£1,136,676	£1,033,985	£1,010,528	£994,889
35% SR : 35% THLR : 30% SO	30%	£1,088,193	£1,014,146	£1,007,861	£904,699	£881,133	£865,422
35% SR : 35% THLR : 30% SO	35%	£953,964	£884,992	£878,777	£775,014	£751,334	£735,547
35% SR : 35% THLR : 30% SO	43%	£751,915	£690,569	£684,206	£579,742	£555,878	£539,968
35% SR : 35% THLR : 30% SO	50%	£549,022	£495,315	£488,899	£383,573	£359,513	£343,472

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,580,431	£1,486,798	£1,480,662	£1,379,931	£1,356,921	£1,341,580
35% SR : 35% THLR : 30% SO	10%	£1,376,418	£1,291,828	£1,285,649	£1,184,216	£1,161,046	£1,145,598
35% SR : 35% THLR : 30% SO	20%	£1,170,903	£1,095,381	£1,089,153	£986,910	£963,553	£947,983
35% SR : 35% THLR : 30% SO	25%	£1,067,582	£996,604	£990,350	£887,659	£864,202	£848,563
35% SR : 35% THLR : 30% SO	30%	£963,886	£897,459	£891,175	£788,012	£764,445	£748,734
35% SR : 35% THLR : 30% SO	35%	£859,814	£797,944	£791,630	£687,966	£664,286	£648,499
35% SR : 35% THLR : 30% SO	43%	£703,002	£647,980	£641,616	£537,152	£513,289	£497,380
35% SR : 35% THLR : 30% SO	50%	£545,346	£497,185	£490,769	£385,443	£361,382	£345,341

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£780,021	-£873,654	-£879,790	-£980,521	-£1,003,531	-£1,018,872
35% SR : 35% THLR : 30% SO	10%	-£984,034	-£1,068,625	-£1,074,804	-£1,176,236	-£1,199,407	-£1,214,854
35% SR : 35% THLR : 30% SO	20%	-£1,189,550	-£1,265,071	-£1,271,299	-£1,373,542	-£1,396,899	-£1,412,470
35% SR : 35% THLR : 30% SO	25%	-£1,292,870	-£1,363,848	-£1,370,103	-£1,472,793	-£1,496,251	-£1,511,889
35% SR : 35% THLR : 30% SO	30%	-£1,396,566	-£1,462,993	-£1,469,277	-£1,572,440	-£1,596,007	-£1,611,718
35% SR : 35% THLR : 30% SO	35%	-£1,500,638	-£1,562,508	-£1,568,823	-£1,672,486	-£1,696,166	-£1,711,953
35% SR : 35% THLR : 30% SO	43%	-£1,657,450	-£1,712,472	-£1,718,836	-£1,823,300	-£1,847,164	-£1,863,072
35% SR : 35% THLR : 30% SO	50%	-£1,815,106	-£1,863,267	-£1,869,683	-£1,975,009	-£1,999,070	-£2,015,111

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£276,713	£183,080	£176,945	£76,214	£53,203	£37,863
35% SR : 35% THLR : 30% SO	10%	£72,701	-£11,890	-£18,069	-£119,501	-£142,672	-£158,119
35% SR : 35% THLR : 30% SO	20%	-£132,815	-£208,336	-£214,564	-£316,808	-£340,164	-£355,735
35% SR : 35% THLR : 30% SO	25%	-£236,135	-£307,113	-£313,388	-£416,058	-£439,516	-£455,155
35% SR : 35% THLR : 30% SO	30%	-£339,831	-£406,259	-£412,543	-£515,705	-£539,272	-£554,983
35% SR : 35% THLR : 30% SO	35%	-£443,903	-£505,773	-£512,088	-£615,751	-£639,432	-£655,219
35% SR : 35% THLR : 30% SO	43%	-£600,715	-£655,737	-£662,101	-£766,565	-£790,429	-£806,338
35% SR : 35% THLR : 30% SO	50%	-£758,372	-£806,532	-£812,949	-£918,275	-£942,326	-£958,376

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£971,596	£877,963	£871,827	£771,097	£748,086	£732,746
35% SR : 35% THLR : 30% SO	10%	£767,584	£682,993	£676,814	£575,382	£552,211	£536,764
35% SR : 35% THLR : 30% SO	20%	£562,068	£486,547	£480,319	£378,075	£354,719	£339,148
35% SR : 35% THLR : 30% SO	25%	£458,748	£387,770	£381,515	£278,825	£255,367	£239,728
35% SR : 35% THLR : 30% SO	30%	£355,052	£288,624	£282,340	£179,178	£155,611	£139,900
35% SR : 35% THLR : 30% SO	35%	£250,980	£189,110	£182,795	£79,131	£55,451	£39,664
35% SR : 35% THLR : 30% SO	43%	£94,168	£39,146	£32,782	-£71,682	-£95,946	-£111,455
35% SR : 35% THLR : 30% SO	50%	-£63,489	-£111,649	-£118,066	-£223,392	-£247,453	-£263,493

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,261,663	£1,168,030	£1,161,894	£1,061,163	£1,038,153	£1,022,812
35% SR : 35% THLR : 30% SO	10%	£1,057,650	£973,059	£966,880	£865,448	£842,277	£826,830
35% SR : 35% THLR : 30% SO	20%	£852,134	£776,613	£770,385	£668,142	£644,785	£629,214
35% SR : 35% THLR : 30% SO	25%	£748,814	£677,836	£671,581	£568,891	£545,433	£529,795
35% SR : 35% THLR : 30% SO	30%	£645,118	£578,691	£572,407	£469,244	£445,677	£429,966
35% SR : 35% THLR : 30% SO	35%	£541,046	£479,176	£472,861	£369,198	£345,518	£329,731
35% SR : 35% THLR : 30% SO	43%	£384,234	£329,212	£322,848	£218,384	£194,520	£178,612
35% SR : 35% THLR : 30% SO	50%	£226,578	£178,417	£172,001	£66,675	£42,614	£26,573

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,081,212	£996,166	£990,030	£889,299	£866,289	£850,949
35% SR : 35% THLR : 30% SO	10%	£925,233	£848,403	£842,224	£740,792	£717,620	£702,173
35% SR : 35% THLR : 30% SO	20%	£767,752	£699,164	£692,935	£590,692	£567,335	£551,764
35% SR : 35% THLR : 30% SO	25%	£688,448	£623,991	£617,735	£515,046	£491,587	£475,948
35% SR : 35% THLR : 30% SO	30%	£608,767	£548,448	£542,164	£439,002	£415,435	£399,725
35% SR : 35% THLR : 30% SO	35%	£528,712	£472,537	£466,223	£362,559	£338,879	£323,092
35% SR : 35% THLR : 30% SO	43%	£407,926	£357,978	£351,615	£247,151	£223,287	£207,377
35% SR : 35% THLR : 30% SO	50%	£286,295	£242,588	£236,173	£130,846	£106,786	£90,746

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,279,240	-£1,364,286	-£1,370,422	-£1,471,153	-£1,494,163	-£1,509,503
35% SR : 35% THLR : 30% SO	10%	-£1,435,219	-£1,512,049	-£1,518,228	-£1,619,661	-£1,642,832	-£1,658,280
35% SR : 35% THLR : 30% SO	20%	-£1,592,700	-£1,661,288	-£1,667,517	-£1,769,761	-£1,793,117	-£1,808,688
35% SR : 35% THLR : 30% SO	25%	-£1,672,005	-£1,736,461	-£1,742,717	-£1,845,406	-£1,868,885	-£1,884,504
35% SR : 35% THLR : 30% SO	30%	-£1,751,685	-£1,812,004	-£1,818,288	-£1,921,451	-£1,945,017	-£1,960,728
35% SR : 35% THLR : 30% SO	35%	-£1,831,740	-£1,887,915	-£1,894,230	-£1,997,893	-£2,021,573	-£2,037,360
35% SR : 35% THLR : 30% SO	43%	-£1,952,527	-£2,002,474	-£2,008,837	-£2,113,301	-£2,137,165	-£2,153,075
35% SR : 35% THLR : 30% SO	50%	-£2,074,158	-£2,117,864	-£2,124,279	-£2,229,606	-£2,253,666	-£2,269,707

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£222,505	-£307,552	-£313,687	-£414,418	-£437,429	-£452,768
35% SR : 35% THLR : 30% SO	10%	-£378,484	-£455,315	-£461,493	-£562,926	-£586,098	-£601,545
35% SR : 35% THLR : 30% SO	20%	-£535,966	-£604,553	-£610,782	-£713,026	-£736,382	-£751,953
35% SR : 35% THLR : 30% SO	25%	-£615,270	-£679,726	-£685,982	-£788,671	-£812,130	-£827,769
35% SR : 35% THLR : 30% SO	30%	-£694,950	-£755,269	-£761,553	-£864,716	-£888,283	-£903,993
35% SR : 35% THLR : 30% SO	35%	-£775,005	-£831,180	-£837,495	-£941,158	-£964,839	-£980,626
35% SR : 35% THLR : 30% SO	43%	-£895,792	-£945,740	-£952,103	-£1,056,567	-£1,080,430	-£1,096,340
35% SR : 35% THLR : 30% SO	50%	-£1,017,423	-£1,061,129	-£1,067,544	-£1,172,871	-£1,196,931	-£1,212,972

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£472,378	£387,331	£381,195	£280,465	£257,454	£242,115
35% SR : 35% THLR : 30% SO	10%	£316,399	£239,568	£233,390	£131,957	£108,785	£93,338
35% SR : 35% THLR : 30% SO	20%	£158,917	£90,329	£84,101	-£18,143	-£41,499	-£57,070
35% SR : 35% THLR : 30% SO	25%	£79,613	£15,156	£8,901	-£93,789	-£117,247	-£132,896
35% SR : 35% THLR : 30% SO	30%	-£67	-£50,366	-£66,670	-£169,833	-£193,400	-£209,110
35% SR : 35% THLR : 30% SO	35%	-£90,122	-£136,297	-£142,612	-£246,275	-£269,956	-£285,743
35% SR : 35% THLR : 30% SO	43%	-£200,909	-£250,857	-£257,230	-£361,684	-£385,547	-£401,457
35% SR : 35% THLR : 30% SO	50%	-£322,540	-£366,246	-£372,661	-£477,988	-£502,048	-£518,089

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£762,444	£677,398	£671,262	£570,531	£547,521	£532,181
35% SR : 35% THLR : 30% SO	10%	£606,465	£529,635	£523,456	£422,023	£398,952	£383,404
35% SR : 35% THLR : 30% SO	20%	£448,984	£380,396	£374,167	£271,923	£248,567	£232,996
35% SR : 35% THLR : 30% SO	25%	£369,679	£305,223	£298,967	£196,278	£172,819	£157,180
35% SR : 35% THLR : 30% SO	30%	£289,999	£229,680	£223,396	£120,233	£96,667	£80,956
35% SR : 35% THLR : 30% SO	35%	£209,944	£153,769	£147,454	£43,791	£20,111	£4,324
35% SR : 35% THLR : 30% SO	43%	£89,157	£39,210	£32,847	-£71,517	-£95,481	-£111,391
35% SR : 35% THLR : 30% SO	50%	-£32,474	-£76,180	-£82,595	-£187,922	-£211,982	-£228,023

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,621,457	£4,336,109	£4,329,359	£4,228,628	£4,203,317	£4,186,442
35% SR : 35% THLR : 30% SO	10%	£4,112,138	£3,854,913	£3,848,116	£3,746,684	£3,721,195	£3,704,203
35% SR : 35% THLR : 30% SO	20%	£3,601,166	£3,372,093	£3,365,242	£3,262,999	£3,237,307	£3,220,179
35% SR : 35% THLR : 30% SO	25%	£3,345,061	£3,130,075	£3,123,194	£3,020,505	£2,994,701	£2,977,498
35% SR : 35% THLR : 30% SO	30%	£3,088,543	£2,887,651	£2,880,737	£2,777,575	£2,751,652	£2,734,371
35% SR : 35% THLR : 30% SO	35%	£2,831,611	£2,644,820	£2,637,874	£2,534,211	£2,508,162	£2,490,796
35% SR : 35% THLR : 30% SO	43%	£2,445,438	£2,279,813	£2,272,813	£2,168,349	£2,142,099	£2,124,599
35% SR : 35% THLR : 30% SO	50%	£2,058,338	£1,913,893	£1,906,835	£1,801,508	£1,775,042	£1,757,398

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,024,959	£1,739,611	£1,732,861	£1,632,130	£1,606,819	£1,589,944
35% SR : 35% THLR : 30% SO	10%	£1,515,640	£1,258,415	£1,251,619	£1,150,186	£1,124,697	£1,107,705
35% SR : 35% THLR : 30% SO	20%	£1,004,669	£775,596	£768,745	£666,501	£640,810	£623,681
35% SR : 35% THLR : 30% SO	25%	£748,563	£533,577	£526,696	£424,007	£398,203	£381,001
35% SR : 35% THLR : 30% SO	30%	£492,045	£291,153	£284,240	£181,077	£155,155	£137,873
35% SR : 35% THLR : 30% SO	35%	£235,113	£48,322	£41,376	£-62,286	£-88,335	£-105,701
35% SR : 35% THLR : 30% SO	43%	£-151,059	£-316,684	£-323,685	£-428,149	£-454,398	£-471,899
35% SR : 35% THLR : 30% SO	50%	£-538,160	£-682,805	£-689,662	£-794,989	£-821,456	£-839,100

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,187,367	£2,902,020	£2,895,269	£2,794,539	£2,769,227	£2,752,353
35% SR : 35% THLR : 30% SO	10%	£2,678,049	£2,420,824	£2,414,027	£2,312,594	£2,287,105	£2,270,114
35% SR : 35% THLR : 30% SO	20%	£2,167,077	£1,938,004	£1,931,153	£1,828,910	£1,803,218	£1,786,089
35% SR : 35% THLR : 30% SO	25%	£1,910,972	£1,695,986	£1,689,104	£1,586,415	£1,560,612	£1,543,409
35% SR : 35% THLR : 30% SO	30%	£1,654,453	£1,453,561	£1,446,648	£1,343,485	£1,317,563	£1,300,281
35% SR : 35% THLR : 30% SO	35%	£1,397,522	£1,210,730	£1,203,784	£1,100,122	£1,074,073	£1,056,707
35% SR : 35% THLR : 30% SO	43%	£1,011,349	£845,724	£838,723	£734,259	£708,010	£690,509
35% SR : 35% THLR : 30% SO	50%	£624,248	£479,803	£472,746	£367,419	£340,952	£323,309

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,951,739	£3,666,391	£3,659,641	£3,558,910	£3,533,598	£3,516,724
35% SR : 35% THLR : 30% SO	10%	£3,442,420	£3,185,195	£3,178,398	£3,076,966	£3,051,477	£3,034,485
35% SR : 35% THLR : 30% SO	20%	£2,931,448	£2,702,375	£2,695,524	£2,593,281	£2,567,589	£2,550,461
35% SR : 35% THLR : 30% SO	25%	£2,675,343	£2,460,357	£2,453,476	£2,350,786	£2,324,983	£2,307,780
35% SR : 35% THLR : 30% SO	30%	£2,418,824	£2,217,932	£2,211,019	£2,107,657	£2,081,934	£2,064,652
35% SR : 35% THLR : 30% SO	35%	£2,161,893	£1,975,102	£1,968,156	£1,864,493	£1,838,444	£1,821,078
35% SR : 35% THLR : 30% SO	43%	£1,775,720	£1,610,095	£1,603,095	£1,498,630	£1,472,381	£1,454,881
35% SR : 35% THLR : 30% SO	50%	£1,388,620	£1,244,175	£1,237,117	£1,131,790	£1,105,323	£1,087,680

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,270,812	£3,985,464	£3,978,714	£3,877,983	£3,852,671	£3,835,797
35% SR : 35% THLR : 30% SO	10%	£3,761,493	£3,504,268	£3,497,471	£3,396,039	£3,370,550	£3,353,558
35% SR : 35% THLR : 30% SO	20%	£3,250,521	£3,021,448	£3,014,597	£2,912,354	£2,886,662	£2,869,534
35% SR : 35% THLR : 30% SO	25%	£2,994,416	£2,779,430	£2,772,549	£2,669,859	£2,644,056	£2,626,853
35% SR : 35% THLR : 30% SO	30%	£2,737,897	£2,537,005	£2,530,092	£2,426,930	£2,401,007	£2,383,725
35% SR : 35% THLR : 30% SO	35%	£2,480,966	£2,294,176	£2,287,229	£2,183,566	£2,157,517	£2,140,151
35% SR : 35% THLR : 30% SO	43%	£2,094,793	£1,929,168	£1,922,168	£1,817,703	£1,791,454	£1,773,954
35% SR : 35% THLR : 30% SO	50%	£1,707,693	£1,563,248	£1,556,190	£1,450,863	£1,424,396	£1,406,753

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,974,038	£2,717,023	£2,710,274	£2,609,543	£2,584,232	£2,567,357
35% SR : 35% THLR : 30% SO	10%	£2,629,461	£2,397,737	£2,390,940	£2,289,506	£2,264,019	£2,247,027
35% SR : 35% THLR : 30% SO	20%	£2,283,231	£2,076,826	£2,069,975	£1,967,731	£1,942,039	£1,924,911
35% SR : 35% THLR : 30% SO	25%	£2,109,496	£1,915,761	£1,908,880	£1,806,191	£1,780,387	£1,763,184
35% SR : 35% THLR : 30% SO	30%	£1,935,349	£1,754,292	£1,747,378	£1,644,216	£1,618,292	£1,601,011
35% SR : 35% THLR : 30% SO	35%	£1,760,788	£1,592,415	£1,585,468	£1,481,805	£1,455,757	£1,438,391
35% SR : 35% THLR : 30% SO	43%	£1,498,173	£1,348,839	£1,341,840	£1,237,375	£1,211,125	£1,193,625
35% SR : 35% THLR : 30% SO	50%	£1,234,628	£1,104,350	£1,097,292	£991,966	£965,500	£947,855

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£377,540	£120,526	£113,776	£13,046	-£12,266	-£29,140
35% SR : 35% THLR : 30% SO	10%	£32,963	-£198,761	-£205,558	-£306,991	-£332,479	-£349,471
35% SR : 35% THLR : 30% SO	20%	-£313,267	-£519,672	-£526,523	-£628,766	-£654,459	-£671,586
35% SR : 35% THLR : 30% SO	25%	-£487,001	-£680,736	-£687,618	-£790,307	-£816,110	-£833,313
35% SR : 35% THLR : 30% SO	30%	-£661,149	-£842,206	-£849,119	-£962,282	-£978,205	-£995,487
35% SR : 35% THLR : 30% SO	35%	-£835,710	-£1,004,083	-£1,011,029	-£1,114,693	-£1,140,741	-£1,158,106
35% SR : 35% THLR : 30% SO	43%	-£1,098,325	-£1,247,658	-£1,254,658	-£1,359,123	-£1,385,372	-£1,402,873
35% SR : 35% THLR : 30% SO	50%	-£1,381,869	-£1,492,148	-£1,499,205	-£1,604,531	-£1,630,998	-£1,648,642

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,539,948	£1,282,934	£1,276,185	£1,175,454	£1,150,143	£1,133,268
35% SR : 35% THLR : 30% SO	10%	£1,195,371	£963,647	£956,851	£855,417	£829,929	£812,937
35% SR : 35% THLR : 30% SO	20%	£849,141	£642,737	£635,886	£533,642	£507,950	£490,822
35% SR : 35% THLR : 30% SO	25%	£675,407	£481,672	£474,791	£372,101	£346,298	£329,095
35% SR : 35% THLR : 30% SO	30%	£501,259	£320,202	£313,289	£210,126	£184,203	£166,921
35% SR : 35% THLR : 30% SO	35%	£326,699	£158,325	£151,379	£47,716	£21,668	£4,302
35% SR : 35% THLR : 30% SO	43%	£64,083	-£85,250	-£92,250	-£196,715	-£222,964	-£240,465
35% SR : 35% THLR : 30% SO	50%	-£199,461	-£329,739	-£336,797	-£442,123	-£468,590	-£486,234

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,304,320	£2,047,305	£2,040,556	£1,939,825	£1,914,514	£1,897,639
35% SR : 35% THLR : 30% SO	10%	£1,959,743	£1,728,019	£1,721,222	£1,619,788	£1,594,301	£1,577,309
35% SR : 35% THLR : 30% SO	20%	£1,613,512	£1,407,108	£1,400,257	£1,298,013	£1,272,321	£1,255,193
35% SR : 35% THLR : 30% SO	25%	£1,439,778	£1,246,043	£1,239,162	£1,136,473	£1,110,669	£1,093,466
35% SR : 35% THLR : 30% SO	30%	£1,265,631	£1,084,574	£1,077,660	£974,498	£948,574	£931,292
35% SR : 35% THLR : 30% SO	35%	£1,091,070	£922,696	£915,750	£812,087	£786,039	£768,673
35% SR : 35% THLR : 30% SO	43%	£828,455	£679,121	£672,121	£567,656	£541,407	£523,907
35% SR : 35% THLR : 30% SO	50%	£564,910	£434,632	£427,574	£322,248	£295,782	£278,137

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,623,393	£2,366,378	£2,359,629	£2,258,898	£2,233,587	£2,216,712
35% SR : 35% THLR : 30% SO	10%	£2,278,816	£2,047,092	£2,040,295	£1,938,861	£1,913,374	£1,896,382
35% SR : 35% THLR : 30% SO	20%	£1,932,585	£1,726,181	£1,719,330	£1,617,086	£1,591,394	£1,574,266
35% SR : 35% THLR : 30% SO	25%	£1,758,851	£1,565,116	£1,558,235	£1,455,546	£1,429,742	£1,412,539
35% SR : 35% THLR : 30% SO	30%	£1,584,704	£1,403,647	£1,396,733	£1,293,571	£1,267,647	£1,250,365
35% SR : 35% THLR : 30% SO	35%	£1,410,143	£1,241,769	£1,234,823	£1,131,160	£1,105,112	£1,087,746
35% SR : 35% THLR : 30% SO	43%	£1,147,528	£998,194	£991,194	£886,729	£860,480	£842,980
35% SR : 35% THLR : 30% SO	50%	£883,983	£753,705	£746,647	£641,321	£614,855	£597,210

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,287,614	£2,042,404	£2,035,655	£1,934,924	£1,909,613	£1,892,738
35% SR : 35% THLR : 30% SO	10%	£2,010,121	£1,789,050	£1,782,252	£1,680,819	£1,655,331	£1,638,340
35% SR : 35% THLR : 30% SO	20%	£1,730,977	£1,534,069	£1,527,218	£1,424,975	£1,399,282	£1,382,155
35% SR : 35% THLR : 30% SO	25%	£1,590,784	£1,405,970	£1,399,089	£1,296,400	£1,270,597	£1,253,394
35% SR : 35% THLR : 30% SO	30%	£1,450,180	£1,277,466	£1,270,554	£1,167,391	£1,141,468	£1,124,186
35% SR : 35% THLR : 30% SO	35%	£1,309,162	£1,148,556	£1,141,610	£1,037,946	£1,011,898	£994,532
35% SR : 35% THLR : 30% SO	43%	£1,096,860	£954,429	£947,428	£842,964	£816,714	£799,214
35% SR : 35% THLR : 30% SO	50%	£883,629	£759,388	£752,330	£647,004	£620,537	£602,893

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£308,884	-£554,093	-£560,842	-£661,573	-£686,885	-£703,759
35% SR : 35% THLR : 30% SO	10%	-£586,376	-£807,448	-£814,246	-£915,678	-£941,166	-£958,158
35% SR : 35% THLR : 30% SO	20%	-£865,521	-£1,062,428	-£1,069,279	-£1,171,523	-£1,197,215	-£1,214,343
35% SR : 35% THLR : 30% SO	25%	-£1,005,713	-£1,190,527	-£1,197,408	-£1,300,097	-£1,325,901	-£1,343,104
35% SR : 35% THLR : 30% SO	30%	-£1,146,318	-£1,319,032	-£1,325,944	-£1,429,107	-£1,455,030	-£1,472,312
35% SR : 35% THLR : 30% SO	35%	-£1,287,336	-£1,447,942	-£1,454,888	-£1,558,551	-£1,584,600	-£1,601,965
35% SR : 35% THLR : 30% SO	43%	-£1,499,637	-£1,642,069	-£1,649,069	-£1,753,534	-£1,779,784	-£1,797,283
35% SR : 35% THLR : 30% SO	50%	-£1,712,869	-£1,837,110	-£1,844,168	-£1,949,493	-£1,975,960	-£1,993,605

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£853,524	£608,315	£601,566	£500,835	£475,524	£458,649
35% SR : 35% THLR : 30% SO	10%	£576,032	£354,960	£348,163	£246,730	£221,242	£204,250
35% SR : 35% THLR : 30% SO	20%	£296,888	£99,980	£93,129	£-9,114	£-34,807	£-51,935
35% SR : 35% THLR : 30% SO	25%	£156,695	£-28,119	£-35,000	£-137,689	£-163,493	£-180,696
35% SR : 35% THLR : 30% SO	30%	£16,090	£-156,623	£-163,536	£-266,698	£-292,622	£-309,903
35% SR : 35% THLR : 30% SO	35%	-£124,928	£-285,534	£-292,480	£-396,143	£-422,191	£-439,557
35% SR : 35% THLR : 30% SO	43%	-£337,229	£-479,661	£-486,681	£-591,125	£-617,375	£-634,875
35% SR : 35% THLR : 30% SO	50%	-£550,461	£-674,702	£-681,759	£-787,085	£-813,552	£-831,197

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,617,896	£1,372,686	£1,365,937	£1,265,206	£1,239,895	£1,223,020
35% SR : 35% THLR : 30% SO	10%	£1,340,403	£1,119,332	£1,112,534	£1,011,101	£985,613	£968,622
35% SR : 35% THLR : 30% SO	20%	£1,061,259	£864,351	£857,500	£755,257	£729,564	£712,437
35% SR : 35% THLR : 30% SO	25%	£921,066	£736,252	£729,371	£626,682	£600,878	£583,676
35% SR : 35% THLR : 30% SO	30%	£790,462	£607,748	£600,856	£497,673	£471,750	£454,468
35% SR : 35% THLR : 30% SO	35%	£639,444	£478,938	£471,892	£368,228	£342,180	£324,814
35% SR : 35% THLR : 30% SO	43%	£427,142	£284,711	£277,710	£173,246	£146,996	£129,496
35% SR : 35% THLR : 30% SO	50%	£213,911	£89,670	£82,612	£-22,714	£-49,161	£-66,825

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,936,969	£1,691,759	£1,685,010	£1,584,279	£1,558,968	£1,542,093
35% SR : 35% THLR : 30% SO	10%	£1,659,476	£1,438,405	£1,431,607	£1,330,174	£1,304,686	£1,287,695
35% SR : 35% THLR : 30% SO	20%	£1,380,332	£1,183,424	£1,176,573	£1,074,330	£1,048,637	£1,031,510
35% SR : 35% THLR : 30% SO	25%	£1,240,139	£1,055,325	£1,048,444	£945,755	£919,951	£902,749
35% SR : 35% THLR : 30% SO	30%	£1,099,535	£926,821	£919,909	£816,746	£790,823	£773,541
35% SR : 35% THLR : 30% SO	35%	£958,517	£797,911	£790,965	£687,301	£661,253	£643,887
35% SR : 35% THLR : 30% SO	43%	£746,215	£603,784	£596,783	£492,319	£466,069	£448,569
35% SR : 35% THLR : 30% SO	50%	£532,984	£408,743	£401,685	£296,359	£269,892	£252,248

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,699,468	£2,555,804	£2,549,054	£2,448,325	£2,423,013	£2,406,139
35% SR : 35% THLR : 30% SO	10%	£2,382,169	£2,252,464	£2,245,667	£2,144,235	£2,118,746	£2,101,754
35% SR : 35% THLR : 30% SO	20%	£2,063,218	£1,947,500	£1,940,649	£1,838,404	£1,812,713	£1,795,585
35% SR : 35% THLR : 30% SO	25%	£1,903,123	£1,794,408	£1,787,528	£1,684,838	£1,659,034	£1,641,831
35% SR : 35% THLR : 30% SO	30%	£1,742,614	£1,640,911	£1,633,998	£1,530,835	£1,504,913	£1,487,630
35% SR : 35% THLR : 30% SO	35%	£1,581,693	£1,487,008	£1,480,062	£1,376,399	£1,350,351	£1,332,985
35% SR : 35% THLR : 30% SO	43%	£1,339,537	£1,255,392	£1,248,393	£1,143,928	£1,117,679	£1,100,178
35% SR : 35% THLR : 30% SO	50%	£1,096,450	£1,022,863	£1,015,805	£910,479	£884,012	£866,369

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£102,970	£40,693	£47,443	£148,173	£173,484	£190,359
35% SR : 35% THLR : 30% SO	10%	£214,328	£344,034	£350,830	£452,263	£477,752	£494,744
35% SR : 35% THLR : 30% SO	20%	£533,279	£648,998	£655,849	£758,093	£783,785	£800,912
35% SR : 35% THLR : 30% SO	25%	£693,374	£802,090	£808,970	£911,660	£937,464	£954,666
35% SR : 35% THLR : 30% SO	30%	£853,884	£955,586	£962,499	£1,065,662	£1,091,584	£1,108,867
35% SR : 35% THLR : 30% SO	35%	£1,014,804	£1,109,489	£1,116,435	£1,220,099	£1,246,147	£1,263,513
35% SR : 35% THLR : 30% SO	43%	£1,256,961	£1,341,105	£1,348,105	£1,452,570	£1,478,819	£1,496,320
35% SR : 35% THLR : 30% SO	50%	£1,500,048	£1,573,634	£1,580,693	£1,686,019	£1,712,485	£1,730,129

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,265,379	£1,121,715	£1,114,965	£1,014,235	£988,924	£972,049
35% SR : 35% THLR : 30% SO	10%	£948,080	£818,375	£811,578	£710,145	£684,656	£667,665
35% SR : 35% THLR : 30% SO	20%	£629,129	£513,411	£506,559	£404,315	£378,623	£361,496
35% SR : 35% THLR : 30% SO	25%	£469,034	£360,319	£353,438	£250,748	£224,945	£207,742
35% SR : 35% THLR : 30% SO	30%	£308,525	£206,822	£199,909	£96,746	£70,824	£53,541
35% SR : 35% THLR : 30% SO	35%	£147,604	£52,919	£45,973	£57,691	£83,739	£101,104
35% SR : 35% THLR : 30% SO	43%	£94,553	£178,697	£185,697	£290,162	£316,411	£333,911
35% SR : 35% THLR : 30% SO	50%	£337,640	£411,226	£418,285	£523,611	£550,077	£567,721

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,029,750	£1,886,086	£1,879,336	£1,778,606	£1,753,295	£1,736,420
35% SR : 35% THLR : 30% SO	10%	£1,712,451	£1,582,746	£1,575,949	£1,474,516	£1,449,028	£1,432,036
35% SR : 35% THLR : 30% SO	20%	£1,393,500	£1,277,762	£1,270,931	£1,168,686	£1,142,995	£1,125,867
35% SR : 35% THLR : 30% SO	25%	£1,233,405	£1,124,690	£1,117,810	£1,015,120	£989,316	£972,113
35% SR : 35% THLR : 30% SO	30%	£1,072,896	£971,193	£964,290	£861,117	£835,195	£817,912
35% SR : 35% THLR : 30% SO	35%	£911,975	£817,290	£810,344	£706,681	£680,632	£663,267
35% SR : 35% THLR : 30% SO	43%	£669,819	£585,674	£578,675	£474,210	£447,960	£430,460
35% SR : 35% THLR : 30% SO	50%	£426,732	£353,145	£346,087	£240,761	£214,294	£196,650

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,348,823	£2,205,159	£2,198,409	£2,097,679	£2,072,368	£2,055,493
35% SR : 35% THLR : 30% SO	10%	£2,031,524	£1,901,819	£1,895,022	£1,793,589	£1,768,101	£1,751,109
35% SR : 35% THLR : 30% SO	20%	£1,712,573	£1,596,855	£1,590,004	£1,487,759	£1,462,068	£1,444,940
35% SR : 35% THLR : 30% SO	25%	£1,552,478	£1,443,763	£1,436,883	£1,334,193	£1,308,389	£1,291,186
35% SR : 35% THLR : 30% SO	30%	£1,391,969	£1,290,266	£1,283,353	£1,180,190	£1,154,268	£1,136,985
35% SR : 35% THLR : 30% SO	35%	£1,231,048	£1,136,363	£1,129,417	£1,025,754	£999,705	£982,340
35% SR : 35% THLR : 30% SO	43%	£988,892	£904,747	£897,748	£793,283	£767,033	£749,533
35% SR : 35% THLR : 30% SO	50%	£745,805	£672,218	£665,160	£559,834	£533,367	£515,723

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,150,328	£2,016,110	£2,009,359	£1,908,630	£1,883,318	£1,866,444
35% SR : 35% THLR : 30% SO	10%	£1,886,105	£1,764,932	£1,758,135	£1,656,702	£1,631,213	£1,614,222
35% SR : 35% THLR : 30% SO	20%	£1,620,230	£1,512,130	£1,505,279	£1,403,036	£1,377,343	£1,360,215
35% SR : 35% THLR : 30% SO	25%	£1,486,672	£1,385,121	£1,378,239	£1,275,549	£1,249,746	£1,232,543
35% SR : 35% THLR : 30% SO	30%	£1,352,701	£1,257,704	£1,250,792	£1,147,628	£1,121,706	£1,104,424
35% SR : 35% THLR : 30% SO	35%	£1,218,318	£1,129,883	£1,122,936	£1,019,273	£993,225	£975,859
35% SR : 35% THLR : 30% SO	43%	£1,015,968	£937,389	£930,389	£825,924	£799,675	£782,174
35% SR : 35% THLR : 30% SO	50%	£812,688	£743,982	£736,924	£631,598	£605,131	£587,487

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£446,169	£580,388	£587,138	£687,868	£713,179	£730,054
35% SR : 35% THLR : 30% SO	10%	£710,393	£831,566	£838,363	£939,795	£965,284	£982,276
35% SR : 35% THLR : 30% SO	20%	£976,268	£1,084,367	£1,091,218	£1,193,462	£1,219,154	£1,236,282
35% SR : 35% THLR : 30% SO	25%	£1,109,826	£1,211,377	£1,218,258	£1,320,948	£1,346,752	£1,363,955
35% SR : 35% THLR : 30% SO	30%	£1,243,796	£1,338,793	£1,345,705	£1,448,869	£1,474,791	£1,492,073
35% SR : 35% THLR : 30% SO	35%	£1,378,180	£1,466,615	£1,473,561	£1,577,225	£1,603,273	£1,620,638
35% SR : 35% THLR : 30% SO	43%	£1,580,529	£1,659,108	£1,666,108	£1,770,573	£1,796,822	£1,814,323
35% SR : 35% THLR : 30% SO	50%	£1,783,809	£1,852,516	£1,859,574	£1,964,900	£1,991,366	£2,009,011

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£716,239	£582,020	£575,270	£474,540	£449,229	£432,354
35% SR : 35% THLR : 30% SO	10%	£452,016	£330,842	£324,046	£222,613	£197,124	£180,132
35% SR : 35% THLR : 30% SO	20%	£186,140	£78,041	£71,190	£31,054	£6,746	£73,874
35% SR : 35% THLR : 30% SO	25%	£52,582	£48,969	£55,850	£158,540	£184,344	£201,547
35% SR : 35% THLR : 30% SO	30%	£81,388	£176,385	£183,297	£286,461	£312,383	£329,685
35% SR : 35% THLR : 30% SO	35%	£215,771	£304,207	£311,193	£414,816	£440,865	£458,230
35% SR : 35% THLR : 30% SO	43%	£418,121	£496,700	£503,700	£608,165	£634,414	£651,915
35% SR : 35% THLR : 30% SO	50%	£621,401	£690,108	£697,165	£802,491	£828,958	£846,603

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,480,610	£1,346,392	£1,339,641	£1,238,912	£1,213,600	£1,196,726
35% SR : 35% THLR : 30% SO	10%	£1,216,387	£1,095,213	£1,088,417	£986,984	£961,495	£944,503
35% SR : 35% THLR : 30% SO	20%	£950,511	£842,412	£835,561	£733,317	£707,625	£690,497
35% SR : 35% THLR : 30% SO	25%	£816,953	£715,402	£708,521	£605,831	£580,027	£562,825
35% SR : 35% THLR : 30% SO	30%	£682,983	£587,986	£581,074	£477,910	£451,988	£434,706
35% SR : 35% THLR : 30% SO	35%	£548,600	£460,164	£453,218	£349,555	£323,507	£306,141
35% SR : 35% THLR : 30% SO	43%	£346,250	£267,671	£260,671	£156,206	£129,957	£112,456
35% SR : 35% THLR : 30% SO	50%	£142,970	£74,263	£67,206	£38,120	£64,887	£82,231

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,799,683	£1,665,465	£1,658,714	£1,557,985	£1,532,673	£1,515,799
35% SR : 35% THLR : 30% SO	10%	£1,535,460	£1,414,286	£1,407,490	£1,306,057	£1,280,568	£1,263,576
35% SR : 35% THLR : 30% SO	20%	£1,269,584	£1,161,485	£1,154,634	£1,052,390	£1,026,698	£1,009,570
35% SR : 35% THLR : 30% SO	25%	£1,136,026	£1,034,475	£1,027,594	£924,904	£899,100	£881,898
35% SR : 35% THLR : 30% SO	30%	£1,002,056	£907,059	£900,147	£796,983	£771,061	£753,779
35% SR : 35% THLR : 30% SO	35%	£867,673	£779,237	£772,291	£668,628	£642,580	£625,214
35% SR : 35% THLR : 30% SO	43%	£665,323	£586,744	£579,744	£475,279	£449,030	£431,529
35% SR : 35% THLR : 30% SO	50%	£462,043	£393,336	£386,279	£280,953	£254,486	£236,842

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,738,474	£1,611,339	£1,604,588	£1,503,858	£1,478,546	£1,461,672
35% SR : 35% THLR : 30% SO	10%	£1,514,059	£1,399,285	£1,392,488	£1,291,056	£1,265,567	£1,248,575
35% SR : 35% THLR : 30% SO	20%	£1,287,993	£1,185,608	£1,178,757	£1,076,513	£1,050,822	£1,033,693
35% SR : 35% THLR : 30% SO	25%	£1,174,341	£1,078,161	£1,071,280	£968,589	£942,786	£925,583
35% SR : 35% THLR : 30% SO	30%	£1,060,275	£970,307	£963,394	£860,231	£834,309	£817,027
35% SR : 35% THLR : 30% SO	35%	£945,795	£862,048	£855,102	£751,438	£725,390	£708,024
35% SR : 35% THLR : 30% SO	43%	£773,303	£698,897	£691,897	£587,433	£561,183	£543,683
35% SR : 35% THLR : 30% SO	50%	£599,880	£534,834	£527,776	£422,449	£395,984	£378,339

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£868,023	-£985,159	-£991,909	-£1,092,640	-£1,117,951	-£1,134,826
35% SR : 35% THLR : 30% SO	10%	-£1,082,438	-£1,197,213	-£1,204,009	-£1,305,442	-£1,330,931	-£1,347,923
35% SR : 35% THLR : 30% SO	20%	-£1,308,505	-£1,410,890	-£1,417,741	-£1,519,984	-£1,545,676	-£1,562,805
35% SR : 35% THLR : 30% SO	25%	-£1,422,157	-£1,518,337	-£1,525,218	-£1,627,908	-£1,653,712	-£1,670,915
35% SR : 35% THLR : 30% SO	30%	-£1,536,223	-£1,626,190	-£1,633,104	-£1,736,266	-£1,762,189	-£1,779,470
35% SR : 35% THLR : 30% SO	35%	-£1,650,702	-£1,734,450	-£1,741,396	-£1,845,059	-£1,871,107	-£1,888,473
35% SR : 35% THLR : 30% SO	43%	-£1,823,195	-£1,897,601	-£1,904,600	-£2,009,064	-£2,035,315	-£2,052,814
35% SR : 35% THLR : 30% SO	50%	-£1,996,617	-£2,061,664	-£2,068,721	-£2,174,048	-£2,200,514	-£2,218,159

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£304,385	£177,249	£170,499	£69,768	£44,457	£27,582
35% SR : 35% THLR : 30% SO	10%	£79,970	-£34,804	-£41,601	-£143,034	-£168,523	-£185,514
35% SR : 35% THLR : 30% SO	20%	-£146,096	-£248,482	-£255,333	-£357,576	-£383,268	-£400,396
35% SR : 35% THLR : 30% SO	25%	-£259,748	-£355,929	-£362,810	-£465,500	-£491,304	-£508,506
35% SR : 35% THLR : 30% SO	30%	-£373,815	-£463,782	-£470,695	-£573,858	-£599,780	-£617,082
35% SR : 35% THLR : 30% SO	35%	-£488,294	-£572,041	-£578,988	-£682,651	-£708,699	-£726,085
35% SR : 35% THLR : 30% SO	43%	-£660,786	-£735,192	-£742,192	-£846,656	-£872,906	-£890,406
35% SR : 35% THLR : 30% SO	50%	-£834,209	-£899,256	-£906,313	-£1,011,640	-£1,038,106	-£1,055,750

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,068,756	£941,621	£934,870	£834,140	£808,828	£791,954
35% SR : 35% THLR : 30% SO	10%	£844,341	£729,567	£722,770	£621,337	£595,849	£578,857
35% SR : 35% THLR : 30% SO	20%	£618,275	£515,890	£509,039	£406,795	£381,104	£363,975
35% SR : 35% THLR : 30% SO	25%	£504,623	£408,443	£401,561	£298,871	£273,068	£255,865
35% SR : 35% THLR : 30% SO	30%	£390,557	£300,589	£293,676	£190,513	£164,591	£147,309
35% SR : 35% THLR : 30% SO	35%	£276,077	£192,330	£185,364	£81,720	£55,672	£38,306
35% SR : 35% THLR : 30% SO	43%	£103,585	£29,179	£22,179	-£82,285	-£108,535	-£126,035
35% SR : 35% THLR : 30% SO	50%	-£69,638	-£134,864	-£141,942	-£247,269	-£273,735	-£291,379

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,387,829	£1,260,694	£1,253,943	£1,153,213	£1,127,901	£1,111,027
35% SR : 35% THLR : 30% SO	10%	£1,163,414	£1,048,640	£1,041,843	£940,410	£914,922	£897,930
35% SR : 35% THLR : 30% SO	20%	£937,348	£834,963	£828,112	£725,868	£700,177	£683,048
35% SR : 35% THLR : 30% SO	25%	£823,696	£727,516	£720,634	£617,944	£592,141	£574,938
35% SR : 35% THLR : 30% SO	30%	£709,630	£619,662	£612,749	£509,586	£483,664	£466,382
35% SR : 35% THLR : 30% SO	35%	£595,150	£511,403	£504,452	£400,793	£374,745	£357,379
35% SR : 35% THLR : 30% SO	43%	£422,658	£348,252	£341,252	£236,788	£210,538	£193,038
35% SR : 35% THLR : 30% SO	50%	£249,235	£184,189	£177,131	£71,804	£45,338	£27,694

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,424,898	£2,310,096	£2,303,347	£2,202,616	£2,177,305	£2,160,430
35% SR : 35% THLR : 30% SO	10%	£2,134,137	£2,030,424	£2,023,626	£1,922,194	£1,896,706	£1,879,714
35% SR : 35% THLR : 30% SO	20%	£1,841,723	£1,749,126	£1,742,275	£1,640,032	£1,614,340	£1,597,212
35% SR : 35% THLR : 30% SO	25%	£1,694,897	£1,607,869	£1,600,988	£1,498,298	£1,472,494	£1,455,292
35% SR : 35% THLR : 30% SO	30%	£1,547,658	£1,466,206	£1,459,293	£1,356,130	£1,330,207	£1,312,925
35% SR : 35% THLR : 30% SO	35%	£1,400,006	£1,324,136	£1,317,190	£1,213,526	£1,187,478	£1,170,113
35% SR : 35% THLR : 30% SO	43%	£1,177,752	£1,110,271	£1,103,271	£998,807	£972,557	£955,057
35% SR : 35% THLR : 30% SO	50%	£954,569	£895,492	£888,435	£783,108	£756,641	£738,998

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£171,599	£286,401	£293,150	£393,881	£419,192	£436,067
35% SR : 35% THLR : 30% SO	10%	£462,361	£566,073	£572,871	£674,304	£699,792	£716,783
35% SR : 35% THLR : 30% SO	20%	£754,774	£847,371	£854,222	£956,466	£982,157	£999,286
35% SR : 35% THLR : 30% SO	25%	£901,600	£988,628	£995,509	£1,098,199	£1,124,003	£1,141,206
35% SR : 35% THLR : 30% SO	30%	£1,048,839	£1,130,292	£1,137,205	£1,240,367	£1,266,291	£1,283,573
35% SR : 35% THLR : 30% SO	35%	£1,196,492	£1,272,361	£1,279,308	£1,382,971	£1,409,019	£1,426,385
35% SR : 35% THLR : 30% SO	43%	£1,418,745	£1,486,227	£1,493,226	£1,597,690	£1,623,941	£1,641,440
35% SR : 35% THLR : 30% SO	50%	£1,641,929	£1,701,005	£1,708,063	£1,813,390	£1,839,856	£1,857,500

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£990,809	£876,007	£869,258	£768,527	£743,216	£726,341
35% SR : 35% THLR : 30% SO	10%	£700,047	£596,335	£589,537	£488,104	£462,617	£445,625
35% SR : 35% THLR : 30% SO	20%	£407,634	£315,037	£308,186	£205,942	£180,251	£163,122
35% SR : 35% THLR : 30% SO	25%	£260,808	£173,780	£166,899	£64,209	£38,405	£21,202
35% SR : 35% THLR : 30% SO	30%	£113,569	£32,117	£25,204	£77,959	£103,882	£121,164
35% SR : 35% THLR : 30% SO	35%	£34,084	£109,953	£116,899	£220,563	£246,611	£263,977
35% SR : 35% THLR : 30% SO	43%	£256,337	£323,819	£330,818	£435,282	£461,532	£479,032
35% SR : 35% THLR : 30% SO	50%	£479,520	£538,597	£545,655	£650,981	£677,448	£695,092

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,755,180	£1,640,378	£1,633,629	£1,532,898	£1,507,587	£1,490,712
35% SR : 35% THLR : 30% SO	10%	£1,464,419	£1,360,706	£1,353,908	£1,252,476	£1,226,988	£1,209,996
35% SR : 35% THLR : 30% SO	20%	£1,172,005	£1,079,408	£1,072,557	£970,314	£944,622	£927,493
35% SR : 35% THLR : 30% SO	25%	£1,025,179	£938,151	£931,270	£828,580	£802,776	£785,574
35% SR : 35% THLR : 30% SO	30%	£877,940	£796,488	£789,575	£686,412	£660,489	£643,207
35% SR : 35% THLR : 30% SO	35%	£730,288	£654,418	£647,472	£543,808	£517,760	£500,394
35% SR : 35% THLR : 30% SO	43%	£508,034	£440,553	£433,553	£329,069	£302,839	£285,339
35% SR : 35% THLR : 30% SO	50%	£284,851	£225,774	£218,717	£113,390	£86,923	£69,279

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,074,253	£1,959,451	£1,952,702	£1,851,971	£1,826,660	£1,809,785
35% SR : 35% THLR : 30% SO	10%	£1,783,492	£1,679,779	£1,672,981	£1,571,549	£1,546,061	£1,529,069
35% SR : 35% THLR : 30% SO	20%	£1,491,078	£1,398,481	£1,391,630	£1,289,387	£1,263,695	£1,246,566
35% SR : 35% THLR : 30% SO	25%	£1,344,252	£1,257,224	£1,250,343	£1,147,653	£1,121,849	£1,104,647
35% SR : 35% THLR : 30% SO	30%	£1,197,013	£1,115,561	£1,108,648	£1,005,485	£979,562	£962,280
35% SR : 35% THLR : 30% SO	35%	£1,049,361	£973,491	£966,545	£862,881	£836,833	£819,467
35% SR : 35% THLR : 30% SO	43%	£827,107	£759,626	£752,626	£648,162	£621,912	£604,412
35% SR : 35% THLR : 30% SO	50%	£603,924	£544,847	£537,790	£432,463	£405,996	£388,352

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,738,474	£1,635,478	£1,628,728	£1,527,998	£1,502,686	£1,485,812
35% SR : 35% THLR : 30% SO	10%	£1,514,059	£1,421,011	£1,414,214	£1,312,781	£1,287,293	£1,270,301
35% SR : 35% THLR : 30% SO	20%	£1,287,993	£1,204,919	£1,198,068	£1,095,825	£1,070,133	£1,053,005
35% SR : 35% THLR : 30% SO	25%	£1,174,341	£1,096,265	£1,089,384	£986,694	£960,890	£943,688
35% SR : 35% THLR : 30% SO	30%	£1,060,275	£987,205	£980,293	£877,129	£851,207	£833,925
35% SR : 35% THLR : 30% SO	35%	£945,795	£877,738	£870,792	£767,129	£741,081	£723,715
35% SR : 35% THLR : 30% SO	43%	£773,303	£712,778	£705,777	£601,313	£575,064	£557,563
35% SR : 35% THLR : 30% SO	50%	£599,880	£546,903	£539,846	£434,520	£408,053	£390,408

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£868,023	-£961,020	-£967,769	-£1,068,500	-£1,093,811	-£1,110,686
35% SR : 35% THLR : 30% SO	10%	-£1,082,438	-£1,175,487	-£1,182,284	-£1,283,716	-£1,309,205	-£1,326,197
35% SR : 35% THLR : 30% SO	20%	-£1,308,505	-£1,391,578	-£1,398,429	-£1,500,673	-£1,526,364	-£1,543,493
35% SR : 35% THLR : 30% SO	25%	-£1,422,157	-£1,500,232	-£1,507,113	-£1,609,803	-£1,635,607	-£1,652,810
35% SR : 35% THLR : 30% SO	30%	-£1,536,223	-£1,609,293	-£1,616,205	-£1,719,369	-£1,745,291	-£1,762,573
35% SR : 35% THLR : 30% SO	35%	-£1,650,702	-£1,718,759	-£1,725,705	-£1,829,369	-£1,855,417	-£1,872,783
35% SR : 35% THLR : 30% SO	43%	-£1,823,195	-£1,883,720	-£1,890,720	-£1,995,184	-£2,021,433	-£2,038,934
35% SR : 35% THLR : 30% SO	50%	-£1,996,617	-£2,049,594	-£2,056,652	-£2,161,978	-£2,188,445	-£2,206,089

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£304,385	£201,388	£194,639	£93,908	£68,597	£51,722
35% SR : 35% THLR : 30% SO	10%	£79,970	-£13,079	-£19,875	-£121,308	-£146,797	-£163,789
35% SR : 35% THLR : 30% SO	20%	-£146,096	-£229,170	-£236,021	-£338,264	-£363,956	-£381,085
35% SR : 35% THLR : 30% SO	25%	-£259,748	-£337,824	-£344,705	-£447,395	-£473,199	-£490,402
35% SR : 35% THLR : 30% SO	30%	-£373,815	-£446,885	-£453,797	-£566,961	-£582,883	-£600,165
35% SR : 35% THLR : 30% SO	35%	-£488,294	-£556,351	-£563,297	-£686,960	-£693,009	-£710,374
35% SR : 35% THLR : 30% SO	43%	-£660,786	-£721,311	-£728,312	-£832,776	-£859,025	-£876,526
35% SR : 35% THLR : 30% SO	50%	-£834,209	-£887,186	-£894,244	-£999,570	-£1,026,036	-£1,043,681

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,068,756	£965,760	£959,010	£858,280	£832,968	£816,094
35% SR : 35% THLR : 30% SO	10%	£844,341	£751,293	£744,496	£643,063	£617,575	£600,583
35% SR : 35% THLR : 30% SO	20%	£618,275	£535,201	£528,350	£426,107	£400,415	£383,287
35% SR : 35% THLR : 30% SO	25%	£504,623	£426,547	£419,666	£316,976	£291,172	£273,970
35% SR : 35% THLR : 30% SO	30%	£390,557	£317,487	£310,574	£207,411	£181,488	£164,207
35% SR : 35% THLR : 30% SO	35%	£276,077	£208,020	£201,074	£97,411	£71,363	£53,997
35% SR : 35% THLR : 30% SO	43%	£103,585	£43,060	£36,059	-£68,405	-£94,854	-£112,155
35% SR : 35% THLR : 30% SO	50%	-£69,638	-£122,815	-£129,873	-£236,199	-£261,665	-£279,310

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,387,829	£1,284,833	£1,278,083	£1,177,353	£1,152,041	£1,135,167
35% SR : 35% THLR : 30% SO	10%	£1,163,414	£1,070,366	£1,063,569	£962,136	£936,648	£919,656
35% SR : 35% THLR : 30% SO	20%	£937,348	£854,274	£847,423	£745,180	£719,498	£702,360
35% SR : 35% THLR : 30% SO	25%	£823,696	£745,620	£738,739	£636,049	£610,245	£593,043
35% SR : 35% THLR : 30% SO	30%	£709,630	£636,560	£629,647	£526,484	£500,561	£483,280
35% SR : 35% THLR : 30% SO	35%	£595,150	£527,093	£520,147	£416,484	£390,436	£373,070
35% SR : 35% THLR : 30% SO	43%	£422,658	£362,133	£355,132	£250,668	£224,419	£206,918
35% SR : 35% THLR : 30% SO	50%	£249,235	£196,258	£189,200	£83,874	£57,408	£39,763

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,189,334	£1,095,783	£1,089,033	£988,303	£962,991	£946,117
35% SR : 35% THLR : 30% SO	10%	£1,017,756	£933,243	£926,447	£825,014	£799,526	£782,533
35% SR : 35% THLR : 30% SO	20%	£844,527	£769,081	£762,230	£659,986	£634,294	£617,166
35% SR : 35% THLR : 30% SO	25%	£757,292	£686,390	£679,509	£576,819	£551,015	£533,812
35% SR : 35% THLR : 30% SO	30%	£669,645	£603,294	£596,380	£493,218	£467,295	£450,013
35% SR : 35% THLR : 30% SO	35%	£581,584	£519,791	£512,845	£409,182	£383,133	£365,767
35% SR : 35% THLR : 30% SO	43%	£448,719	£393,776	£386,776	£282,312	£256,062	£238,562
35% SR : 35% THLR : 30% SO	50%	£314,924	£266,847	£259,790	£154,464	£127,997	£110,353

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,407,163	£1,500,715	£1,507,464	£1,608,195	£1,633,506	£1,650,381
35% SR : 35% THLR : 30% SO	10%	£1,578,741	£1,663,254	£1,670,051	£1,771,483	£1,796,971	£1,813,964
35% SR : 35% THLR : 30% SO	20%	£1,751,971	£1,827,417	£1,834,268	£1,936,511	£1,962,204	£1,979,332
35% SR : 35% THLR : 30% SO	25%	£1,839,205	£1,910,108	£1,916,989	£2,019,679	£2,045,483	£2,062,685
35% SR : 35% THLR : 30% SO	30%	£1,926,853	£1,993,204	£1,999,117	£2,103,280	£2,129,202	£2,146,485
35% SR : 35% THLR : 30% SO	35%	£2,014,913	£2,076,707	£2,083,653	£2,187,315	£2,213,365	£2,230,730
35% SR : 35% THLR : 30% SO	43%	£2,147,779	£2,202,721	£2,209,722	£2,314,186	£2,340,436	£2,357,936
35% SR : 35% THLR : 30% SO	50%	£2,281,574	£2,329,650	£2,336,708	£2,442,034	£2,468,500	£2,486,144

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£244,755	£338,307	£345,056	£445,787	£471,098	£487,973
35% SR : 35% THLR : 30% SO	10%	£416,333	£500,846	£507,643	£609,075	£634,563	£651,556
35% SR : 35% THLR : 30% SO	20%	£589,563	£665,009	£671,880	£774,103	£799,796	£816,923
35% SR : 35% THLR : 30% SO	25%	£676,797	£747,699	£754,581	£857,271	£883,074	£900,277
35% SR : 35% THLR : 30% SO	30%	£764,444	£830,796	£837,709	£940,872	£966,794	£984,077
35% SR : 35% THLR : 30% SO	35%	£852,505	£914,299	£921,245	£1,024,907	£1,050,956	£1,068,322
35% SR : 35% THLR : 30% SO	43%	£985,371	£1,040,313	£1,047,314	£1,151,778	£1,178,028	£1,195,527
35% SR : 35% THLR : 30% SO	50%	£1,119,165	£1,167,242	£1,174,300	£1,279,626	£1,306,092	£1,323,736

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£519,616	£426,065	£419,315	£318,585	£293,273	£276,399
35% SR : 35% THLR : 30% SO	10%	£348,038	£263,525	£256,729	£155,296	£129,808	£112,815
35% SR : 35% THLR : 30% SO	20%	£174,808	£99,363	£92,512	£9,732	£-35,424	£-52,552
35% SR : 35% THLR : 30% SO	25%	£87,574	£16,672	£9,791	£-92,699	£-118,703	£-135,906
35% SR : 35% THLR : 30% SO	30%	£-73	£-56,425	£-73,339	£-176,500	£-202,423	£-219,706
35% SR : 35% THLR : 30% SO	35%	£-38,134	£-149,927	£-156,874	£-260,536	£-286,585	£-303,951
35% SR : 35% THLR : 30% SO	43%	£-220,989	£-275,942	£-282,942	£-397,406	£-413,656	£-431,156
35% SR : 35% THLR : 30% SO	50%	£-354,794	£-402,871	£-409,929	£-515,255	£-541,721	£-559,365

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£838,689	£745,138	£738,388	£637,658	£612,346	£595,472
35% SR : 35% THLR : 30% SO	10%	£667,111	£582,598	£575,802	£474,369	£448,991	£431,898
35% SR : 35% THLR : 30% SO	20%	£493,882	£418,436	£411,585	£309,341	£283,649	£266,521
35% SR : 35% THLR : 30% SO	25%	£406,647	£335,745	£328,864	£226,174	£200,370	£183,167
35% SR : 35% THLR : 30% SO	30%	£319,000	£252,648	£245,735	£142,573	£116,560	£99,367
35% SR : 35% THLR : 30% SO	35%	£230,939	£169,146	£162,199	£58,537	£32,488	£15,122
35% SR : 35% THLR : 30% SO	43%	£98,074	£43,131	£36,131	£-68,333	£-94,583	£-112,083
35% SR : 35% THLR : 30% SO	50%	£-35,721	£-63,798	£-60,856	£-196,182	£-222,648	£-240,292

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,400,183	£8,769,160	£8,750,500	£8,750,500	£8,680,523	£8,633,872
35% SR : 35% THLR : 30% SO	10%	£8,237,600	£7,670,778	£7,651,980	£7,651,980	£7,581,488	£7,534,493
35% SR : 35% THLR : 30% SO	20%	£7,069,869	£6,567,334	£6,548,377	£6,548,377	£6,477,291	£6,429,899
35% SR : 35% THLR : 30% SO	25%	£6,484,071	£6,013,714	£5,994,671	£5,994,671	£5,923,256	£5,875,647
35% SR : 35% THLR : 30% SO	30%	£5,896,986	£5,458,828	£5,439,693	£5,439,693	£5,367,931	£5,320,090
35% SR : 35% THLR : 30% SO	35%	£5,308,613	£4,902,678	£4,883,444	£4,883,444	£4,811,316	£4,763,230
35% SR : 35% THLR : 30% SO	43%	£4,423,641	£4,066,079	£4,046,688	£4,046,688	£3,973,973	£3,925,495
35% SR : 35% THLR : 30% SO	50%	£3,535,771	£3,226,633	£3,207,073	£3,207,073	£3,133,725	£3,084,826

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,702,141	£5,071,118	£5,052,458	£5,052,458	£4,982,481	£4,935,830
35% SR : 35% THLR : 30% SO	10%	£4,539,558	£3,972,736	£3,953,938	£3,953,938	£3,883,446	£3,836,451
35% SR : 35% THLR : 30% SO	20%	£3,371,827	£2,869,292	£2,850,335	£2,850,335	£2,779,249	£2,731,858
35% SR : 35% THLR : 30% SO	25%	£2,786,029	£2,315,672	£2,296,629	£2,296,629	£2,225,214	£2,177,605
35% SR : 35% THLR : 30% SO	30%	£2,198,944	£1,760,787	£1,741,651	£1,741,651	£1,669,889	£1,622,048
35% SR : 35% THLR : 30% SO	35%	£1,610,571	£1,204,636	£1,185,402	£1,185,402	£1,113,274	£1,065,188
35% SR : 35% THLR : 30% SO	43%	£725,599	£368,037	£348,646	£348,646	£275,931	£227,453
35% SR : 35% THLR : 30% SO	50%	£-162,271	£-471,409	£-490,969	£-490,969	£-564,317	£-613,216

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,357,692	£6,726,669	£6,708,009	£6,708,009	£6,638,032	£6,591,381
35% SR : 35% THLR : 30% SO	10%	£6,195,110	£5,628,288	£5,609,489	£5,609,489	£5,539,997	£5,492,002
35% SR : 35% THLR : 30% SO	20%	£5,027,378	£4,524,843	£4,505,886	£4,505,886	£4,434,800	£4,387,409
35% SR : 35% THLR : 30% SO	25%	£4,441,580	£3,971,223	£3,952,180	£3,952,180	£3,880,765	£3,833,156
35% SR : 35% THLR : 30% SO	30%	£3,854,495	£3,416,338	£3,397,202	£3,397,202	£3,325,440	£3,277,599
35% SR : 35% THLR : 30% SO	35%	£3,266,122	£2,860,187	£2,840,953	£2,840,953	£2,768,825	£2,720,739
35% SR : 35% THLR : 30% SO	43%	£2,381,150	£2,023,588	£2,004,197	£2,004,197	£1,931,482	£1,883,004
35% SR : 35% THLR : 30% SO	50%	£1,493,280	£1,184,142	£1,164,582	£1,164,582	£1,091,234	£1,042,336

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,446,342	£7,815,319	£7,796,659	£7,796,659	£7,726,682	£7,680,031
35% SR : 35% THLR : 30% SO	10%	£7,283,759	£6,716,937	£6,698,139	£6,698,139	£6,627,647	£6,580,652
35% SR : 35% THLR : 30% SO	20%	£6,116,028	£5,613,493	£5,594,536	£5,594,536	£5,523,450	£5,476,059
35% SR : 35% THLR : 30% SO	25%	£5,530,230	£5,059,873	£5,040,830	£5,040,830	£4,969,415	£4,921,806
35% SR : 35% THLR : 30% SO	30%	£4,943,145	£4,504,988	£4,485,852	£4,485,852	£4,414,090	£4,366,249
35% SR : 35% THLR : 30% SO	35%	£4,354,772	£3,948,837	£3,929,603	£3,929,603	£3,857,475	£3,809,389
35% SR : 35% THLR : 30% SO	43%	£3,469,800	£3,112,238	£3,092,847	£3,092,847	£3,020,132	£2,971,654
35% SR : 35% THLR : 30% SO	50%	£2,581,930	£2,272,792	£2,253,232	£2,253,232	£2,179,864	£2,130,985

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,900,779	£8,269,756	£8,251,097	£8,251,097	£8,181,119	£8,134,468
35% SR : 35% THLR : 30% SO	10%	£7,738,197	£7,171,375	£7,152,576	£7,152,576	£7,082,084	£7,035,089
35% SR : 35% THLR : 30% SO	20%	£6,570,465	£6,067,930	£6,048,974	£6,048,974	£5,977,887	£5,930,496
35% SR : 35% THLR : 30% SO	25%	£5,984,667	£5,514,310	£5,495,267	£5,495,267	£5,423,852	£5,376,243
35% SR : 35% THLR : 30% SO	30%	£5,397,583	£4,959,425	£4,940,289	£4,940,289	£4,868,527	£4,820,687
35% SR : 35% THLR : 30% SO	35%	£4,809,210	£4,403,275	£4,384,040	£4,384,040	£4,311,912	£4,263,826
35% SR : 35% THLR : 30% SO	43%	£3,924,237	£3,566,676	£3,547,285	£3,547,285	£3,474,569	£3,426,092
35% SR : 35% THLR : 30% SO	50%	£3,036,367	£2,727,229	£2,707,670	£2,707,670	£2,634,322	£2,585,423

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,683,804	£5,116,699	£5,098,039	£5,098,039	£5,028,062	£4,981,410
35% SR : 35% THLR : 30% SO	10%	£4,892,859	£4,383,563	£4,364,765	£4,364,765	£4,294,273	£4,247,278
35% SR : 35% THLR : 30% SO	20%	£4,096,765	£3,645,365	£3,626,409	£3,626,409	£3,555,322	£3,507,931
35% SR : 35% THLR : 30% SO	25%	£3,696,786	£3,274,369	£3,255,325	£3,255,325	£3,183,911	£3,136,301
35% SR : 35% THLR : 30% SO	30%	£3,295,520	£2,902,106	£2,882,970	£2,882,970	£2,811,208	£2,763,367
35% SR : 35% THLR : 30% SO	35%	£2,892,967	£2,528,578	£2,509,344	£2,509,344	£2,437,215	£2,389,130
35% SR : 35% THLR : 30% SO	43%	£2,286,723	£1,965,914	£1,946,523	£1,946,523	£1,873,807	£1,825,329
35% SR : 35% THLR : 30% SO	50%	£1,677,581	£1,400,403	£1,380,843	£1,380,843	£1,307,494	£1,258,596

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,985,762	£1,418,658	£1,399,997	£1,399,997	£1,330,020	£1,283,368
35% SR : 35% THLR : 30% SO	10%	£1,194,817	£685,521	£666,723	£666,723	£596,231	£549,236
35% SR : 35% THLR : 30% SO	20%	£398,723	£-52,677	£-71,633	£-71,633	£-142,720	£-190,111
35% SR : 35% THLR : 30% SO	25%	£-1,256	£-423,673	£-442,717	£-442,717	£-514,131	£-561,741
35% SR : 35% THLR : 30% SO	30%	£-402,522	£-795,936	£-815,072	£-815,072	£-886,834	£-934,674
35% SR : 35% THLR : 30% SO	35%	£-805,075	£-1,169,464	£-1,188,698	£-1,188,698	£-1,260,827	£-1,308,912
35% SR : 35% THLR : 30% SO	43%	£-1,411,319	£-1,732,128	£-1,751,519	£-1,751,519	£-1,824,235	£-1,872,713
35% SR : 35% THLR : 30% SO	50%	£-2,020,461	£-2,297,639	£-2,317,198	£-2,317,198	£-2,390,548	£-2,439,446

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,641,313	£3,074,209	£3,055,548	£3,055,548	£2,985,571	£2,938,920
35% SR : 35% THLR : 30% SO	10%	£2,850,368	£2,341,072	£2,322,275	£2,322,275	£2,251,782	£2,204,788
35% SR : 35% THLR : 30% SO	20%	£2,054,274	£1,602,874	£1,583,918	£1,583,918	£1,512,831	£1,465,440
35% SR : 35% THLR : 30% SO	25%	£1,654,296	£1,231,878	£1,212,834	£1,212,834	£1,141,420	£1,093,810
35% SR : 35% THLR : 30% SO	30%	£1,253,030	£859,615	£840,479	£840,479	£768,717	£720,877
35% SR : 35% THLR : 30% SO	35%	£850,476	£486,087	£466,854	£466,854	£394,725	£346,640
35% SR : 35% THLR : 30% SO	43%	£244,232	£-76,577	£-95,968	£-95,968	£-188,684	£-217,162
35% SR : 35% THLR : 30% SO	50%	£-364,910	£-642,088	£-661,647	£-661,647	£-734,996	£-783,895

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,729,963	£4,162,859	£4,144,198	£4,144,198	£4,074,221	£4,027,569
35% SR : 35% THLR : 30% SO	10%	£3,939,018	£3,429,722	£3,410,924	£3,410,924	£3,340,432	£3,293,437
35% SR : 35% THLR : 30% SO	20%	£3,142,924	£2,691,524	£2,672,568	£2,672,568	£2,601,481	£2,554,090
35% SR : 35% THLR : 30% SO	25%	£2,742,945	£2,320,528	£2,301,484	£2,301,484	£2,230,070	£2,182,460
35% SR : 35% THLR : 30% SO	30%	£2,341,679	£1,948,265	£1,929,129	£1,929,129	£1,857,367	£1,809,527
35% SR : 35% THLR : 30% SO	35%	£1,939,126	£1,574,737	£1,555,503	£1,555,503	£1,483,374	£1,435,289
35% SR : 35% THLR : 30% SO	43%	£1,332,882	£1,012,073	£992,682	£992,682	£919,966	£871,488
35% SR : 35% THLR : 30% SO	50%	£723,740	£446,562	£427,003	£427,003	£353,653	£304,755

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,184,400	£4,617,296	£4,598,635	£4,598,635	£4,528,659	£4,482,007
35% SR : 35% THLR : 30% SO	10%	£4,393,456	£3,884,159	£3,865,362	£3,865,362	£3,794,869	£3,747,875
35% SR : 35% THLR : 30% SO	20%	£3,597,361	£3,145,962	£3,127,005	£3,127,005	£3,055,918	£3,008,527
35% SR : 35% THLR : 30% SO	25%	£3,197,383	£2,774,965	£2,755,921	£2,755,921	£2,684,507	£2,636,897
35% SR : 35% THLR : 30% SO	30%	£2,796,117	£2,402,702	£2,383,567	£2,383,567	£2,311,804	£2,263,964
35% SR : 35% THLR : 30% SO	35%	£2,393,563	£2,029,174	£2,009,941	£2,009,941	£1,937,812	£1,889,727
35% SR : 35% THLR : 30% SO	43%	£1,787,320	£1,466,510	£1,447,120	£1,447,120	£1,374,403	£1,325,926
35% SR : 35% THLR : 30% SO	50%	£1,178,177	£901,000	£881,440	£881,440	£808,091	£759,192

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,135,313	£3,594,841	£3,576,180	£3,576,180	£3,506,204	£3,459,552
35% SR : 35% THLR : 30% SO	10%	£3,495,736	£3,010,469	£2,991,671	£2,991,671	£2,921,179	£2,874,184
35% SR : 35% THLR : 30% SO	20%	£2,851,009	£2,421,036	£2,402,079	£2,402,079	£2,330,992	£2,283,600
35% SR : 35% THLR : 30% SO	25%	£2,526,715	£2,124,421	£2,105,377	£2,105,377	£2,033,963	£1,986,353
35% SR : 35% THLR : 30% SO	30%	£2,201,133	£1,826,541	£1,807,404	£1,807,404	£1,735,643	£1,687,803
35% SR : 35% THLR : 30% SO	35%	£1,874,263	£1,527,395	£1,508,161	£1,508,161	£1,436,033	£1,387,947
35% SR : 35% THLR : 30% SO	43%	£1,381,545	£1,076,304	£1,056,914	£1,056,914	£984,198	£935,721
35% SR : 35% THLR : 30% SO	50%	£885,929	£622,367	£602,807	£602,807	£529,459	£480,560

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£437,271	-£103,201	-£121,862	-£121,862	-£191,838	-£238,490
35% SR : 35% THLR : 30% SO	10%	-£202,306	-£687,573	-£706,371	-£706,371	-£776,863	-£823,858
35% SR : 35% THLR : 30% SO	20%	-£847,033	-£1,277,006	-£1,295,963	-£1,295,963	-£1,367,049	-£1,414,442
35% SR : 35% THLR : 30% SO	25%	-£1,171,327	-£1,573,621	-£1,592,665	-£1,592,665	-£1,664,079	-£1,711,688
35% SR : 35% THLR : 30% SO	30%	-£1,496,909	-£1,871,501	-£1,890,638	-£1,890,638	-£1,962,399	-£2,010,239
35% SR : 35% THLR : 30% SO	35%	-£1,823,778	-£2,170,647	-£2,189,881	-£2,189,881	-£2,262,009	-£2,310,095
35% SR : 35% THLR : 30% SO	43%	-£2,316,496	-£2,621,738	-£2,641,128	-£2,641,128	-£2,713,844	-£2,762,321
35% SR : 35% THLR : 30% SO	50%	-£2,812,113	-£3,075,675	-£3,095,235	-£3,095,235	-£3,168,583	-£3,217,482

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,092,822	£1,552,350	£1,533,689	£1,533,689	£1,463,713	£1,417,061
35% SR : 35% THLR : 30% SO	10%	£1,453,245	£967,978	£949,180	£949,180	£878,688	£831,694
35% SR : 35% THLR : 30% SO	20%	£808,519	£378,545	£359,588	£359,588	£288,502	£241,110
35% SR : 35% THLR : 30% SO	25%	£484,224	£81,930	£62,887	£62,887	-£8,528	-£56,137
35% SR : 35% THLR : 30% SO	30%	£158,642	-£215,950	-£235,087	-£235,087	-£306,848	-£354,688
35% SR : 35% THLR : 30% SO	35%	-£168,227	-£515,095	-£534,330	-£534,330	-£606,458	-£654,544
35% SR : 35% THLR : 30% SO	43%	-£660,945	-£986,186	-£985,577	-£985,577	-£1,058,293	-£1,106,770
35% SR : 35% THLR : 30% SO	50%	-£1,156,562	-£1,420,124	-£1,439,684	-£1,439,684	-£1,513,032	-£1,561,931

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,181,472	£2,641,000	£2,622,339	£2,622,339	£2,552,363	£2,505,711
35% SR : 35% THLR : 30% SO	10%	£2,541,895	£2,056,628	£2,037,830	£2,037,830	£1,967,338	£1,920,343
35% SR : 35% THLR : 30% SO	20%	£1,897,168	£1,467,195	£1,448,238	£1,448,238	£1,377,152	£1,329,759
35% SR : 35% THLR : 30% SO	25%	£1,572,874	£1,170,580	£1,151,536	£1,151,536	£1,080,122	£1,032,513
35% SR : 35% THLR : 30% SO	30%	£1,247,292	£872,700	£853,563	£853,563	£781,902	£733,962
35% SR : 35% THLR : 30% SO	35%	£920,423	£573,854	£554,320	£554,320	£482,192	£434,106
35% SR : 35% THLR : 30% SO	43%	£427,705	£122,463	£103,073	£103,073	£30,357	-£18,120
35% SR : 35% THLR : 30% SO	50%	-£67,912	-£331,474	-£351,034	-£351,034	-£424,382	-£473,281

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,635,909	£3,095,437	£3,076,776	£3,076,776	£3,006,800	£2,960,148
35% SR : 35% THLR : 30% SO	10%	£2,996,332	£2,511,065	£2,492,268	£2,492,268	£2,421,775	£2,374,781
35% SR : 35% THLR : 30% SO	20%	£2,351,606	£1,921,632	£1,902,675	£1,902,675	£1,831,589	£1,784,197
35% SR : 35% THLR : 30% SO	25%	£2,027,311	£1,625,017	£1,605,974	£1,605,974	£1,534,559	£1,486,950
35% SR : 35% THLR : 30% SO	30%	£1,701,729	£1,327,137	£1,308,001	£1,308,001	£1,236,239	£1,188,399
35% SR : 35% THLR : 30% SO	35%	£1,374,860	£1,027,992	£1,008,757	£1,008,757	£936,629	£888,543
35% SR : 35% THLR : 30% SO	43%	£882,142	£576,901	£557,510	£557,510	£484,794	£436,317
35% SR : 35% THLR : 30% SO	50%	£386,526	£122,963	£103,403	£103,403	£30,055	-£18,844

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,064,407	£4,755,934	£4,737,274	£4,737,274	£4,667,298	£4,620,646
35% SR : 35% THLR : 30% SO	10%	£4,335,003	£4,058,483	£4,039,685	£4,039,685	£3,969,192	£3,922,198
35% SR : 35% THLR : 30% SO	20%	£3,600,449	£3,355,969	£3,337,013	£3,337,013	£3,265,926	£3,218,534
35% SR : 35% THLR : 30% SO	25%	£3,231,241	£3,002,815	£2,983,771	£2,983,771	£2,912,356	£2,864,747
35% SR : 35% THLR : 30% SO	30%	£2,860,745	£2,648,395	£2,629,258	£2,629,258	£2,557,497	£2,509,655
35% SR : 35% THLR : 30% SO	35%	£2,488,962	£2,292,709	£2,273,474	£2,273,474	£2,201,346	£2,153,260
35% SR : 35% THLR : 30% SO	43%	£1,928,873	£1,756,807	£1,737,417	£1,737,417	£1,664,700	£1,616,223
35% SR : 35% THLR : 30% SO	50%	£1,365,887	£1,218,059	£1,198,500	£1,198,500	£1,125,150	£1,076,252

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,366,365	£1,057,892	£1,039,232	£1,039,232	£969,256	£922,604
35% SR : 35% THLR : 30% SO	10%	£636,961	£360,441	£341,643	£341,643	£271,151	£224,156
35% SR : 35% THLR : 30% SO	20%	-£97,593	-£342,073	-£361,029	-£361,029	-£432,116	-£479,508
35% SR : 35% THLR : 30% SO	25%	-£466,801	-£695,227	-£714,271	-£714,271	-£785,686	-£833,295
35% SR : 35% THLR : 30% SO	30%	-£837,296	-£1,049,647	-£1,068,784	-£1,068,784	-£1,140,545	-£1,188,387
35% SR : 35% THLR : 30% SO	35%	-£1,209,080	-£1,405,333	-£1,424,568	-£1,424,568	-£1,496,696	-£1,544,782
35% SR : 35% THLR : 30% SO	43%	-£1,769,169	-£1,941,235	-£1,960,625	-£1,960,625	-£2,033,342	-£2,081,819
35% SR : 35% THLR : 30% SO	50%	-£2,332,155	-£2,479,983	-£2,499,542	-£2,499,542	-£2,572,891	-£2,621,790

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,021,917	£2,713,444	£2,694,784	£2,694,784	£2,624,807	£2,578,155
35% SR : 35% THLR : 30% SO	10%	£2,292,512	£2,015,992	£1,997,194	£1,997,194	£1,926,702	£1,879,707
35% SR : 35% THLR : 30% SO	20%	£1,557,959	£1,313,479	£1,294,522	£1,294,522	£1,223,435	£1,176,043
35% SR : 35% THLR : 30% SO	25%	£1,188,750	£960,324	£941,280	£941,280	£869,865	£822,256
35% SR : 35% THLR : 30% SO	30%	£818,255	£605,904	£586,767	£586,767	£515,006	£467,164
35% SR : 35% THLR : 30% SO	35%	£446,472	£250,218	£230,983	£230,983	£158,855	£110,769
35% SR : 35% THLR : 30% SO	43%	-£113,817	-£285,683	-£305,074	-£305,074	-£377,791	-£426,288
35% SR : 35% THLR : 30% SO	50%	-£676,604	-£824,431	-£843,991	-£843,991	-£917,340	-£966,239

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,110,566	£3,802,093	£3,783,433	£3,783,433	£3,713,457	£3,666,805
35% SR : 35% THLR : 30% SO	10%	£3,381,162	£3,104,642	£3,085,844	£3,085,844	£3,015,352	£2,968,357
35% SR : 35% THLR : 30% SO	20%	£2,646,608	£2,402,128	£2,383,172	£2,383,172	£2,312,085	£2,264,693
35% SR : 35% THLR : 30% SO	25%	£2,277,400	£2,048,974	£2,029,930	£2,029,930	£1,958,515	£1,910,906
35% SR : 35% THLR : 30% SO	30%	£1,906,905	£1,694,554	£1,675,417	£1,675,417	£1,603,656	£1,555,814
35% SR : 35% THLR : 30% SO	35%	£1,535,121	£1,338,868	£1,319,633	£1,319,633	£1,247,505	£1,199,419
35% SR : 35% THLR : 30% SO	43%	£975,032	£802,966	£783,576	£783,576	£710,859	£662,382
35% SR : 35% THLR : 30% SO	50%	£412,046	£264,218	£244,659	£244,659	£171,310	£122,411

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,565,004	£4,256,531	£4,237,871	£4,237,871	£4,167,894	£4,121,243
35% SR : 35% THLR : 30% SO	10%	£3,835,600	£3,559,080	£3,540,281	£3,540,281	£3,469,789	£3,422,794
35% SR : 35% THLR : 30% SO	20%	£3,101,046	£2,856,566	£2,837,609	£2,837,609	£2,766,522	£2,719,130
35% SR : 35% THLR : 30% SO	25%	£2,731,838	£2,503,411	£2,484,367	£2,484,367	£2,412,952	£2,365,343
35% SR : 35% THLR : 30% SO	30%	£2,361,342	£2,148,991	£2,129,854	£2,129,854	£2,058,093	£2,010,252
35% SR : 35% THLR : 30% SO	35%	£1,989,559	£1,793,305	£1,774,070	£1,774,070	£1,701,942	£1,653,856
35% SR : 35% THLR : 30% SO	43%	£1,429,470	£1,257,404	£1,238,013	£1,238,013	£1,165,296	£1,116,819
35% SR : 35% THLR : 30% SO	50%	£866,483	£718,656	£699,096	£699,096	£625,747	£576,848

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,825,614	£3,538,448	£3,519,787	£3,519,787	£3,449,811	£3,403,160
35% SR : 35% THLR : 30% SO	10%	£3,215,981	£2,958,706	£2,939,908	£2,939,908	£2,869,415	£2,822,421
35% SR : 35% THLR : 30% SO	20%	£2,601,196	£2,373,902	£2,354,946	£2,354,946	£2,283,859	£2,236,467
35% SR : 35% THLR : 30% SO	25%	£2,291,873	£2,079,602	£2,060,559	£2,060,559	£1,989,144	£1,941,535
35% SR : 35% THLR : 30% SO	30%	£1,981,262	£1,784,037	£1,764,900	£1,764,900	£1,693,139	£1,645,299
35% SR : 35% THLR : 30% SO	35%	£1,669,364	£1,487,206	£1,467,973	£1,467,973	£1,395,844	£1,347,759
35% SR : 35% THLR : 30% SO	43%	£1,199,103	£1,039,588	£1,020,197	£1,020,197	£947,480	£899,003
35% SR : 35% THLR : 30% SO	50%	£725,944	£589,122	£569,563	£569,563	£496,214	£447,315

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£127,572	-£159,594	-£178,255	-£178,255	-£248,231	-£294,882
35% SR : 35% THLR : 30% SO	10%	-£482,061	-£739,336	-£758,134	-£758,134	-£828,627	-£875,621
35% SR : 35% THLR : 30% SO	20%	-£1,096,846	-£1,324,139	-£1,343,096	-£1,343,096	-£1,414,183	-£1,461,575
35% SR : 35% THLR : 30% SO	25%	-£1,406,169	-£1,818,440	-£1,837,483	-£1,837,483	-£1,708,898	-£1,756,507
35% SR : 35% THLR : 30% SO	30%	-£1,716,780	-£2,314,005	-£2,333,142	-£2,333,142	-£2,004,903	-£2,052,743
35% SR : 35% THLR : 30% SO	35%	-£2,028,678	-£2,810,836	-£2,830,069	-£2,830,069	-£2,302,198	-£2,350,283
35% SR : 35% THLR : 30% SO	43%	-£2,498,939	-£3,408,454	-£3,427,845	-£3,427,845	-£2,750,562	-£2,799,039
35% SR : 35% THLR : 30% SO	50%	-£2,972,098	-£3,908,920	-£3,928,479	-£3,928,479	-£3,201,827	-£3,250,727

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,783,123	£1,495,957	£1,477,296	£1,477,296	£1,407,320	£1,360,669
35% SR : 35% THLR : 30% SO	10%	£1,173,490	£916,215	£897,417	£897,417	£826,924	£779,930
35% SR : 35% THLR : 30% SO	20%	£558,706	£331,412	£312,455	£312,455	£241,368	£193,976
35% SR : 35% THLR : 30% SO	25%	£249,383	£37,111	£18,068	£18,068	£-83,347	£-100,956
35% SR : 35% THLR : 30% SO	30%	-£81,229	-£258,454	-£277,590	-£277,590	-£349,352	-£397,192
35% SR : 35% THLR : 30% SO	35%	-£373,127	-£555,285	-£574,518	-£574,518	-£646,647	-£694,732
35% SR : 35% THLR : 30% SO	43%	-£843,388	-£1,002,903	-£1,022,294	-£1,022,294	-£1,095,010	-£1,143,488
35% SR : 35% THLR : 30% SO	50%	-£1,316,547	-£1,453,368	-£1,472,928	-£1,472,928	-£1,546,276	-£1,595,176

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,871,773	£2,584,607	£2,565,946	£2,565,946	£2,495,970	£2,449,319
35% SR : 35% THLR : 30% SO	10%	£2,262,140	£2,004,865	£1,986,067	£1,986,067	£1,915,574	£1,868,580
35% SR : 35% THLR : 30% SO	20%	£1,647,355	£1,420,062	£1,401,105	£1,401,105	£1,330,018	£1,282,626
35% SR : 35% THLR : 30% SO	25%	£1,338,032	£1,125,761	£1,106,718	£1,106,718	£1,035,303	£987,694
35% SR : 35% THLR : 30% SO	30%	£1,027,421	£830,196	£811,059	£811,059	£739,298	£691,458
35% SR : 35% THLR : 30% SO	35%	£715,523	£533,365	£514,132	£514,132	£442,003	£393,918
35% SR : 35% THLR : 30% SO	43%	£245,262	£85,747	£66,356	£66,356	£-35,361	£-84,836
35% SR : 35% THLR : 30% SO	50%	-£227,697	-£384,719	-£384,276	-£384,276	-£457,626	-£506,526

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,326,211	£3,039,044	£3,020,383	£3,020,383	£2,950,407	£2,903,756
35% SR : 35% THLR : 30% SO	10%	£2,716,577	£2,459,302	£2,440,504	£2,440,504	£2,370,012	£2,323,017
35% SR : 35% THLR : 30% SO	20%	£2,101,793	£1,874,499	£1,855,542	£1,855,542	£1,784,456	£1,737,063
35% SR : 35% THLR : 30% SO	25%	£1,792,470	£1,580,198	£1,561,155	£1,561,155	£1,489,740	£1,442,131
35% SR : 35% THLR : 30% SO	30%	£1,481,858	£1,284,633	£1,265,497	£1,265,497	£1,193,736	£1,145,895
35% SR : 35% THLR : 30% SO	35%	£1,169,961	£987,803	£968,569	£968,569	£896,440	£848,355
35% SR : 35% THLR : 30% SO	43%	£699,699	£540,184	£520,793	£520,793	£448,077	£399,599
35% SR : 35% THLR : 30% SO	50%	£226,540	£89,719	£70,159	£70,159	£-3,189	£-52,089

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,896,519	£2,625,332	£2,606,672	£2,606,672	£2,536,695	£2,490,044
35% SR : 35% THLR : 30% SO	10%	£2,376,719	£2,133,879	£2,115,081	£2,115,081	£2,044,589	£1,997,594
35% SR : 35% THLR : 30% SO	20%	£1,851,768	£1,637,364	£1,618,407	£1,618,407	£1,547,320	£1,499,928
35% SR : 35% THLR : 30% SO	25%	£1,587,362	£1,387,207	£1,368,164	£1,368,164	£1,296,749	£1,249,140
35% SR : 35% THLR : 30% SO	30%	£1,321,667	£1,135,786	£1,116,651	£1,116,651	£1,044,889	£997,048
35% SR : 35% THLR : 30% SO	35%	£1,054,686	£883,100	£883,100	£883,866	£791,738	£743,652
35% SR : 35% THLR : 30% SO	43%	£651,799	£501,697	£482,307	£482,307	£409,591	£361,114
35% SR : 35% THLR : 30% SO	50%	£246,015	£117,449	£97,889	£97,889	£24,541	£-24,758

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£801,522	-£1,072,709	-£1,091,369	-£1,091,369	-£1,161,347	-£1,207,998
35% SR : 35% THLR : 30% SO	10%	-£1,321,323	-£1,564,163	-£1,582,961	-£1,582,961	-£1,653,453	-£1,700,448
35% SR : 35% THLR : 30% SO	20%	-£1,846,274	-£2,060,678	-£2,079,635	-£2,079,635	-£2,150,722	-£2,198,113
35% SR : 35% THLR : 30% SO	25%	-£2,110,680	-£2,310,834	-£2,329,878	-£2,329,878	-£2,401,293	-£2,448,902
35% SR : 35% THLR : 30% SO	30%	-£2,376,375	-£2,562,256	-£2,581,391	-£2,581,391	-£2,653,153	-£2,700,994
35% SR : 35% THLR : 30% SO	35%	-£2,643,356	-£2,814,941	-£2,834,176	-£2,834,176	-£2,906,304	-£2,954,390
35% SR : 35% THLR : 30% SO	43%	-£3,046,242	-£3,196,344	-£3,215,735	-£3,215,735	-£3,288,451	-£3,336,928
35% SR : 35% THLR : 30% SO	50%	-£3,452,027	-£3,580,593	-£3,600,153	-£3,600,153	-£3,673,501	-£3,722,799

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£854,029	£582,842	£564,182	£564,182	£494,204	£447,553
35% SR : 35% THLR : 30% SO	10%	£334,228	£91,388	£72,590	£72,590	£2,098	£-44,897
35% SR : 35% THLR : 30% SO	20%	-£190,723	-£405,127	-£424,084	-£424,084	-£495,171	-£542,562
35% SR : 35% THLR : 30% SO	25%	-£455,129	-£655,283	-£674,327	-£674,327	-£745,741	-£793,351
35% SR : 35% THLR : 30% SO	30%	-£720,824	-£906,704	-£925,840	-£925,840	-£997,602	-£1,045,443
35% SR : 35% THLR : 30% SO	35%	-£987,805	-£1,159,390	-£1,178,625	-£1,178,625	-£1,250,753	-£1,298,839
35% SR : 35% THLR : 30% SO	43%	-£1,390,691	-£1,540,793	-£1,560,184	-£1,560,184	-£1,632,900	-£1,681,377
35% SR : 35% THLR : 30% SO	50%	-£1,796,476	-£1,925,042	-£1,944,602	-£1,944,602	-£2,017,950	-£2,067,248

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,942,679	£1,671,492	£1,652,832	£1,652,832	£1,582,854	£1,536,203
35% SR : 35% THLR : 30% SO	10%	£1,422,878	£1,180,038	£1,161,240	£1,161,240	£1,090,748	£1,043,753
35% SR : 35% THLR : 30% SO	20%	£897,927	£683,523	£664,566	£664,566	£593,479	£546,088
35% SR : 35% THLR : 30% SO	25%	£633,521	£433,367	£414,323	£414,323	£342,908	£295,299
35% SR : 35% THLR : 30% SO	30%	£367,826	£181,945	£162,810	£162,810	£91,048	£43,207
35% SR : 35% THLR : 30% SO	35%	£100,845	£-70,740	£-89,975	£-89,975	£-162,103	£-210,189
35% SR : 35% THLR : 30% SO	43%	-£302,041	-£452,143	-£471,534	-£471,534	-£544,250	-£592,727
35% SR : 35% THLR : 30% SO	50%	-£707,826	-£936,392	-£955,952	-£955,952	-£1,029,300	-£1,078,598

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,397,116	£2,125,929	£2,107,269	£2,107,269	£2,037,292	£1,990,641
35% SR : 35% THLR : 30% SO	10%	£1,877,315	£1,634,475	£1,615,678	£1,615,678	£1,545,185	£1,498,191
35% SR : 35% THLR : 30% SO	20%	£1,352,364	£1,137,960	£1,119,004	£1,119,004	£1,047,916	£1,000,525
35% SR : 35% THLR : 30% SO	25%	£1,087,958	£887,804	£868,761	£868,761	£797,346	£749,737
35% SR : 35% THLR : 30% SO	30%	£822,264	£636,383	£617,247	£617,247	£545,485	£497,644
35% SR : 35% THLR : 30% SO	35%	£555,283	£383,697	£364,462	£364,462	£292,334	£244,248
35% SR : 35% THLR : 30% SO	43%	£152,396	£2,294	£-17,097	£-17,097	£-89,812	£-138,290
35% SR : 35% THLR : 30% SO	50%	£-253,388	£-381,955	£-401,515	£-401,515	£-474,863	£-524,161

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,445,011	£4,202,298	£4,183,637	£4,183,637	£4,113,661	£4,067,009
35% SR : 35% THLR : 30% SO	10%	£3,775,492	£3,558,191	£3,539,392	£3,539,392	£3,468,900	£3,421,905
35% SR : 35% THLR : 30% SO	20%	£3,100,823	£2,909,021	£2,890,064	£2,890,064	£2,818,978	£2,771,586
35% SR : 35% THLR : 30% SO	25%	£2,761,557	£2,582,538	£2,563,494	£2,563,494	£2,492,080	£2,444,471
35% SR : 35% THLR : 30% SO	30%	£2,421,004	£2,254,790	£2,235,654	£2,235,654	£2,163,892	£2,116,051
35% SR : 35% THLR : 30% SO	35%	£2,079,163	£1,925,777	£1,906,542	£1,906,542	£1,834,414	£1,786,328
35% SR : 35% THLR : 30% SO	43%	£1,563,987	£1,429,884	£1,410,493	£1,410,493	£1,337,777	£1,289,299
35% SR : 35% THLR : 30% SO	50%	£1,045,916	£931,143	£911,585	£911,585	£838,236	£789,337

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£746,969	£504,256	£485,595	£485,595	£415,619	£368,967
35% SR : 35% THLR : 30% SO	10%	£77,450	£-139,851	£-158,650	£-158,650	£-229,142	£-276,137
35% SR : 35% THLR : 30% SO	20%	£-597,219	£-789,021	£-807,977	£-807,977	£-879,064	£-926,456
35% SR : 35% THLR : 30% SO	25%	£-936,485	£-1,115,504	£-1,134,547	£-1,134,547	£-1,205,962	£-1,253,571
35% SR : 35% THLR : 30% SO	30%	£-1,277,038	£-1,443,252	£-1,462,388	£-1,462,388	£-1,534,150	£-1,581,990
35% SR : 35% THLR : 30% SO	35%	£-1,618,879	£-1,772,265	£-1,791,500	£-1,791,500	£-1,863,627	£-1,911,713
35% SR : 35% THLR : 30% SO	43%	£-2,134,054	£-2,268,158	£-2,287,549	£-2,287,549	£-2,360,265	£-2,408,743
35% SR : 35% THLR : 30% SO	50%	£-2,652,126	£-2,766,898	£-2,786,457	£-2,786,457	£-2,859,806	£-2,908,705

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,402,520	£2,159,807	£2,141,146	£2,141,146	£2,071,170	£2,024,518
35% SR : 35% THLR : 30% SO	10%	£1,733,001	£1,515,700	£1,496,901	£1,496,901	£1,426,400	£1,379,414
35% SR : 35% THLR : 30% SO	20%	£1,058,333	£866,530	£847,574	£847,574	£776,487	£729,095
35% SR : 35% THLR : 30% SO	25%	£719,066	£540,047	£521,004	£521,004	£449,589	£401,980
35% SR : 35% THLR : 30% SO	30%	£378,513	£212,299	£193,163	£193,163	£121,401	£73,561
35% SR : 35% THLR : 30% SO	35%	£36,672	£-116,714	£-135,948	£-135,948	£-208,076	£-256,162
35% SR : 35% THLR : 30% SO	43%	£-478,503	£-612,607	£-631,997	£-631,997	£-704,714	£-753,191
35% SR : 35% THLR : 30% SO	50%	£-996,575	£-1,111,347	£-1,130,906	£-1,130,906	£-1,204,255	£-1,253,154

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,491,170	£3,248,457	£3,229,796	£3,229,796	£3,159,820	£3,113,168
35% SR : 35% THLR : 30% SO	10%	£2,821,651	£2,604,350	£2,585,551	£2,585,551	£2,515,059	£2,468,064
35% SR : 35% THLR : 30% SO	20%	£2,146,982	£1,955,180	£1,936,224	£1,936,224	£1,865,137	£1,817,745
35% SR : 35% THLR : 30% SO	25%	£1,807,716	£1,628,697	£1,609,654	£1,609,654	£1,538,239	£1,490,630
35% SR : 35% THLR : 30% SO	30%	£1,467,163	£1,300,949	£1,281,813	£1,281,813	£1,210,051	£1,162,211
35% SR : 35% THLR : 30% SO	35%	£1,125,322	£971,936	£952,701	£952,701	£880,574	£832,488
35% SR : 35% THLR : 30% SO	43%	£610,147	£476,043	£456,652	£456,652	£383,936	£335,458
35% SR : 35% THLR : 30% SO	50%	£92,075	£-22,697	£-42,256	£-42,256	£-115,605	£-164,504

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,945,607	£3,702,895	£3,684,234	£3,684,234	£3,614,257	£3,567,605
35% SR : 35% THLR : 30% SO	10%	£3,276,088	£3,058,787	£3,039,989	£3,039,989	£2,969,496	£2,922,502
35% SR : 35% THLR : 30% SO	20%	£2,601,420	£2,409,617	£2,390,661	£2,390,661	£2,319,574	£2,272,182
35% SR : 35% THLR : 30% SO	25%	£2,262,154	£2,083,134	£2,064,091	£2,064,091	£1,992,676	£1,945,067
35% SR : 35% THLR : 30% SO	30%	£1,921,600	£1,755,386	£1,736,251	£1,736,251	£1,664,488	£1,616,648
35% SR : 35% THLR : 30% SO	35%	£1,579,759	£1,426,373	£1,407,139	£1,407,139	£1,335,011	£1,286,925
35% SR : 35% THLR : 30% SO	43%	£1,064,584	£930,481	£911,090	£911,090	£838,373	£789,896
35% SR : 35% THLR : 30% SO	50%	£546,512	£431,740	£412,181	£412,181	£338,832	£289,933

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,896,519	£2,680,439	£2,661,779	£2,661,779	£2,591,802	£2,545,150
35% SR : 35% THLR : 30% SO	10%	£2,376,719	£2,183,475	£2,164,677	£2,164,677	£2,094,184	£2,047,190
35% SR : 35% THLR : 30% SO	20%	£1,851,768	£1,681,449	£1,662,492	£1,662,492	£1,591,405	£1,544,014
35% SR : 35% THLR : 30% SO	25%	£1,587,362	£1,428,538	£1,409,494	£1,409,494	£1,338,080	£1,290,471
35% SR : 35% THLR : 30% SO	30%	£1,321,667	£1,174,361	£1,155,225	£1,155,225	£1,083,463	£1,035,623
35% SR : 35% THLR : 30% SO	35%	£1,054,686	£918,919	£899,685	£899,685	£827,557	£779,472
35% SR : 35% THLR : 30% SO	43%	£651,799	£533,385	£513,993	£513,993	£441,277	£392,800
35% SR : 35% THLR : 30% SO	50%	£246,015	£145,001	£125,442	£125,442	£52,093	£3,195

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£801,522	-£1,017,603	-£1,036,263	-£1,036,263	-£1,106,240	-£1,152,892
35% SR : 35% THLR : 30% SO	10%	-£1,321,323	-£1,514,567	-£1,533,365	-£1,533,365	-£1,603,858	-£1,650,852
35% SR : 35% THLR : 30% SO	20%	-£1,846,274	-£2,016,593	-£2,035,550	-£2,035,550	-£2,106,637	-£2,154,028
35% SR : 35% THLR : 30% SO	25%	-£2,110,680	-£2,269,504	-£2,288,548	-£2,288,548	-£2,359,962	-£2,407,571
35% SR : 35% THLR : 30% SO	30%	-£2,376,375	-£2,523,681	-£2,542,817	-£2,542,817	-£2,614,578	-£2,662,419
35% SR : 35% THLR : 30% SO	35%	-£2,643,356	-£2,779,123	-£2,798,356	-£2,798,356	-£2,870,485	-£2,918,570
35% SR : 35% THLR : 30% SO	43%	-£3,046,242	-£3,164,657	-£3,184,049	-£3,184,049	-£3,256,765	-£3,305,242
35% SR : 35% THLR : 30% SO	50%	-£3,452,027	-£3,553,041	-£3,572,599	-£3,572,599	-£3,645,949	-£3,694,847

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£854,029	£637,948	£619,288	£619,288	£549,311	£502,660
35% SR : 35% THLR : 30% SO	10%	£334,228	£140,984	£122,186	£122,186	£51,693	£4,699
35% SR : 35% THLR : 30% SO	20%	-£190,723	-£361,042	-£379,999	-£379,999	-£451,086	-£498,477
35% SR : 35% THLR : 30% SO	25%	-£455,129	-£613,953	-£632,997	-£632,997	-£704,411	-£752,020
35% SR : 35% THLR : 30% SO	30%	-£720,824	-£868,130	-£887,266	-£887,266	-£959,027	-£1,006,868
35% SR : 35% THLR : 30% SO	35%	-£987,805	-£1,123,572	-£1,142,805	-£1,142,805	-£1,214,934	-£1,263,019
35% SR : 35% THLR : 30% SO	43%	-£1,390,691	-£1,509,106	-£1,528,498	-£1,528,498	-£1,601,214	-£1,649,691
35% SR : 35% THLR : 30% SO	50%	-£1,796,476	-£1,897,490	-£1,917,048	-£1,917,048	-£1,990,398	-£2,039,296

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,942,679	£1,726,598	£1,707,938	£1,707,938	£1,637,961	£1,591,309
35% SR : 35% THLR : 30% SO	10%	£1,422,878	£1,229,634	£1,210,836	£1,210,836	£1,140,343	£1,093,349
35% SR : 35% THLR : 30% SO	20%	£897,927	£727,608	£708,651	£708,651	£637,564	£590,173
35% SR : 35% THLR : 30% SO	25%	£633,521	£474,697	£455,653	£455,653	£384,239	£336,630
35% SR : 35% THLR : 30% SO	30%	£367,826	£220,520	£201,384	£201,384	£129,623	£81,782
35% SR : 35% THLR : 30% SO	35%	£100,845	£34,922	£14,155	£14,155	£126,284	£174,369
35% SR : 35% THLR : 30% SO	43%	-£302,041	-£420,456	-£439,848	-£439,848	-£512,564	-£561,041
35% SR : 35% THLR : 30% SO	50%	-£707,826	-£908,840	-£928,398	-£928,398	-£901,748	-£950,646

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,397,116	£2,181,035	£2,162,375	£2,162,375	£2,092,399	£2,045,747
35% SR : 35% THLR : 30% SO	10%	£1,877,315	£1,684,071	£1,665,273	£1,665,273	£1,594,781	£1,547,786
35% SR : 35% THLR : 30% SO	20%	£1,352,364	£1,182,045	£1,163,088	£1,163,088	£1,092,022	£1,044,611
35% SR : 35% THLR : 30% SO	25%	£1,087,958	£929,134	£910,090	£910,090	£838,676	£791,067
35% SR : 35% THLR : 30% SO	30%	£822,264	£674,958	£655,821	£655,821	£584,060	£536,219
35% SR : 35% THLR : 30% SO	35%	£555,283	£419,515	£400,282	£400,282	£328,153	£280,068
35% SR : 35% THLR : 30% SO	43%	£152,396	£33,981	£14,589	£14,589	£58,126	£106,604
35% SR : 35% THLR : 30% SO	50%	-£253,388	-£354,402	-£373,961	-£373,961	-£447,310	-£496,209

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,657,726	£1,462,952	£1,444,292	£1,444,292	£1,374,315	£1,327,664
35% SR : 35% THLR : 30% SO	10%	£1,257,162	£1,083,172	£1,064,375	£1,064,375	£993,883	£946,888
35% SR : 35% THLR : 30% SO	20%	£851,447	£698,332	£679,375	£679,375	£608,288	£560,897
35% SR : 35% THLR : 30% SO	25%	£646,658	£504,014	£484,969	£484,969	£413,555	£365,945
35% SR : 35% THLR : 30% SO	30%	£440,582	£308,430	£289,293	£289,293	£217,532	£169,690
35% SR : 35% THLR : 30% SO	35%	£233,218	£111,580	£92,345	£92,345	£20,217	£-28,324
35% SR : 35% THLR : 30% SO	43%	£-81,555	£-189,110	£-208,818	£-208,818	£-282,723	£-331,993
35% SR : 35% THLR : 30% SO	50%	£-403,085	£-494,518	£-514,398	£-514,398	£-588,946	£-638,645

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,040,316	£-2,235,090	£-2,253,750	£-2,253,750	£-2,323,727	£-2,370,378
35% SR : 35% THLR : 30% SO	10%	£-2,440,880	£-2,614,869	£-2,633,667	£-2,633,667	£-2,704,159	£-2,751,154
35% SR : 35% THLR : 30% SO	20%	£-2,846,595	£-2,999,710	£-3,018,667	£-3,018,667	£-3,089,754	£-3,137,145
35% SR : 35% THLR : 30% SO	25%	£-3,051,384	£-3,194,028	£-3,213,072	£-3,213,072	£-3,284,487	£-3,332,096
35% SR : 35% THLR : 30% SO	30%	£-3,257,460	£-3,389,612	£-3,408,749	£-3,408,749	£-3,480,510	£-3,528,351
35% SR : 35% THLR : 30% SO	35%	£-3,464,824	£-3,586,462	£-3,606,697	£-3,606,697	£-3,677,825	£-3,726,366
35% SR : 35% THLR : 30% SO	43%	£-3,779,596	£-3,887,151	£-3,906,859	£-3,906,859	£-3,980,765	£-4,030,035
35% SR : 35% THLR : 30% SO	50%	£-4,101,127	£-4,192,560	£-4,212,440	£-4,212,440	£-4,286,988	£-4,336,687

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-384,764	£-579,539	£-598,199	£-598,199	£-668,176	£-714,827
35% SR : 35% THLR : 30% SO	10%	£-785,329	£-959,318	£-978,116	£-978,116	£-1,048,608	£-1,095,603
35% SR : 35% THLR : 30% SO	20%	£-1,191,044	£-1,344,159	£-1,363,115	£-1,363,115	£-1,434,203	£-1,481,594
35% SR : 35% THLR : 30% SO	25%	£-1,395,833	£-1,538,477	£-1,557,821	£-1,557,821	£-1,628,959	£-1,676,545
35% SR : 35% THLR : 30% SO	30%	£-1,601,909	£-1,734,081	£-1,753,198	£-1,753,198	£-1,824,959	£-1,872,800
35% SR : 35% THLR : 30% SO	35%	£-1,809,273	£-1,930,911	£-1,950,145	£-1,950,145	£-2,022,273	£-2,070,814
35% SR : 35% THLR : 30% SO	43%	£-2,124,045	£-2,231,600	£-2,251,308	£-2,251,308	£-2,325,214	£-2,374,484
35% SR : 35% THLR : 30% SO	50%	£-2,445,576	£-2,537,009	£-2,556,889	£-2,556,889	£-2,631,437	£-2,681,136

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£703,885	£509,111	£490,451	£490,451	£420,474	£373,823
35% SR : 35% THLR : 30% SO	10%	£303,321	£129,332	£110,534	£110,534	£40,042	£-6,953
35% SR : 35% THLR : 30% SO	20%	£-102,394	£-255,509	£-274,466	£-274,466	£-345,553	£-392,944
35% SR : 35% THLR : 30% SO	25%	£-307,183	£-449,827	£-468,871	£-468,871	£-540,286	£-597,895
35% SR : 35% THLR : 30% SO	30%	£-513,259	£-645,411	£-664,548	£-664,548	£-736,309	£-794,150
35% SR : 35% THLR : 30% SO	35%	£-720,623	£-842,261	£-861,496	£-861,496	£-933,624	£-992,165
35% SR : 35% THLR : 30% SO	43%	£-1,035,395	£-1,142,950	£-1,162,658	£-1,162,658	£-1,236,564	£-1,295,834
35% SR : 35% THLR : 30% SO	50%	£-1,356,926	£-1,448,359	£-1,468,239	£-1,468,239	£-1,542,787	£-1,592,486

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,158,323	£963,548	£944,888	£944,888	£874,911	£828,260
35% SR : 35% THLR : 30% SO	10%	£757,758	£583,769	£564,971	£564,971	£494,479	£447,484
35% SR : 35% THLR : 30% SO	20%	£352,043	£198,928	£179,972	£179,972	£108,986	£61,493
35% SR : 35% THLR : 30% SO	25%	£147,255	£4,610	£-14,434	£-14,434	£-86,849	£-133,458
35% SR : 35% THLR : 30% SO	30%	£-58,821	£-190,874	£-210,110	£-210,110	£-281,872	£-329,713
35% SR : 35% THLR : 30% SO	35%	£-266,186	£-387,824	£-407,058	£-407,058	£-479,186	£-527,727
35% SR : 35% THLR : 30% SO	43%	£-580,958	£-688,513	£-708,221	£-708,221	£-782,127	£-831,397
35% SR : 35% THLR : 30% SO	50%	£-902,488	£-993,921	£-1,013,801	£-1,013,801	£-1,088,350	£-1,138,049

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,533,364	£15,302,970	£15,260,712	£15,260,712	£15,102,246	£14,996,602
35% SR : 35% THLR : 30% SO	10%	£14,265,147	£13,163,001	£13,120,449	£13,120,449	£12,960,878	£12,854,175
35% SR : 35% THLR : 30% SO	20%	£11,985,637	£11,004,853	£10,961,259	£10,961,259	£10,797,781	£10,688,796
35% SR : 35% THLR : 30% SO	25%	£10,840,390	£9,919,179	£9,875,395	£9,875,395	£9,711,204	£9,601,744
35% SR : 35% THLR : 30% SO	30%	£9,686,702	£8,830,680	£8,786,695	£8,786,695	£8,621,747	£8,511,783
35% SR : 35% THLR : 30% SO	35%	£8,530,138	£7,739,357	£7,695,158	£7,695,158	£7,529,411	£7,418,913
35% SR : 35% THLR : 30% SO	43%	£6,789,903	£6,097,075	£6,052,535	£6,052,535	£5,885,506	£5,774,155
35% SR : 35% THLR : 30% SO	50%	£5,043,201	£4,448,437	£4,403,528	£4,403,528	£4,235,123	£4,122,852

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,234,597	£8,004,203	£7,961,945	£7,961,945	£7,803,479	£7,697,835
35% SR : 35% THLR : 30% SO	10%	£6,966,380	£5,864,234	£5,821,682	£5,821,682	£5,662,111	£5,555,408
35% SR : 35% THLR : 30% SO	20%	£4,686,870	£3,706,086	£3,662,492	£3,662,492	£3,499,014	£3,390,029
35% SR : 35% THLR : 30% SO	25%	£3,541,623	£2,620,412	£2,576,628	£2,576,628	£2,412,437	£2,302,977
35% SR : 35% THLR : 30% SO	30%	£2,387,935	£1,531,913	£1,487,928	£1,487,928	£1,322,980	£1,213,016
35% SR : 35% THLR : 30% SO	35%	£1,231,371	£440,590	£396,391	£396,391	£230,644	£120,146
35% SR : 35% THLR : 30% SO	43%	£-608,864	£-1,201,692	£-1,246,232	£-1,246,232	£-1,413,261	£-1,524,612
35% SR : 35% THLR : 30% SO	50%	£-2,255,566	£-2,860,330	£-2,895,239	£-2,895,239	£-3,063,644	£-3,175,915

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,502,132	£11,271,738	£11,229,480	£11,229,480	£11,071,014	£10,965,370
35% SR : 35% THLR : 30% SO	10%	£10,233,915	£9,131,769	£9,089,217	£9,089,217	£8,929,646	£8,822,943
35% SR : 35% THLR : 30% SO	20%	£7,954,405	£6,973,621	£6,930,027	£6,930,027	£6,766,549	£6,657,564
35% SR : 35% THLR : 30% SO	25%	£6,809,158	£5,887,947	£5,844,163	£5,844,163	£5,679,972	£5,570,512
35% SR : 35% THLR : 30% SO	30%	£5,655,470	£4,799,448	£4,755,463	£4,755,463	£4,590,515	£4,480,551
35% SR : 35% THLR : 30% SO	35%	£4,498,906	£3,708,125	£3,663,926	£3,663,926	£3,498,179	£3,387,681
35% SR : 35% THLR : 30% SO	43%	£2,758,671	£2,065,843	£2,021,303	£2,021,303	£1,854,274	£1,742,923
35% SR : 35% THLR : 30% SO	50%	£1,011,970	£417,205	£372,296	£372,296	£203,891	£91,620

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,650,783	£13,420,389	£13,378,131	£13,378,131	£13,219,665	£13,114,021
35% SR : 35% THLR : 30% SO	10%	£12,382,566	£11,280,420	£11,237,868	£11,237,868	£11,078,298	£10,971,594
35% SR : 35% THLR : 30% SO	20%	£10,103,056	£9,122,272	£9,078,678	£9,078,678	£8,919,200	£8,806,215
35% SR : 35% THLR : 30% SO	25%	£8,957,810	£8,036,598	£7,992,814	£7,992,814	£7,828,623	£7,719,163
35% SR : 35% THLR : 30% SO	30%	£7,804,121	£6,948,099	£6,904,114	£6,904,114	£6,739,166	£6,629,202
35% SR : 35% THLR : 30% SO	35%	£6,647,557	£5,856,776	£5,812,577	£5,812,577	£5,646,830	£5,536,332
35% SR : 35% THLR : 30% SO	43%	£4,907,322	£4,214,494	£4,169,954	£4,169,954	£4,002,925	£3,891,574
35% SR : 35% THLR : 30% SO	50%	£3,160,621	£2,565,856	£2,520,948	£2,520,948	£2,352,542	£2,240,271

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,547,699	£14,317,305	£14,275,047	£14,275,047	£14,116,581	£14,010,937
35% SR : 35% THLR : 30% SO	10%	£13,279,482	£12,177,336	£12,134,784	£12,134,784	£11,975,213	£11,868,510
35% SR : 35% THLR : 30% SO	20%	£10,999,972	£10,019,188	£9,975,594	£9,975,594	£9,812,116	£9,703,131
35% SR : 35% THLR : 30% SO	25%	£9,854,725	£8,933,514	£8,889,730	£8,889,730	£8,725,539	£8,616,079
35% SR : 35% THLR : 30% SO	30%	£8,701,037	£7,845,015	£7,801,030	£7,801,030	£7,636,082	£7,526,118
35% SR : 35% THLR : 30% SO	35%	£7,544,473	£6,753,692	£6,709,493	£6,709,493	£6,543,746	£6,433,248
35% SR : 35% THLR : 30% SO	43%	£5,804,238	£5,111,410	£5,066,870	£5,066,870	£4,899,941	£4,788,490
35% SR : 35% THLR : 30% SO	50%	£4,057,536	£3,462,772	£3,417,863	£3,417,863	£3,249,458	£3,137,187

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,273,671	£8,152,664	£8,109,715	£8,109,715	£7,948,657	£7,841,285
35% SR : 35% THLR : 30% SO	10%	£7,721,367	£6,717,754	£6,674,507	£6,674,507	£6,512,326	£6,404,204
35% SR : 35% THLR : 30% SO	20%	£6,157,566	£5,271,546	£5,227,951	£5,227,951	£5,064,474	£4,955,489
35% SR : 35% THLR : 30% SO	25%	£5,371,354	£4,544,204	£4,500,420	£4,500,420	£4,336,229	£4,226,768
35% SR : 35% THLR : 30% SO	30%	£4,582,268	£3,814,038	£3,770,051	£3,770,051	£3,605,104	£3,495,139
35% SR : 35% THLR : 30% SO	35%	£3,790,306	£3,081,046	£3,036,847	£3,036,847	£2,871,099	£2,760,601
35% SR : 35% THLR : 30% SO	43%	£2,596,975	£1,976,261	£1,931,720	£1,931,720	£1,764,693	£1,653,340
35% SR : 35% THLR : 30% SO	50%	£1,397,177	£865,121	£820,212	£820,212	£651,806	£539,535

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,974,904	£853,897	£810,948	£810,948	£649,890	£542,518
35% SR : 35% THLR : 30% SO	10%	£422,600	£581,012	£624,260	£624,260	£786,441	£894,563
35% SR : 35% THLR : 30% SO	20%	£1,141,201	£2,027,221	£2,070,816	£2,070,816	£2,234,293	£2,343,277
35% SR : 35% THLR : 30% SO	25%	£1,927,413	£2,754,563	£2,798,347	£2,798,347	£2,962,538	£3,071,999
35% SR : 35% THLR : 30% SO	30%	£2,716,499	£3,484,729	£3,528,716	£3,528,716	£3,693,663	£3,803,628
35% SR : 35% THLR : 30% SO	35%	£3,508,461	£4,217,721	£4,261,920	£4,261,920	£4,427,667	£4,538,166
35% SR : 35% THLR : 30% SO	43%	£4,701,792	£5,322,506	£5,367,047	£5,367,047	£5,534,074	£5,645,427
35% SR : 35% THLR : 30% SO	50%	£5,901,590	£6,433,646	£6,478,555	£6,478,555	£6,646,961	£6,759,232

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,242,439	£4,121,432	£4,078,483	£4,078,483	£3,917,425	£3,810,054
35% SR : 35% THLR : 30% SO	10%	£3,690,135	£2,686,523	£2,643,275	£2,643,275	£2,481,094	£2,372,972
35% SR : 35% THLR : 30% SO	20%	£2,126,334	£1,240,314	£1,196,720	£1,196,720	£1,033,242	£924,258
35% SR : 35% THLR : 30% SO	25%	£1,340,122	£512,973	£469,188	£469,188	£304,997	£195,536
35% SR : 35% THLR : 30% SO	30%	£551,036	£217,194	£261,180	£261,180	£426,128	£536,093
35% SR : 35% THLR : 30% SO	35%	£240,926	£90,186	£94,385	£94,385	£160,138	£170,631
35% SR : 35% THLR : 30% SO	43%	£1,434,257	£2,054,971	£2,099,512	£2,099,512	£2,266,539	£2,377,892
35% SR : 35% THLR : 30% SO	50%	£2,634,055	£3,166,111	£3,211,020	£3,211,020	£3,379,426	£3,491,697

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,391,090	£6,270,083	£6,227,134	£6,227,134	£6,066,077	£5,958,705
35% SR : 35% THLR : 30% SO	10%	£5,838,786	£4,835,174	£4,791,926	£4,791,926	£4,629,745	£4,521,623
35% SR : 35% THLR : 30% SO	20%	£4,274,986	£3,388,965	£3,345,371	£3,345,371	£3,181,893	£3,072,909
35% SR : 35% THLR : 30% SO	25%	£3,468,773	£2,661,624	£2,617,839	£2,617,839	£2,453,648	£2,344,188
35% SR : 35% THLR : 30% SO	30%	£2,659,687	£1,931,457	£1,887,471	£1,887,471	£1,722,524	£1,612,558
35% SR : 35% THLR : 30% SO	35%	£1,907,725	£1,198,465	£1,154,266	£1,154,266	£968,519	£878,021
35% SR : 35% THLR : 30% SO	43%	£714,334	£93,680	£49,140	£49,140	£117,868	£29,240
35% SR : 35% THLR : 30% SO	50%	£485,404	£1,017,460	£1,062,369	£1,062,369	£1,230,775	£1,343,045

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,288,006	£7,166,999	£7,124,050	£7,124,050	£6,962,992	£6,855,620
35% SR : 35% THLR : 30% SO	10%	£6,735,702	£5,732,089	£5,688,842	£5,688,842	£5,526,661	£5,418,539
35% SR : 35% THLR : 30% SO	20%	£5,171,901	£4,285,881	£4,242,286	£4,242,286	£4,078,809	£3,969,824
35% SR : 35% THLR : 30% SO	25%	£4,385,689	£3,558,539	£3,514,755	£3,514,755	£3,350,564	£3,241,103
35% SR : 35% THLR : 30% SO	30%	£3,596,603	£2,828,373	£2,784,386	£2,784,386	£2,619,439	£2,509,474
35% SR : 35% THLR : 30% SO	35%	£2,804,641	£2,095,381	£2,051,182	£2,051,182	£1,885,434	£1,774,936
35% SR : 35% THLR : 30% SO	43%	£1,611,310	£990,596	£946,055	£946,055	£779,028	£667,675
35% SR : 35% THLR : 30% SO	50%	£411,512	£120,544	£165,453	£165,453	£333,859	£446,130

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,235,317	£5,166,567	£5,123,618	£5,123,618	£4,962,560	£4,855,188
35% SR : 35% THLR : 30% SO	10%	£4,979,955	£4,023,492	£3,980,244	£3,980,244	£3,818,063	£3,709,942
35% SR : 35% THLR : 30% SO	20%	£3,713,094	£2,869,117	£2,825,524	£2,825,524	£2,662,045	£2,553,061
35% SR : 35% THLR : 30% SO	25%	£3,075,353	£2,287,693	£2,243,908	£2,243,908	£2,079,718	£1,970,257
35% SR : 35% THLR : 30% SO	30%	£2,434,737	£1,703,443	£1,659,457	£1,659,457	£1,494,510	£1,384,545
35% SR : 35% THLR : 30% SO	35%	£1,791,247	£1,116,368	£1,072,169	£1,072,169	£906,422	£795,924
35% SR : 35% THLR : 30% SO	43%	£820,622	£230,460	£185,919	£185,919	£18,892	£-93,973
35% SR : 35% THLR : 30% SO	50%	£-159,029	£-672,629	£-718,272	£-718,272	£-889,432	£-1,003,539

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,063,450	£-2,132,200	£-2,175,149	£-2,175,149	£-2,336,207	£-2,443,578
35% SR : 35% THLR : 30% SO	10%	£-2,318,812	£-3,275,275	£-3,318,523	£-3,318,523	£-3,480,704	£-3,588,825
35% SR : 35% THLR : 30% SO	20%	£-3,585,673	£-4,429,650	£-4,473,243	£-4,473,243	£-4,636,722	£-4,745,706
35% SR : 35% THLR : 30% SO	25%	£-4,223,413	£-5,011,074	£-5,054,859	£-5,054,859	£-5,219,049	£-5,328,510
35% SR : 35% THLR : 30% SO	30%	£-4,864,030	£-5,595,324	£-5,639,309	£-5,639,309	£-5,804,257	£-5,914,222
35% SR : 35% THLR : 30% SO	35%	£-5,507,520	£-6,182,399	£-6,226,598	£-6,226,598	£-6,392,345	£-6,502,843
35% SR : 35% THLR : 30% SO	43%	£-6,478,145	£-7,068,307	£-7,112,848	£-7,112,848	£-7,279,875	£-7,392,740
35% SR : 35% THLR : 30% SO	50%	£-7,457,796	£-7,971,396	£-8,017,039	£-8,017,039	£-8,188,199	£-8,302,306

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,204,086	£1,135,335	£1,092,386	£1,092,386	£931,329	£823,957
35% SR : 35% THLR : 30% SO	10%	£948,723	£-7,740	£-50,988	£-50,988	£-213,169	£-321,290
35% SR : 35% THLR : 30% SO	20%	£-318,137	£-1,162,115	£-1,205,708	£-1,205,708	£-1,369,187	£-1,478,171
35% SR : 35% THLR : 30% SO	25%	£-955,878	£-1,743,539	£-1,787,324	£-1,787,324	£-1,951,514	£-2,060,974
35% SR : 35% THLR : 30% SO	30%	£-1,596,494	£-2,327,789	£-2,371,774	£-2,371,774	£-2,536,721	£-2,646,687
35% SR : 35% THLR : 30% SO	35%	£-2,239,985	£-2,914,883	£-2,959,063	£-2,959,063	£-3,124,810	£-3,235,308
35% SR : 35% THLR : 30% SO	43%	£-3,210,610	£-3,800,772	£-3,845,313	£-3,845,313	£-4,012,340	£-4,125,205
35% SR : 35% THLR : 30% SO	50%	£-4,190,261	£-4,703,860	£-4,749,503	£-4,749,503	£-4,920,664	£-5,034,771

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,352,737	£3,283,986	£3,241,038	£3,241,038	£3,079,980	£2,972,608
35% SR : 35% THLR : 30% SO	10%	£3,097,374	£2,140,911	£2,097,663	£2,097,663	£1,935,462	£1,827,362
35% SR : 35% THLR : 30% SO	20%	£1,830,514	£986,537	£942,943	£942,943	£779,465	£670,480
35% SR : 35% THLR : 30% SO	25%	£1,192,773	£405,112	£361,327	£361,327	£197,137	£87,676
35% SR : 35% THLR : 30% SO	30%	£552,157	£-179,138	£-223,123	£-223,123	£-388,070	£-495,035
35% SR : 35% THLR : 30% SO	35%	£-91,384	£-766,212	£-810,411	£-810,411	£-976,159	£-1,086,657
35% SR : 35% THLR : 30% SO	43%	£-1,061,958	£-1,652,121	£-1,696,662	£-1,696,662	£-1,863,689	£-1,976,554
35% SR : 35% THLR : 30% SO	50%	£-2,041,609	£-2,555,209	£-2,600,852	£-2,600,852	£-2,772,013	£-2,886,120

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,249,652	£4,180,902	£4,137,953	£4,137,953	£3,976,895	£3,869,523
35% SR : 35% THLR : 30% SO	10%	£3,994,290	£3,037,827	£2,994,579	£2,994,579	£2,832,398	£2,724,277
35% SR : 35% THLR : 30% SO	20%	£2,727,429	£1,883,452	£1,839,859	£1,839,859	£1,676,380	£1,567,396
35% SR : 35% THLR : 30% SO	25%	£2,089,688	£1,302,028	£1,258,243	£1,258,243	£1,094,053	£984,592
35% SR : 35% THLR : 30% SO	30%	£1,449,072	£717,778	£673,792	£673,792	£508,845	£398,880
35% SR : 35% THLR : 30% SO	35%	£805,582	£130,703	£86,504	£86,504	£-79,243	£-189,741
35% SR : 35% THLR : 30% SO	43%	£-165,043	£-755,205	£-799,746	£-799,746	£-966,773	£-1,079,638
35% SR : 35% THLR : 30% SO	50%	£-1,144,694	£-1,658,294	£-1,703,937	£-1,703,937	£-1,875,097	£-1,989,204

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,058,329	£7,467,014	£7,424,066	£7,424,066	£7,263,008	£7,155,636
35% SR : 35% THLR : 30% SO	10%	£6,626,769	£6,099,893	£6,056,645	£6,056,645	£5,894,464	£5,786,343
35% SR : 35% THLR : 30% SO	20%	£5,183,711	£4,721,473	£4,677,879	£4,677,879	£4,514,401	£4,405,416
35% SR : 35% THLR : 30% SO	25%	£4,457,872	£4,028,025	£3,984,240	£3,984,240	£3,820,050	£3,710,589
35% SR : 35% THLR : 30% SO	30%	£3,729,157	£3,331,752	£3,287,766	£3,287,766	£3,122,819	£3,012,854
35% SR : 35% THLR : 30% SO	35%	£2,997,567	£2,632,654	£2,588,455	£2,588,455	£2,422,708	£2,312,210
35% SR : 35% THLR : 30% SO	43%	£1,894,794	£1,578,711	£1,534,170	£1,534,170	£1,367,142	£1,255,790
35% SR : 35% THLR : 30% SO	50%	£785,553	£518,411	£473,503	£473,503	£305,097	£192,826

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£759,562	£168,247	£125,299	£125,299	£35,759	£-143,131
35% SR : 35% THLR : 30% SO	10%	£-671,998	£-1,198,874	£-1,242,122	£-1,242,122	£-1,404,303	£-1,512,424
35% SR : 35% THLR : 30% SO	20%	£-2,115,056	£-2,577,294	£-2,620,888	£-2,620,888	£-2,784,366	£-2,893,351
35% SR : 35% THLR : 30% SO	25%	£-2,840,895	£-3,270,742	£-3,314,527	£-3,314,527	£-3,478,717	£-3,588,178
35% SR : 35% THLR : 30% SO	30%	£-3,569,610	£-3,967,015	£-4,011,001	£-4,011,001	£-4,175,948	£-4,285,913
35% SR : 35% THLR : 30% SO	35%	£-4,301,200	£-4,666,113	£-4,710,312	£-4,710,312	£-4,876,059	£-4,986,557
35% SR : 35% THLR : 30% SO	43%	£-5,403,973	£-5,720,056	£-5,764,597	£-5,764,597	£-5,931,625	£-6,042,977
35% SR : 35% THLR : 30% SO	50%	£-6,513,213	£-6,780,356	£-6,825,264	£-6,825,264	£-6,993,670	£-7,105,941

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,027,097	£3,435,782	£3,392,834	£3,392,834	£3,231,776	£3,124,404
35% SR : 35% THLR : 30% SO	10%	£2,595,538	£2,068,661	£2,025,414	£2,025,414	£1,863,232	£1,755,111
35% SR : 35% THLR : 30% SO	20%	£1,152,479	£690,241	£646,647	£646,647	£483,169	£374,184
35% SR : 35% THLR : 30% SO	25%	£426,640	£-3,207	£-646,992	£-646,992	£-211,182	£-320,643
35% SR : 35% THLR : 30% SO	30%	£-302,075	£-699,480	£-743,466	£-743,466	£-908,413	£-1,018,378
35% SR : 35% THLR : 30% SO	35%	£-1,033,665	£-1,398,578	£-1,442,777	£-1,442,777	£-1,608,524	£-1,719,022
35% SR : 35% THLR : 30% SO	43%	£-2,136,438	£-2,452,521	£-2,497,062	£-2,497,062	£-2,664,090	£-2,775,442
35% SR : 35% THLR : 30% SO	50%	£-3,245,878	£-3,512,821	£-3,557,729	£-3,557,729	£-3,726,135	£-3,838,406

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,175,748	£5,584,434	£5,541,485	£5,541,485	£5,380,427	£5,273,055
35% SR : 35% THLR : 30% SO	10%	£4,744,189	£4,217,312	£4,174,065	£4,174,065	£4,011,884	£3,903,762
35% SR : 35% THLR : 30% SO	20%	£3,301,131	£2,838,892	£2,795,298	£2,795,298	£2,631,820	£2,522,835
35% SR : 35% THLR : 30% SO	25%	£2,575,291	£2,145,444	£2,101,659	£2,101,659	£1,937,469	£1,828,008
35% SR : 35% THLR : 30% SO	30%	£1,846,576	£1,449,171	£1,405,185	£1,405,185	£1,240,238	£1,130,273
35% SR : 35% THLR : 30% SO	35%	£1,114,986	£750,073	£705,874	£705,874	£540,127	£429,629
35% SR : 35% THLR : 30% SO	43%	£12,213	£-303,870	£-348,411	£-348,411	£-515,439	£-628,781
35% SR : 35% THLR : 30% SO	50%	£-1,097,027	£-1,364,170	£-1,409,077	£-1,409,077	£-1,577,484	£-1,689,755

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,072,664	£6,481,349	£6,438,401	£6,438,401	£6,277,343	£6,169,971
35% SR : 35% THLR : 30% SO	10%	£5,641,104	£5,114,228	£5,070,980	£5,070,980	£4,908,799	£4,800,678
35% SR : 35% THLR : 30% SO	20%	£4,198,046	£3,735,808	£3,692,214	£3,692,214	£3,528,736	£3,419,751
35% SR : 35% THLR : 30% SO	25%	£3,472,207	£3,042,360	£2,998,575	£2,998,575	£2,834,385	£2,724,924
35% SR : 35% THLR : 30% SO	30%	£2,743,492	£2,346,087	£2,302,101	£2,302,101	£2,137,154	£2,027,189
35% SR : 35% THLR : 30% SO	35%	£2,011,902	£1,646,989	£1,602,790	£1,602,790	£1,437,043	£1,326,545
35% SR : 35% THLR : 30% SO	43%	£909,129	£593,046	£548,505	£548,505	£381,477	£270,125
35% SR : 35% THLR : 30% SO	50%	£-200,112	£-467,254	£-512,162	£-512,162	£-680,568	£-792,839

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,627,646	£5,078,137	£5,035,188	£5,035,188	£4,874,131	£4,766,759
35% SR : 35% THLR : 30% SO	10%	£4,431,017	£3,941,906	£3,898,658	£3,898,658	£3,736,477	£3,628,355
35% SR : 35% THLR : 30% SO	20%	£3,222,890	£2,794,375	£2,750,780	£2,750,780	£2,587,303	£2,478,318
35% SR : 35% THLR : 30% SO	25%	£2,614,514	£2,216,371	£2,172,587	£2,172,587	£2,008,397	£1,898,936
35% SR : 35% THLR : 30% SO	30%	£2,003,265	£1,635,543	£1,591,558	£1,591,558	£1,426,611	£1,316,646
35% SR : 35% THLR : 30% SO	35%	£1,389,140	£1,051,891	£1,007,691	£1,007,691	£841,945	£731,447
35% SR : 35% THLR : 30% SO	43%	£462,566	£171,115	£126,574	£126,574	£-41,115	£-154,289
35% SR : 35% THLR : 30% SO	50%	£-478,172	£-727,728	£-773,371	£-773,371	£-944,531	£-1,058,638

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,671,121	£-2,220,630	£-2,263,578	£-2,263,578	£-2,424,636	£-2,532,008
35% SR : 35% THLR : 30% SO	10%	£-2,867,750	£-3,356,861	£-3,400,109	£-3,400,109	£-3,562,290	£-3,670,412
35% SR : 35% THLR : 30% SO	20%	£-4,075,877	£-4,504,392	£-4,547,987	£-4,547,987	£-4,711,464	£-4,820,449
35% SR : 35% THLR : 30% SO	25%	£-4,684,253	£-5,082,396	£-5,126,179	£-5,126,179	£-5,290,370	£-5,399,831
35% SR : 35% THLR : 30% SO	30%	£-5,295,502	£-5,863,224	£-5,907,209	£-5,907,209	£-6,071,156	£-6,180,121
35% SR : 35% THLR : 30% SO	35%	£-5,909,627	£-6,646,875	£-6,691,076	£-6,691,076	£-6,855,822	£-6,965,320
35% SR : 35% THLR : 30% SO	43%	£-6,836,201	£-7,727,652	£-7,772,193	£-7,772,193	£-7,937,882	£-8,048,056
35% SR : 35% THLR : 30% SO	50%	£-7,776,939	£-8,826,495	£-8,872,138	£-8,872,138	£-9,038,298	£-9,148,405

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,596,414	£1,046,905	£1,003,957	£1,003,957	£842,899	£735,527
35% SR : 35% THLR : 30% SO	10%	£399,785	£-89,326	£-132,574	£-132,574	£-294,755	£-402,877
35% SR : 35% THLR : 30% SO	20%	£-808,342	£-1,236,857	£-1,280,451	£-1,280,451	£-1,443,929	£-1,552,913
35% SR : 35% THLR : 30% SO	25%	£-1,416,718	£-1,814,881	£-1,858,644	£-1,858,644	£-2,022,835	£-2,132,296
35% SR : 35% THLR : 30% SO	30%	£-2,027,967	£-2,395,688	£-2,439,674	£-2,439,674	£-2,609,621	£-2,719,586
35% SR : 35% THLR : 30% SO	35%	£-2,642,092	£-3,079,340	£-3,123,540	£-3,123,540	£-3,293,287	£-3,393,785
35% SR : 35% THLR : 30% SO	43%	£-3,568,666	£-4,360,117	£-4,404,658	£-4,404,658	£-4,574,347	£-4,674,520
35% SR : 35% THLR : 30% SO	50%	£-4,509,404	£-5,458,959	£-5,503,602	£-5,503,602	£-5,673,763	£-5,774,050

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,745,065	£3,195,556	£3,152,608	£3,152,608	£2,991,550	£2,884,178
35% SR : 35% THLR : 30% SO	10%	£2,548,436	£2,059,325	£2,016,077	£2,016,077	£1,853,896	£1,745,775
35% SR : 35% THLR : 30% SO	20%	£1,340,309	£911,794	£868,200	£868,200	£704,722	£595,738
35% SR : 35% THLR : 30% SO	25%	£731,933	£333,791	£290,007	£290,007	£125,816	£16,355
35% SR : 35% THLR : 30% SO	30%	£120,684	£-247,037	£-291,023	£-291,023	£-455,970	£-565,935
35% SR : 35% THLR : 30% SO	35%	£-493,440	£-830,689	£-874,889	£-874,889	£-1,040,636	£-1,151,134
35% SR : 35% THLR : 30% SO	43%	£-1,420,015	£-1,711,486	£-1,756,006	£-1,756,006	£-1,923,696	£-2,036,869
35% SR : 35% THLR : 30% SO	50%	£-2,360,753	£-2,610,308	£-2,655,951	£-2,655,951	£-2,827,112	£-2,941,219

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,641,981	£4,092,472	£4,049,523	£4,049,523	£3,888,466	£3,781,094
35% SR : 35% THLR : 30% SO	10%	£3,445,352	£2,956,241	£2,912,993	£2,912,993	£2,750,812	£2,642,690
35% SR : 35% THLR : 30% SO	20%	£2,237,225	£1,808,710	£1,765,115	£1,765,115	£1,601,638	£1,492,653
35% SR : 35% THLR : 30% SO	25%	£1,628,849	£1,230,706	£1,186,922	£1,186,922	£1,022,732	£913,271
35% SR : 35% THLR : 30% SO	30%	£1,017,600	£649,878	£605,893	£605,893	£440,946	£330,981
35% SR : 35% THLR : 30% SO	35%	£403,475	£66,226	£22,026	£22,026	£-143,720	£-254,218
35% SR : 35% THLR : 30% SO	43%	£-523,093	£-814,550	£-859,091	£-859,091	£-1,026,790	£-1,139,954
35% SR : 35% THLR : 30% SO	50%	£-1,463,837	£-1,713,393	£-1,759,036	£-1,759,036	£-1,930,196	£-2,044,303

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,804,634	£3,286,479	£3,243,530	£3,243,530	£3,082,472	£2,975,101
35% SR : 35% THLR : 30% SO	10%	£2,784,214	£2,323,427	£2,280,178	£2,280,178	£2,117,997	£2,009,876
35% SR : 35% THLR : 30% SO	20%	£1,752,296	£1,349,074	£1,305,480	£1,305,480	£1,142,002	£1,033,018
35% SR : 35% THLR : 30% SO	25%	£1,232,026	£857,661	£813,876	£813,876	£649,685	£540,224
35% SR : 35% THLR : 30% SO	30%	£708,881	£363,422	£319,437	£319,437	£154,489	£44,523
35% SR : 35% THLR : 30% SO	35%	£182,861	£-135,827	£-180,749	£-180,749	£-349,207	£-461,512
35% SR : 35% THLR : 30% SO	43%	£-621,559	£-899,000	£-944,269	£-944,269	£-1,114,029	£-1,227,202
35% SR : 35% THLR : 30% SO	50%	£-1,435,543	£-1,668,632	£-1,714,275	£-1,714,275	£-1,885,436	£-1,999,544

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-3,494,133	£-4,012,288	£-4,056,237	£-4,056,237	£-4,216,294	£-4,323,666
35% SR : 35% THLR : 30% SO	10%	£-4,514,553	£-4,975,340	£-5,018,589	£-5,018,589	£-5,180,770	£-5,288,891
35% SR : 35% THLR : 30% SO	20%	£-5,546,471	£-5,949,693	£-5,993,287	£-5,993,287	£-6,156,764	£-6,265,749
35% SR : 35% THLR : 30% SO	25%	£-6,066,741	£-6,441,106	£-6,484,891	£-6,484,891	£-6,649,081	£-6,758,542
35% SR : 35% THLR : 30% SO	30%	£-6,589,886	£-6,935,345	£-6,979,330	£-6,979,330	£-7,144,278	£-7,254,243
35% SR : 35% THLR : 30% SO	35%	£-7,115,906	£-7,434,594	£-7,479,516	£-7,479,516	£-7,647,974	£-7,760,279
35% SR : 35% THLR : 30% SO	43%	£-7,920,326	£-8,197,767	£-8,243,036	£-8,243,036	£-8,412,796	£-8,525,969
35% SR : 35% THLR : 30% SO	50%	£-8,734,310	£-9,367,399	£-9,413,042	£-9,413,042	£-9,588,203	£-9,702,311

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-226,598	£-744,753	£-787,702	£-787,702	£-948,759	£-1,056,131
35% SR : 35% THLR : 30% SO	10%	£-1,247,018	£-1,707,805	£-1,751,054	£-1,751,054	£-1,913,235	£-2,021,356
35% SR : 35% THLR : 30% SO	20%	£-2,276,936	£-2,682,158	£-2,725,752	£-2,725,752	£-2,889,229	£-2,998,214
35% SR : 35% THLR : 30% SO	25%	£-2,799,206	£-3,173,571	£-3,217,356	£-3,217,356	£-3,381,546	£-3,491,007
35% SR : 35% THLR : 30% SO	30%	£-3,322,351	£-3,667,810	£-3,711,795	£-3,711,795	£-3,876,743	£-3,986,708
35% SR : 35% THLR : 30% SO	35%	£-3,848,370	£-4,167,059	£-4,211,981	£-4,211,981	£-4,380,439	£-4,492,744
35% SR : 35% THLR : 30% SO	43%	£-4,652,790	£-4,930,232	£-4,975,501	£-4,975,501	£-5,145,281	£-5,258,434
35% SR : 35% THLR : 30% SO	50%	£-5,466,775	£-5,699,864	£-5,745,507	£-5,745,507	£-5,916,668	£-6,030,775

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,922,054	£1,403,898	£1,360,950	£1,360,950	£1,199,892	£1,092,520
35% SR : 35% THLR : 30% SO	10%	£901,633	£440,846	£397,597	£397,597	£235,416	£127,296
35% SR : 35% THLR : 30% SO	20%	£-130,285	£-533,506	£-577,101	£-577,101	£-740,578	£-849,563
35% SR : 35% THLR : 30% SO	25%	£-650,555	£-1,024,920	£-1,068,705	£-1,068,705	£-1,232,895	£-1,342,356
35% SR : 35% THLR : 30% SO	30%	£-1,173,700	£-1,519,159	£-1,563,144	£-1,563,144	£-1,728,092	£-1,838,057
35% SR : 35% THLR : 30% SO	35%	£-1,699,719	£-2,016,408	£-2,063,330	£-2,063,330	£-2,231,787	£-2,344,693
35% SR : 35% THLR : 30% SO	43%	£-2,504,139	£-2,781,581	£-2,826,850	£-2,826,850	£-2,996,610	£-3,109,783
35% SR : 35% THLR : 30% SO	50%	£-3,318,124	£-3,551,213	£-3,596,856	£-3,596,856	£-3,768,017	£-3,882,124

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,818,969	£2,300,814	£2,257,865	£2,257,865	£2,096,807	£1,989,436
35% SR : 35% THLR : 30% SO	10%	£1,798,549	£1,337,762	£1,294,513	£1,294,513	£1,132,332	£1,024,211
35% SR : 35% THLR : 30% SO	20%	£766,631	£363,409	£319,815	£319,815	£156,337	£47,353
35% SR : 35% THLR : 30% SO	25%	£246,361	£-128,004	£-171,789	£-171,789	£-335,880	£-445,441
35% SR : 35% THLR : 30% SO	30%	£-276,784	£-622,243	£-666,228	£-666,228	£-831,176	£-941,142
35% SR : 35% THLR : 30% SO	35%	£-802,804	£-1,121,492	£-1,166,414	£-1,166,414	£-1,334,872	£-1,447,177
35% SR : 35% THLR : 30% SO	43%	£-1,607,224	£-1,884,665	£-1,929,934	£-1,929,934	£-2,098,694	£-2,212,867
35% SR : 35% THLR : 30% SO	50%	£-2,421,208	£-2,654,297	£-2,699,940	£-2,699,940	£-2,871,101	£-2,985,209

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,842,988	£6,385,640	£6,342,692	£6,342,692	£6,181,634	£6,074,262
35% SR : 35% THLR : 30% SO	10%	£5,528,893	£5,122,658	£5,079,409	£5,079,409	£4,917,228	£4,809,107
35% SR : 35% THLR : 30% SO	20%	£4,203,300	£3,848,375	£3,804,781	£3,804,781	£3,641,304	£3,532,318
35% SR : 35% THLR : 30% SO	25%	£3,536,193	£3,206,996	£3,163,213	£3,163,213	£2,999,021	£2,889,561
35% SR : 35% THLR : 30% SO	30%	£2,866,210	£2,562,793	£2,518,807	£2,518,807	£2,353,859	£2,243,994
35% SR : 35% THLR : 30% SO	35%	£2,193,354	£1,915,764	£1,871,565	£1,871,565	£1,705,818	£1,595,320
35% SR : 35% THLR : 30% SO	43%	£1,178,680	£939,925	£895,385	£895,385	£728,356	£617,005
35% SR : 35% THLR : 30% SO	50%	£157,538	£-42,962	£-88,605	£-88,605	£-259,765	£-373,873

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-455,779	£-913,127	£-956,075	£-956,075	£-1,117,133	£-1,224,505
35% SR : 35% THLR : 30% SO	10%	£-1,769,874	£-2,176,109	£-2,219,358	£-2,219,358	£-2,381,539	£-2,489,660
35% SR : 35% THLR : 30% SO	20%	£-3,095,467	£-3,450,392	£-3,493,986	£-3,493,986	£-3,657,463	£-3,766,449
35% SR : 35% THLR : 30% SO	25%	£-3,762,574	£-4,091,771	£-4,135,554	£-4,135,554	£-4,299,746	£-4,409,206
35% SR : 35% THLR : 30% SO	30%	£-4,432,557	£-4,735,974	£-4,779,960	£-4,779,960	£-4,944,907	£-5,054,873
35% SR : 35% THLR : 30% SO	35%	£-5,105,413	£-5,383,003	£-5,427,202	£-5,427,202	£-5,592,949	£-5,703,447
35% SR : 35% THLR : 30% SO	43%	£-6,120,087	£-6,358,842	£-6,403,382	£-6,403,382	£-6,570,411	£-6,681,762
35% SR : 35% THLR : 30% SO	50%	£-7,141,229	£-7,341,729	£-7,387,372	£-7,387,372	£-7,558,532	£-7,672,640

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,811,756	£2,354,408	£2,311,460	£2,311,460	£2,150,402	£2,043,030
35% SR : 35% THLR : 30% SO	10%	£1,497,661	£1,091,426	£1,048,177	£1,048,177	£885,996	£777,876
35% SR : 35% THLR : 30% SO	20%	£172,068	£-182,857	£-228,451	£-228,451	£-389,928	£-498,914
35% SR : 35% THLR : 30% SO	25%	£-495,039	£-824,235	£-868,019	£-868,019	£-1,032,211	£-1,141,671
35% SR : 35% THLR : 30% SO	30%	£-1,165,022	£-1,468,439	£-1,512,425	£-1,512,425	£-1,677,372	£-1,787,337
35% SR : 35% THLR : 30% SO	35%	£-1,837,878	£-2,115,488	£-2,159,667	£-2,159,667	£-2,325,414	£-2,435,912
35% SR : 35% THLR : 30% SO	43%	£-2,852,552	£-3,091,307	£-3,135,847	£-3,135,847	£-3,302,876	£-3,414,227
35% SR : 35% THLR : 30% SO	50%	£-3,873,894	£-4,074,194	£-4,119,836	£-4,119,836	£-4,290,997	£-4,405,105

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,960,407	£4,503,060	£4,460,111	£4,460,111	£4,299,053	£4,191,681
35% SR : 35% THLR : 30% SO	10%	£3,646,312	£3,240,077	£3,196,828	£3,196,828	£3,034,647	£2,926,527
35% SR : 35% THLR : 30% SO	20%	£2,320,719	£1,965,794	£1,922,200	£1,922,200	£1,758,723	£1,649,737
35% SR : 35% THLR : 30% SO	25%	£1,653,612	£1,324,416	£1,280,632	£1,280,632	£1,116,440	£1,006,980
35% SR : 35% THLR : 30% SO	30%	£983,629	£680,212	£636,226	£636,226	£471,279	£361,314
35% SR : 35% THLR : 30% SO	35%	£310,773	£33,183	£-11,016	£-11,016	£-176,763	£-287,261
35% SR : 35% THLR : 30% SO	43%	£-703,901	£-942,656	£-987,196	£-987,196	£-1,154,225	£-1,265,576
35% SR : 35% THLR : 30% SO	50%	£-1,725,043	£-1,925,542	£-1,971,185	£-1,971,185	£-2,142,346	£-2,256,454

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,857,323	£5,399,975	£5,357,027	£5,357,027	£5,195,969	£5,088,597
35% SR : 35% THLR : 30% SO	10%	£4,543,228	£4,136,993	£4,093,744	£4,093,744	£3,931,563	£3,823,442
35% SR : 35% THLR : 30% SO	20%	£3,217,635	£2,862,710	£2,819,116	£2,819,116	£2,655,639	£2,546,653
35% SR : 35% THLR : 30% SO	25%	£2,550,528	£2,221,331	£2,177,548	£2,177,548	£2,013,356	£1,903,896
35% SR : 35% THLR : 30% SO	30%	£1,880,545	£1,577,128	£1,533,142	£1,533,142	£1,368,194	£1,258,229
35% SR : 35% THLR : 30% SO	35%	£1,207,689	£930,099	£885,900	£885,900	£720,153	£609,655
35% SR : 35% THLR : 30% SO	43%	£193,015	£-45,740	£-90,280	£-90,280	£-257,300	£-368,660
35% SR : 35% THLR : 30% SO	50%	£-828,127	£-1,028,627	£-1,074,270	£-1,074,270	£-1,245,430	£-1,359,538

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,804,634	£3,399,543	£3,356,594	£3,356,594	£3,195,536	£3,088,164
35% SR : 35% THLR : 30% SO	10%	£2,784,214	£2,425,184	£2,381,936	£2,381,936	£2,219,755	£2,111,634
35% SR : 35% THLR : 30% SO	20%	£1,752,296	£1,439,525	£1,395,932	£1,395,932	£1,232,453	£1,123,469
35% SR : 35% THLR : 30% SO	25%	£1,232,026	£942,459	£898,674	£898,674	£734,484	£625,023
35% SR : 35% THLR : 30% SO	30%	£708,881	£442,567	£398,581	£398,581	£233,634	£123,669
35% SR : 35% THLR : 30% SO	35%	£182,861	£-61,134	£-106,055	£-106,055	£-274,513	£-386,818
35% SR : 35% THLR : 30% SO	43%	£-621,559	£-832,925	£-878,194	£-878,194	£-1,047,954	£-1,161,127
35% SR : 35% THLR : 30% SO	50%	£-1,435,543	£-1,611,176	£-1,656,819	£-1,656,819	£-1,827,979	£-1,942,087

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-3,494,133	£-3,899,224	£-3,942,173	£-3,942,173	£-4,103,231	£-4,210,603
35% SR : 35% THLR : 30% SO	10%	£-4,514,553	£-4,873,583	£-4,916,831	£-4,916,831	£-5,079,012	£-5,187,133
35% SR : 35% THLR : 30% SO	20%	£-5,546,471	£-5,859,242	£-5,902,835	£-5,902,835	£-6,066,314	£-6,175,298
35% SR : 35% THLR : 30% SO	25%	£-6,066,741	£-6,356,308	£-6,400,093	£-6,400,093	£-6,564,283	£-6,673,744
35% SR : 35% THLR : 30% SO	30%	£-6,589,886	£-6,856,199	£-6,900,186	£-6,900,186	£-7,065,133	£-7,174,998
35% SR : 35% THLR : 30% SO	35%	£-7,115,906	£-7,359,901	£-7,404,822	£-7,404,822	£-7,573,280	£-7,685,585
35% SR : 35% THLR : 30% SO	43%	£-7,920,326	£-8,131,692	£-8,176,961	£-8,176,961	£-8,346,721	£-8,459,894
35% SR : 35% THLR : 30% SO	50%	£-8,734,310	£-8,909,942	£-8,955,585	£-8,955,585	£-9,126,746	£-9,240,854

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-226,598	£-631,688	£-674,638	£-674,638	£-835,696	£-943,068
35% SR : 35% THLR : 30% SO	10%	£-1,247,018	£-1,606,048	£-1,649,296	£-1,649,296	£-1,811,477	£-1,919,598
35% SR : 35% THLR : 30% SO	20%	£-2,276,936	£-2,591,707	£-2,635,300	£-2,635,300	£-2,798,778	£-2,907,763
35% SR : 35% THLR : 30% SO	25%	£-2,799,206	£-3,088,773	£-3,132,558	£-3,132,558	£-3,296,748	£-3,406,209
35% SR : 35% THLR : 30% SO	30%	£-3,322,351	£-3,588,684	£-3,632,651	£-3,632,651	£-3,797,598	£-3,907,563
35% SR : 35% THLR : 30% SO	35%	£-3,848,370	£-4,092,385	£-4,137,287	£-4,137,287	£-4,305,745	£-4,418,050
35% SR : 35% THLR : 30% SO	43%	£-4,652,790	£-4,864,157	£-4,909,426	£-4,909,426	£-5,079,186	£-5,192,359
35% SR : 35% THLR : 30% SO	50%	£-5,466,775	£-5,642,407	£-5,688,050	£-5,688,050	£-5,859,211	£-5,973,319

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,922,054	£1,516,963	£1,474,013	£1,474,013	£1,312,955	£1,205,583
35% SR : 35% THLR : 30% SO	10%	£901,633	£542,603	£499,355	£499,355	£337,174	£229,053
35% SR : 35% THLR : 30% SO	20%	£-130,285	£-443,055	£-486,649	£-486,649	£-650,127	£-759,112
35% SR : 35% THLR : 30% SO	25%	£-650,555	£-940,122	£-983,907	£-983,907	£-1,148,097	£-1,257,558
35% SR : 35% THLR : 30% SO	30%	£-1,173,700	£-1,440,013	£-1,484,000	£-1,484,000	£-1,649,947	£-1,758,912
35% SR : 35% THLR : 30% SO	35%	£-1,699,719	£-1,943,714	£-1,988,636	£-1,988,636	£-2,157,094	£-2,269,399
35% SR : 35% THLR : 30% SO	43%	£-2,504,139	£-2,715,506	£-2,760,775	£-2,760,775	£-2,930,534	£-3,043,708
35% SR : 35% THLR : 30% SO	50%	£-3,318,124	£-3,493,756	£-3,539,399	£-3,539,399	£-3,710,560	£-3,824,667

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,818,969	£2,413,878	£2,370,929	£2,370,929	£2,209,871	£2,102,499
35% SR : 35% THLR : 30% SO	10%	£1,798,649	£1,439,519	£1,396,271	£1,396,271	£1,234,090	£1,125,969
35% SR : 35% THLR : 30% SO	20%	£766,631	£453,860	£410,267	£410,267	£246,788	£137,804
35% SR : 35% THLR : 30% SO	25%	£246,361	£-43,206	£-86,991	£-86,991	£-251,181	£-360,642
35% SR : 35% THLR : 30% SO	30%	£-276,784	£-543,098	£-587,084	£-587,084	£-752,031	£-861,996
35% SR : 35% THLR : 30% SO	35%	£-802,804	£-1,046,799	£-1,091,720	£-1,091,720	£-1,260,178	£-1,372,483
35% SR : 35% THLR : 30% SO	43%	£-1,607,224	£-1,818,590	£-1,863,859	£-1,863,859	£-2,033,619	£-2,146,792
35% SR : 35% THLR : 30% SO	50%	£-2,421,208	£-2,596,841	£-2,642,484	£-2,642,484	£-2,813,644	£-2,927,752

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,373,951	£1,010,665	£967,716	£967,716	£806,659	£699,287
35% SR : 35% THLR : 30% SO	10%	£587,403	£266,157	£222,908	£222,908	£60,727	£48,169
35% SR : 35% THLR : 30% SO	20%	£214,087	£497,660	£541,967	£541,967	£708,119	£818,886
35% SR : 35% THLR : 30% SO	25%	£624,018	£886,051	£930,552	£930,552	£1,097,428	£1,208,679
35% SR : 35% THLR : 30% SO	30%	£1,036,870	£1,277,314	£1,322,020	£1,322,020	£1,489,665	£1,601,429
35% SR : 35% THLR : 30% SO	35%	£1,452,643	£1,671,449	£1,716,370	£1,716,370	£1,884,828	£1,997,133
35% SR : 35% THLR : 30% SO	43%	£2,081,781	£2,268,033	£2,313,302	£2,313,302	£2,483,061	£2,596,235
35% SR : 35% THLR : 30% SO	50%	£2,717,492	£2,871,077	£2,916,720	£2,916,720	£3,087,881	£3,201,988

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,924,816	£6,288,102	£6,331,050	£6,331,050	£6,492,108	£6,599,480
35% SR : 35% THLR : 30% SO	10%	£6,711,364	£7,032,610	£7,075,859	£7,075,859	£7,238,040	£7,346,936
35% SR : 35% THLR : 30% SO	20%	£7,512,854	£7,796,427	£7,840,734	£7,840,734	£8,006,886	£8,117,653
35% SR : 35% THLR : 30% SO	25%	£7,922,785	£8,184,818	£8,229,319	£8,229,319	£8,396,195	£8,507,446
35% SR : 35% THLR : 30% SO	30%	£8,335,637	£8,576,081	£8,620,787	£8,620,787	£8,788,432	£8,900,196
35% SR : 35% THLR : 30% SO	35%	£8,751,410	£8,970,216	£9,015,137	£9,015,137	£9,183,595	£9,295,900
35% SR : 35% THLR : 30% SO	43%	£9,380,548	£9,566,799	£9,612,069	£9,612,069	£9,781,828	£9,895,002
35% SR : 35% THLR : 30% SO	50%	£10,016,259	£10,169,844	£10,215,487	£10,215,487	£10,386,647	£10,500,755

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,657,281	£3,020,567	£3,063,515	£3,063,515	£3,224,573	£3,331,945
35% SR : 35% THLR : 30% SO	10%	£3,443,829	£3,765,075	£3,808,324	£3,808,324	£3,970,505	£4,079,401
35% SR : 35% THLR : 30% SO	20%	£4,245,319	£4,528,892	£4,573,199	£4,573,199	£4,739,351	£4,850,118
35% SR : 35% THLR : 30% SO	25%	£4,655,250	£4,917,283	£4,961,784	£4,961,784	£5,128,660	£5,239,911
35% SR : 35% THLR : 30% SO	30%	£5,068,102	£5,308,546	£5,353,252	£5,353,252	£5,520,897	£5,632,661
35% SR : 35% THLR : 30% SO	35%	£5,483,875	£5,702,681	£5,747,602	£5,747,602	£5,916,080	£6,028,365
35% SR : 35% THLR : 30% SO	43%	£6,113,013	£6,299,284	£6,344,534	£6,344,534	£6,514,293	£6,627,467
35% SR : 35% THLR : 30% SO	50%	£6,748,724	£6,902,309	£6,947,952	£6,947,952	£7,119,112	£7,233,220

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£508,629	£871,916	£914,864	£914,864	£1,075,922	£1,183,294
35% SR : 35% THLR : 30% SO	10%	£1,295,178	£1,616,424	£1,659,673	£1,659,673	£1,821,854	£1,930,750
35% SR : 35% THLR : 30% SO	20%	£2,096,668	£2,380,241	£2,424,548	£2,424,548	£2,590,700	£2,701,467
35% SR : 35% THLR : 30% SO	25%	£2,506,599	£2,768,632	£2,813,133	£2,813,133	£2,980,009	£3,091,260
35% SR : 35% THLR : 30% SO	30%	£2,919,451	£3,159,895	£3,204,601	£3,204,601	£3,372,246	£3,484,010
35% SR : 35% THLR : 30% SO	35%	£3,335,224	£3,554,029	£3,598,951	£3,598,951	£3,767,409	£3,879,714
35% SR : 35% THLR : 30% SO	43%	£3,964,362	£4,150,613	£4,195,882	£4,195,882	£4,365,642	£4,478,516
35% SR : 35% THLR : 30% SO	50%	£4,600,073	£4,753,658	£4,799,301	£4,799,301	£4,970,461	£5,084,569

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£388,286	£25,000	£17,949	£17,949	£179,006	£288,376
35% SR : 35% THLR : 30% SO	10%	£398,262	£719,508	£762,757	£762,757	£924,938	£1,033,834
35% SR : 35% THLR : 30% SO	20%	£1,199,752	£1,493,325	£1,527,632	£1,527,632	£1,693,784	£1,804,551
35% SR : 35% THLR : 30% SO	25%	£1,609,683	£1,871,716	£1,916,217	£1,916,217	£2,083,093	£2,194,344
35% SR : 35% THLR : 30% SO	30%	£2,022,535	£2,262,979	£2,307,685	£2,307,685	£2,475,330	£2,587,094
35% SR : 35% THLR : 30% SO	35%	£2,438,308	£2,657,114	£2,702,035	£2,702,035	£2,870,493	£2,982,790
35% SR : 35% THLR : 30% SO	43%	£3,067,446	£3,253,698	£3,298,967	£3,298,967	£3,468,726	£3,581,900
35% SR : 35% THLR : 30% SO	50%	£3,703,157	£3,856,742	£3,902,385	£3,902,385	£4,073,546	£4,187,653

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£30,483,634	£28,106,085	£28,025,259	£28,025,259	£27,722,161	£27,520,096
35% SR : 35% THLR : 30% SO	10%	£26,259,191	£24,129,111	£24,047,721	£24,047,721	£23,737,935	£23,531,132
35% SR : 35% THLR : 30% SO	20%	£22,013,058	£20,110,797	£20,027,414	£20,027,414	£19,714,731	£19,506,275
35% SR : 35% THLR : 30% SO	25%	£19,873,828	£18,092,627	£18,008,881	£18,008,881	£17,694,834	£17,485,469
35% SR : 35% THLR : 30% SO	30%	£17,724,431	£16,069,033	£15,984,902	£15,984,902	£15,669,408	£15,459,077
35% SR : 35% THLR : 30% SO	35%	£15,569,514	£14,040,015	£13,955,475	£13,955,475	£13,638,451	£13,427,102
35% SR : 35% THLR : 30% SO	43%	£12,326,789	£10,986,315	£10,901,122	£10,901,122	£10,581,648	£10,368,666
35% SR : 35% THLR : 30% SO	50%	£9,071,644	£7,920,410	£7,834,514	£7,834,514	£7,512,404	£7,297,663

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,069,049	£1,691,499	£1,610,674	£1,610,674	£1,307,576	£1,105,511
35% SR : 35% THLR : 30% SO	10%	£-155,394	£-2,285,474	£-2,366,864	£-2,366,864	£-2,676,650	£-2,883,453
35% SR : 35% THLR : 30% SO	20%	£-4,401,527	£-6,303,789	£-6,387,171	£-6,387,171	£-6,699,854	£-6,908,310
35% SR : 35% THLR : 30% SO	25%	£-6,540,757	£-8,321,958	£-8,405,704	£-8,405,704	£-8,719,571	£-8,929,116
35% SR : 35% THLR : 30% SO	30%	£-8,690,154	£-10,345,552	£-10,429,683	£-10,429,683	£-10,745,177	£-10,955,508
35% SR : 35% THLR : 30% SO	35%	£-10,845,071	£-12,374,570	£-12,459,110	£-12,459,110	£-12,776,134	£-12,987,483
35% SR : 35% THLR : 30% SO	43%	£-14,087,796	£-15,428,270	£-15,513,463	£-15,513,463	£-15,832,937	£-16,045,919
35% SR : 35% THLR : 30% SO	50%	£-17,342,942	£-18,494,175	£-18,580,071	£-18,580,071	£-18,902,181	£-19,116,922

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,894,414	£13,516,864	£13,436,039	£13,436,039	£13,132,941	£12,930,876
35% SR : 35% THLR : 30% SO	10%	£11,669,971	£9,539,891	£9,458,501	£9,458,501	£9,148,715	£8,941,912
35% SR : 35% THLR : 30% SO	20%	£7,423,838	£5,521,576	£5,438,194	£5,438,194	£5,125,511	£4,917,055
35% SR : 35% THLR : 30% SO	25%	£5,284,608	£3,503,407	£3,419,661	£3,419,661	£3,105,614	£2,896,249
35% SR : 35% THLR : 30% SO	30%	£3,135,211	£1,479,813	£1,395,682	£1,395,682	£1,080,188	£869,857
35% SR : 35% THLR : 30% SO	35%	£980,294	£-549,205	£-633,745	£-633,745	£-950,769	£-1,162,118
35% SR : 35% THLR : 30% SO	43%	£-2,262,431	£-3,602,905	£-3,688,098	£-3,688,098	£-4,007,572	£-4,220,554
35% SR : 35% THLR : 30% SO	50%	£-5,517,576	£-6,668,810	£-6,754,706	£-6,754,706	£-7,076,816	£-7,291,557

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£23,670,485	£21,292,935	£21,212,110	£21,212,110	£20,909,012	£20,706,947
35% SR : 35% THLR : 30% SO	10%	£19,446,042	£17,315,962	£17,234,572	£17,234,572	£16,924,786	£16,717,983
35% SR : 35% THLR : 30% SO	20%	£15,199,908	£13,297,647	£13,214,264	£13,214,264	£12,901,581	£12,693,126
35% SR : 35% THLR : 30% SO	25%	£13,060,679	£11,279,478	£11,195,732	£11,195,732	£10,881,685	£10,672,320
35% SR : 35% THLR : 30% SO	30%	£10,911,282	£9,255,884	£9,171,753	£9,171,753	£8,856,259	£8,645,928
35% SR : 35% THLR : 30% SO	35%	£8,756,365	£7,226,865	£7,142,326	£7,142,326	£6,825,302	£6,613,952
35% SR : 35% THLR : 30% SO	43%	£5,513,640	£4,173,168	£4,087,973	£4,087,973	£3,768,499	£3,555,517
35% SR : 35% THLR : 30% SO	50%	£2,258,494	£1,107,261	£1,021,365	£1,021,365	£699,255	£484,514

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£26,916,466	£24,538,916	£24,458,091	£24,458,091	£24,154,993	£23,952,927
35% SR : 35% THLR : 30% SO	10%	£22,692,022	£20,561,943	£20,480,553	£20,480,553	£20,170,767	£19,963,964
35% SR : 35% THLR : 30% SO	20%	£18,445,889	£16,543,628	£16,460,245	£16,460,245	£16,147,562	£15,938,106
35% SR : 35% THLR : 30% SO	25%	£16,306,660	£14,525,459	£14,441,713	£14,441,713	£14,127,666	£13,918,300
35% SR : 35% THLR : 30% SO	30%	£14,157,263	£12,501,865	£12,417,734	£12,417,734	£12,102,239	£11,891,909
35% SR : 35% THLR : 30% SO	35%	£12,002,346	£10,472,846	£10,388,306	£10,388,306	£10,071,283	£9,859,933
35% SR : 35% THLR : 30% SO	43%	£8,759,621	£7,419,147	£7,333,954	£7,333,954	£7,014,480	£6,801,497
35% SR : 35% THLR : 30% SO	50%	£5,504,475	£4,353,242	£4,267,345	£4,267,345	£3,945,236	£3,730,495

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,875,575	£14,701,760	£14,619,612	£14,619,612	£14,311,557	£14,106,187
35% SR : 35% THLR : 30% SO	10%	£13,992,703	£12,046,143	£11,963,422	£11,963,422	£11,653,218	£11,446,416
35% SR : 35% THLR : 30% SO	20%	£11,087,751	£9,368,826	£9,285,443	£9,285,443	£8,972,760	£8,764,305
35% SR : 35% THLR : 30% SO	25%	£9,626,996	£8,022,031	£7,938,284	£7,938,284	£7,624,237	£7,413,084
35% SR : 35% THLR : 30% SO	30%	£8,160,721	£6,664,019	£6,578,511	£6,578,511	£6,257,857	£6,044,087
35% SR : 35% THLR : 30% SO	35%	£6,688,926	£5,292,348	£5,206,426	£5,206,426	£4,884,217	£4,669,410
35% SR : 35% THLR : 30% SO	43%	£4,447,916	£3,224,495	£3,137,909	£3,137,909	£2,813,210	£2,596,744
35% SR : 35% THLR : 30% SO	50%	£2,193,441	£1,144,229	£1,056,927	£1,056,927	£729,549	£511,297

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£9,539,010	-£11,712,825	-£11,794,973	-£11,794,973	-£12,103,028	-£12,308,398
35% SR : 35% THLR : 30% SO	10%	-£12,421,882	-£14,368,442	-£14,451,163	-£14,451,163	-£14,761,367	-£14,968,169
35% SR : 35% THLR : 30% SO	20%	-£15,326,834	-£17,045,759	-£17,129,142	-£17,129,142	-£17,441,825	-£17,650,280
35% SR : 35% THLR : 30% SO	25%	-£16,787,589	-£18,392,555	-£18,476,301	-£18,476,301	-£18,790,348	-£19,001,501
35% SR : 35% THLR : 30% SO	30%	-£18,253,864	-£19,750,566	-£19,836,074	-£19,836,074	-£20,156,728	-£20,370,498
35% SR : 35% THLR : 30% SO	35%	-£19,725,659	-£21,122,237	-£21,208,160	-£21,208,160	-£21,530,368	-£21,745,175
35% SR : 35% THLR : 30% SO	43%	-£21,966,669	-£23,190,090	-£23,276,676	-£23,276,676	-£23,601,375	-£23,817,841
35% SR : 35% THLR : 30% SO	50%	-£24,221,144	-£25,270,356	-£25,357,858	-£25,357,858	-£25,685,036	-£25,903,288

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,286,355	£112,540	£30,392	£30,392	-£277,663	-£483,033
35% SR : 35% THLR : 30% SO	10%	-£596,517	-£2,543,077	-£2,625,798	-£2,625,798	-£2,936,002	-£3,142,804
35% SR : 35% THLR : 30% SO	20%	-£3,501,469	-£5,220,394	-£5,303,777	-£5,303,777	-£5,616,460	-£5,824,915
35% SR : 35% THLR : 30% SO	25%	-£4,962,224	-£6,567,189	-£6,650,936	-£6,650,936	-£6,964,983	-£7,176,136
35% SR : 35% THLR : 30% SO	30%	-£6,428,499	-£7,925,201	-£8,010,709	-£8,010,709	-£8,331,363	-£8,545,133
35% SR : 35% THLR : 30% SO	35%	-£7,900,294	-£9,296,872	-£9,382,794	-£9,382,794	-£9,705,003	-£9,919,810
35% SR : 35% THLR : 30% SO	43%	-£10,141,304	-£11,364,725	-£11,451,311	-£11,451,311	-£11,776,010	-£11,992,476
35% SR : 35% THLR : 30% SO	50%	-£12,395,779	-£13,444,991	-£13,532,293	-£13,532,293	-£13,859,671	-£14,077,923

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,062,426	£7,888,611	£7,806,463	£7,806,463	£7,498,408	£7,293,038
35% SR : 35% THLR : 30% SO	10%	£7,179,553	£5,232,994	£5,150,272	£5,150,272	£4,840,069	£4,633,267
35% SR : 35% THLR : 30% SO	20%	£4,274,602	£2,555,677	£2,472,294	£2,472,294	£2,159,611	£1,951,155
35% SR : 35% THLR : 30% SO	25%	£2,813,847	£1,208,881	£1,125,135	£1,125,135	£811,087	£599,934
35% SR : 35% THLR : 30% SO	30%	£1,347,572	-£149,130	-£234,638	-£234,638	-£555,293	-£769,062
35% SR : 35% THLR : 30% SO	35%	-£124,223	-£1,520,801	-£1,606,724	-£1,606,724	-£1,928,933	-£2,143,739
35% SR : 35% THLR : 30% SO	43%	-£2,365,233	-£3,588,654	-£3,675,240	-£3,675,240	-£3,999,939	-£4,216,405
35% SR : 35% THLR : 30% SO	50%	-£4,619,708	-£5,668,921	-£5,756,222	-£5,756,222	-£6,083,600	-£6,301,853

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,308,407	£11,134,591	£11,052,444	£11,052,444	£10,744,389	£10,539,019
35% SR : 35% THLR : 30% SO	10%	£10,425,534	£8,478,974	£8,396,253	£8,396,253	£8,086,050	£7,879,248
35% SR : 35% THLR : 30% SO	20%	£7,520,582	£6,801,658	£6,718,275	£6,718,275	£6,405,592	£6,197,136
35% SR : 35% THLR : 30% SO	25%	£6,059,827	£4,454,862	£4,371,116	£4,371,116	£4,057,068	£3,845,915
35% SR : 35% THLR : 30% SO	30%	£4,593,553	£3,096,850	£3,011,343	£3,011,343	£2,690,688	£2,476,919
35% SR : 35% THLR : 30% SO	35%	£3,121,758	£1,725,179	£1,639,257	£1,639,257	£1,317,048	£1,102,242
35% SR : 35% THLR : 30% SO	43%	£880,748	-£342,673	-£429,259	-£429,259	-£753,959	-£970,424
35% SR : 35% THLR : 30% SO	50%	-£1,373,728	-£2,422,940	-£2,510,241	-£2,510,241	-£2,837,620	-£3,055,872

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,182,890	£9,106,984	£9,024,837	£9,024,837	£8,716,781	£8,509,177
35% SR : 35% THLR : 30% SO	10%	£8,856,101	£6,985,041	£6,900,967	£6,900,967	£6,585,690	£6,375,505
35% SR : 35% THLR : 30% SO	20%	£6,498,509	£4,833,520	£4,748,774	£4,748,774	£4,430,977	£4,219,112
35% SR : 35% THLR : 30% SO	25%	£5,303,633	£3,749,483	£3,664,367	£3,664,367	£3,345,184	£3,132,394
35% SR : 35% THLR : 30% SO	30%	£4,103,141	£2,659,928	£2,574,420	£2,574,420	£2,253,766	£2,039,996
35% SR : 35% THLR : 30% SO	35%	£2,897,036	£1,564,855	£1,478,933	£1,478,933	£1,156,724	£941,918
35% SR : 35% THLR : 30% SO	43%	£1,077,351	£-89,540	£-177,542	£-177,542	£-507,552	£-727,558
35% SR : 35% THLR : 30% SO	50%	£-767,314	£-1,782,147	£-1,870,875	£-1,870,875	£-2,203,609	£-2,425,430

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-15,231,695	£-17,307,601	£-17,389,748	£-17,389,748	£-17,697,804	£-17,905,408
35% SR : 35% THLR : 30% SO	10%	£-17,558,484	£-19,429,545	£-19,513,619	£-19,513,619	£-19,828,895	£-20,039,080
35% SR : 35% THLR : 30% SO	20%	£-19,916,076	£-21,581,065	£-21,665,811	£-21,665,811	£-21,983,608	£-22,195,473
35% SR : 35% THLR : 30% SO	25%	£-21,110,952	£-22,665,102	£-22,750,218	£-22,750,218	£-23,069,402	£-23,282,191
35% SR : 35% THLR : 30% SO	30%	£-22,311,444	£-23,754,657	£-23,840,165	£-23,840,165	£-24,160,819	£-24,374,589
35% SR : 35% THLR : 30% SO	35%	£-23,517,549	£-24,849,730	£-24,935,652	£-24,935,652	£-25,257,861	£-25,472,667
35% SR : 35% THLR : 30% SO	43%	£-25,337,234	£-26,504,125	£-26,592,127	£-26,592,127	£-26,922,137	£-27,142,143
35% SR : 35% THLR : 30% SO	50%	£-27,181,899	£-28,196,732	£-28,285,460	£-28,285,460	£-28,618,194	£-28,840,015

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-3,406,330	£-5,482,236	£-5,564,383	£-5,564,383	£-5,872,439	£-6,080,043
35% SR : 35% THLR : 30% SO	10%	£-5,733,119	£-7,804,180	£-7,888,254	£-7,888,254	£-8,003,530	£-8,213,715
35% SR : 35% THLR : 30% SO	20%	£-8,090,711	£-9,755,700	£-9,840,446	£-9,840,446	£-10,158,243	£-10,370,108
35% SR : 35% THLR : 30% SO	25%	£-9,285,587	£-10,839,737	£-10,924,853	£-10,924,853	£-11,244,036	£-11,456,826
35% SR : 35% THLR : 30% SO	30%	£-10,486,079	£-11,929,292	£-12,014,800	£-12,014,800	£-12,335,454	£-12,549,224
35% SR : 35% THLR : 30% SO	35%	£-11,682,184	£-13,024,365	£-13,110,287	£-13,110,287	£-13,432,496	£-13,647,302
35% SR : 35% THLR : 30% SO	43%	£-13,511,869	£-14,678,760	£-14,766,762	£-14,766,762	£-15,096,772	£-15,316,778
35% SR : 35% THLR : 30% SO	50%	£-16,356,534	£-16,371,367	£-16,460,095	£-16,460,095	£-16,792,829	£-17,014,660

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,369,741	£2,293,835	£2,211,687	£2,211,687	£1,903,632	£1,696,027
35% SR : 35% THLR : 30% SO	10%	£2,042,951	£171,891	£87,817	£87,817	£227,460	£-437,645
35% SR : 35% THLR : 30% SO	20%	£-314,640	£-1,979,629	£-2,064,376	£-2,064,376	£-2,382,173	£-2,594,037
35% SR : 35% THLR : 30% SO	25%	£-1,509,517	£-3,065,666	£-3,148,782	£-3,148,782	£-3,467,966	£-3,680,755
35% SR : 35% THLR : 30% SO	30%	£-2,710,009	£-4,153,221	£-4,238,729	£-4,238,729	£-4,559,394	£-4,773,153
35% SR : 35% THLR : 30% SO	35%	£-3,916,114	£-5,248,294	£-5,334,216	£-5,334,216	£-5,656,455	£-5,871,232
35% SR : 35% THLR : 30% SO	43%	£-5,735,798	£-6,902,689	£-6,990,692	£-6,990,692	£-7,320,701	£-7,540,707
35% SR : 35% THLR : 30% SO	50%	£-7,580,463	£-8,595,296	£-8,684,025	£-8,684,025	£-9,016,758	£-9,238,579

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,615,722	£5,539,816	£5,457,668	£5,457,668	£5,149,613	£4,942,008
35% SR : 35% THLR : 30% SO	10%	£5,288,932	£3,417,872	£3,333,798	£3,333,798	£3,018,521	£2,806,336
35% SR : 35% THLR : 30% SO	20%	£2,931,341	£1,266,351	£1,181,605	£1,181,605	£863,808	£651,943
35% SR : 35% THLR : 30% SO	25%	£1,736,464	£182,315	£97,199	£97,199	£-221,985	£-434,775
35% SR : 35% THLR : 30% SO	30%	£535,973	£-907,241	£-992,748	£-992,748	£-1,313,403	£-1,527,172
35% SR : 35% THLR : 30% SO	35%	£-670,133	£-2,002,313	£-2,088,236	£-2,088,236	£-2,410,444	£-2,625,251
35% SR : 35% THLR : 30% SO	43%	£-2,489,818	£-3,656,709	£-3,744,711	£-3,744,711	£-4,074,720	£-4,294,727
35% SR : 35% THLR : 30% SO	50%	£-4,334,482	£-5,349,315	£-5,438,044	£-5,438,044	£-5,770,777	£-5,992,598

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,598,501	£13,460,555	£13,378,408	£13,378,408	£13,070,353	£12,864,983
35% SR : 35% THLR : 30% SO	10%	£11,941,824	£10,927,572	£10,844,852	£10,844,852	£10,534,649	£10,327,846
35% SR : 35% THLR : 30% SO	20%	£9,263,068	£8,372,890	£8,289,508	£8,289,508	£7,976,825	£7,768,369
35% SR : 35% THLR : 30% SO	25%	£7,915,411	£7,087,047	£7,001,931	£7,001,931	£6,682,748	£6,469,959
35% SR : 35% THLR : 30% SO	30%	£6,559,110	£5,782,762	£5,697,255	£5,697,255	£5,376,600	£5,162,830
35% SR : 35% THLR : 30% SO	35%	£5,186,053	£4,472,959	£4,387,037	£4,387,037	£4,064,828	£3,850,021
35% SR : 35% THLR : 30% SO	43%	£3,115,942	£2,497,909	£2,411,323	£2,411,323	£2,086,623	£1,870,158
35% SR : 35% THLR : 30% SO	50%	£1,033,198	£510,443	£423,143	£423,143	£95,764	£-124,491

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£11,816,084	-£12,954,030	-£13,036,177	-£13,036,177	-£13,344,232	-£13,549,603
35% SR : 35% THLR : 30% SO	10%	-£14,472,761	-£15,487,013	-£15,569,733	-£15,569,733	-£15,879,936	-£16,086,739
35% SR : 35% THLR : 30% SO	20%	-£17,151,517	-£18,041,695	-£18,125,077	-£18,125,077	-£18,437,760	-£18,646,216
35% SR : 35% THLR : 30% SO	25%	-£18,499,174	-£19,327,538	-£19,412,654	-£19,412,654	-£19,731,837	-£19,944,626
35% SR : 35% THLR : 30% SO	30%	-£19,855,475	-£20,631,823	-£20,717,330	-£20,717,330	-£21,037,985	-£21,251,755
35% SR : 35% THLR : 30% SO	35%	-£21,228,532	-£21,941,626	-£22,027,548	-£22,027,548	-£22,349,757	-£22,564,564
35% SR : 35% THLR : 30% SO	43%	-£23,298,643	-£23,916,676	-£24,003,262	-£24,003,262	-£24,327,962	-£24,544,428
35% SR : 35% THLR : 30% SO	50%	-£25,381,387	-£25,904,142	-£25,991,442	-£25,991,442	-£26,318,821	-£26,539,076

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,281	-£1,128,665	-£1,210,812	-£1,210,812	-£1,518,867	-£1,724,238
35% SR : 35% THLR : 30% SO	10%	-£2,647,396	-£3,661,648	-£3,744,368	-£3,744,368	-£4,054,571	-£4,261,374
35% SR : 35% THLR : 30% SO	20%	-£5,326,152	-£6,216,330	-£6,299,712	-£6,299,712	-£6,612,395	-£6,820,851
35% SR : 35% THLR : 30% SO	25%	-£6,673,809	-£7,502,173	-£7,587,289	-£7,587,289	-£7,906,472	-£8,115,261
35% SR : 35% THLR : 30% SO	30%	-£8,030,110	-£8,806,458	-£8,891,965	-£8,891,965	-£9,212,620	-£9,426,390
35% SR : 35% THLR : 30% SO	35%	-£9,403,167	-£10,116,261	-£10,202,183	-£10,202,183	-£10,524,392	-£10,739,199
35% SR : 35% THLR : 30% SO	43%	-£11,473,278	-£12,091,311	-£12,177,897	-£12,177,897	-£12,502,597	-£12,719,063
35% SR : 35% THLR : 30% SO	50%	-£13,556,022	-£14,078,777	-£14,166,077	-£14,166,077	-£14,493,456	-£14,713,711

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,785,352	£6,647,406	£6,565,258	£6,565,258	£6,257,203	£6,051,833
35% SR : 35% THLR : 30% SO	10%	£5,128,675	£4,114,423	£4,031,703	£4,031,703	£3,721,499	£3,514,696
35% SR : 35% THLR : 30% SO	20%	£2,449,919	£1,559,740	£1,476,358	£1,476,358	£1,163,675	£955,220
35% SR : 35% THLR : 30% SO	25%	£1,102,261	£273,897	£188,782	£188,782	£130,401	£94,191
35% SR : 35% THLR : 30% SO	30%	-£254,039	-£1,930,387	-£1,115,895	-£1,115,895	-£1,436,549	-£1,650,319
35% SR : 35% THLR : 30% SO	35%	-£1,627,096	-£2,340,190	-£2,426,113	-£2,426,113	-£2,748,321	-£2,963,128
35% SR : 35% THLR : 30% SO	43%	-£3,697,207	-£4,315,241	-£4,401,827	-£4,401,827	-£4,726,536	-£4,942,992
35% SR : 35% THLR : 30% SO	50%	-£5,779,952	-£6,302,706	-£6,390,007	-£6,390,007	-£6,717,385	-£6,937,641

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,031,332	£9,893,387	£9,811,239	£9,811,239	£9,503,184	£9,297,814
35% SR : 35% THLR : 30% SO	10%	£8,374,656	£7,360,404	£7,277,683	£7,277,683	£6,967,480	£6,760,677
35% SR : 35% THLR : 30% SO	20%	£5,695,900	£4,805,721	£4,722,339	£4,722,339	£4,409,656	£4,201,200
35% SR : 35% THLR : 30% SO	25%	£4,348,242	£3,519,878	£3,434,762	£3,434,762	£3,115,580	£2,902,790
35% SR : 35% THLR : 30% SO	30%	£2,991,942	£2,215,594	£2,130,086	£2,130,086	£1,809,431	£1,595,662
35% SR : 35% THLR : 30% SO	35%	£1,618,885	£905,791	£819,868	£819,868	£497,659	£282,853
35% SR : 35% THLR : 30% SO	43%	-£451,227	-£1,069,260	-£1,155,846	-£1,155,846	-£1,480,545	-£1,697,011
35% SR : 35% THLR : 30% SO	50%	-£2,533,971	-£3,056,725	-£3,144,026	-£3,144,026	-£3,471,404	-£3,691,660

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,044,353	£8,984,734	£8,902,587	£8,902,587	£8,594,532	£8,389,162
35% SR : 35% THLR : 30% SO	10%	£7,827,526	£6,873,397	£6,789,323	£6,789,323	£6,474,047	£6,263,862
35% SR : 35% THLR : 30% SO	20%	£5,568,552	£4,729,962	£4,645,217	£4,645,217	£4,327,420	£4,115,555
35% SR : 35% THLR : 30% SO	25%	£4,429,325	£3,649,968	£3,564,852	£3,564,852	£3,245,669	£3,032,880
35% SR : 35% THLR : 30% SO	30%	£3,284,484	£2,564,457	£2,478,948	£2,478,948	£2,158,295	£1,944,525
35% SR : 35% THLR : 30% SO	35%	£2,134,030	£1,473,427	£1,387,505	£1,387,505	£1,065,296	£850,489
35% SR : 35% THLR : 30% SO	43%	£397,820	£-176,300	£-264,302	£-264,302	£-594,312	£-814,318
35% SR : 35% THLR : 30% SO	50%	£-1,373,117	£-1,862,743	£-1,951,472	£-1,951,472	£-2,284,204	£-2,506,027

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-16,370,232	£-17,429,851	£-17,511,998	£-17,511,998	£-17,820,053	£-18,025,424
35% SR : 35% THLR : 30% SO	10%	£-18,587,059	£-19,541,188	£-19,625,262	£-19,625,262	£-19,940,539	£-20,150,723
35% SR : 35% THLR : 30% SO	20%	£-20,846,033	£-21,684,623	£-21,769,368	£-21,769,368	£-22,087,165	£-22,299,030
35% SR : 35% THLR : 30% SO	25%	£-21,985,260	£-22,764,617	£-22,849,733	£-22,849,733	£-23,168,916	£-23,381,705
35% SR : 35% THLR : 30% SO	30%	£-23,130,101	£-23,850,128	£-23,935,637	£-23,935,637	£-24,255,290	£-24,470,060
35% SR : 35% THLR : 30% SO	35%	£-24,280,555	£-24,941,158	£-25,027,080	£-25,027,080	£-25,349,289	£-25,564,096
35% SR : 35% THLR : 30% SO	43%	£-26,016,765	£-26,590,885	£-26,678,887	£-26,678,887	£-27,008,897	£-27,228,903
35% SR : 35% THLR : 30% SO	50%	£-27,787,702	£-28,277,329	£-28,366,057	£-28,366,057	£-28,698,789	£-28,920,812

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-4,544,867	£-5,804,486	£-5,686,633	£-5,686,633	£-5,994,688	£-6,200,059
35% SR : 35% THLR : 30% SO	10%	£-6,761,694	£-7,715,823	£-7,799,897	£-7,799,897	£-8,115,713	£-8,325,358
35% SR : 35% THLR : 30% SO	20%	£-9,020,668	£-9,859,258	£-9,944,003	£-9,944,003	£-10,261,800	£-10,473,665
35% SR : 35% THLR : 30% SO	25%	£-10,159,895	£-10,939,252	£-11,024,368	£-11,024,368	£-11,343,551	£-11,556,340
35% SR : 35% THLR : 30% SO	30%	£-11,304,736	£-12,024,763	£-12,110,272	£-12,110,272	£-12,430,925	£-12,644,695
35% SR : 35% THLR : 30% SO	35%	£-12,455,190	£-13,115,793	£-13,201,715	£-13,201,715	£-13,523,924	£-13,738,731
35% SR : 35% THLR : 30% SO	43%	£-14,191,400	£-14,765,520	£-14,853,522	£-14,853,522	£-15,183,532	£-15,403,538
35% SR : 35% THLR : 30% SO	50%	£-16,962,337	£-16,451,964	£-16,540,692	£-16,540,692	£-16,873,424	£-17,095,247

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,231,204	£2,171,585	£2,089,437	£2,089,437	£1,781,382	£1,576,012
35% SR : 35% THLR : 30% SO	10%	£1,014,377	£60,248	£-23,826	£-23,826	£-339,103	£-549,288
35% SR : 35% THLR : 30% SO	20%	£-1,244,598	£-2,083,188	£-2,167,933	£-2,167,933	£-2,485,730	£-2,697,595
35% SR : 35% THLR : 30% SO	25%	£-2,383,824	£-3,163,161	£-3,248,297	£-3,248,297	£-3,567,480	£-3,780,269
35% SR : 35% THLR : 30% SO	30%	£-3,528,665	£-4,248,693	£-4,334,201	£-4,334,201	£-4,654,895	£-4,868,624
35% SR : 35% THLR : 30% SO	35%	£-4,679,120	£-5,339,722	£-5,425,644	£-5,425,644	£-5,747,893	£-5,962,660
35% SR : 35% THLR : 30% SO	43%	£-6,415,329	£-6,989,449	£-7,077,452	£-7,077,452	£-7,407,461	£-7,627,468
35% SR : 35% THLR : 30% SO	50%	£-8,186,266	£-8,675,893	£-8,764,621	£-8,764,621	£-9,097,354	£-9,319,176

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,477,185	£5,417,566	£5,335,418	£5,335,418	£5,027,363	£4,821,993
35% SR : 35% THLR : 30% SO	10%	£4,260,357	£3,306,229	£3,222,155	£3,222,155	£2,906,878	£2,696,693
35% SR : 35% THLR : 30% SO	20%	£2,001,383	£1,162,793	£1,078,048	£1,078,048	£760,251	£548,386
35% SR : 35% THLR : 30% SO	25%	£862,157	£82,799	£-22,316	£-22,316	£-321,499	£-534,289
35% SR : 35% THLR : 30% SO	30%	£-282,684	£-1,002,712	£-1,088,220	£-1,088,220	£-1,408,874	£-1,622,643
35% SR : 35% THLR : 30% SO	35%	£-1,433,139	£-2,093,741	£-2,179,664	£-2,179,664	£-2,501,873	£-2,716,679
35% SR : 35% THLR : 30% SO	43%	£-3,169,348	£-3,743,469	£-3,831,471	£-3,831,471	£-4,161,490	£-4,381,487
35% SR : 35% THLR : 30% SO	50%	£-4,940,266	£-5,429,912	£-5,518,641	£-5,518,641	£-5,851,373	£-6,073,195

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,611,635	£5,596,551	£5,513,060	£5,513,060	£5,199,966	£4,991,237
35% SR : 35% THLR : 30% SO	10%	£4,706,409	£3,803,370	£3,719,296	£3,719,296	£3,404,019	£3,193,834
35% SR : 35% THLR : 30% SO	20%	£2,778,724	£1,988,117	£1,903,371	£1,903,371	£1,585,574	£1,373,709
35% SR : 35% THLR : 30% SO	25%	£1,806,461	£1,072,215	£987,099	£987,099	£667,915	£455,126
35% SR : 35% THLR : 30% SO	30%	£828,583	£150,794	£65,287	£65,287	£-259,544	£-476,810
35% SR : 35% THLR : 30% SO	35%	£-157,442	£-788,838	£-876,166	£-876,166	£-1,203,644	£-1,421,964
35% SR : 35% THLR : 30% SO	43%	£-1,667,507	£-2,212,501	£-2,300,503	£-2,300,503	£-2,630,513	£-2,850,519
35% SR : 35% THLR : 30% SO	50%	£-3,190,411	£-3,648,782	£-3,737,510	£-3,737,510	£-4,070,243	£-4,292,065

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-19,802,950	£-20,818,034	£-20,901,525	£-20,901,525	£-21,214,619	£-21,423,348
35% SR : 35% THLR : 30% SO	10%	£-21,708,176	£-22,611,215	£-22,695,289	£-22,695,289	£-23,010,566	£-23,220,751
35% SR : 35% THLR : 30% SO	20%	£-23,635,861	£-24,426,468	£-24,511,214	£-24,511,214	£-24,829,011	£-25,040,876
35% SR : 35% THLR : 30% SO	25%	£-24,608,124	£-25,342,370	£-25,427,486	£-25,427,486	£-25,746,670	£-25,959,459
35% SR : 35% THLR : 30% SO	30%	£-25,586,002	£-26,263,791	£-26,349,298	£-26,349,298	£-26,674,129	£-26,891,395
35% SR : 35% THLR : 30% SO	35%	£-26,572,027	£-27,203,423	£-27,290,751	£-27,290,751	£-27,618,229	£-27,836,549
35% SR : 35% THLR : 30% SO	43%	£-28,082,092	£-28,627,086	£-28,715,088	£-28,715,088	£-29,045,098	£-29,265,104
35% SR : 35% THLR : 30% SO	50%	£-29,604,996	£-30,063,367	£-30,152,095	£-30,152,095	£-30,484,828	£-30,706,650

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-7,977,585	£-8,992,669	£-9,076,160	£-9,076,160	£-9,389,254	£-9,597,983
35% SR : 35% THLR : 30% SO	10%	£-9,882,811	£-10,785,850	£-10,869,924	£-10,869,924	£-11,185,201	£-11,395,386
35% SR : 35% THLR : 30% SO	20%	£-11,810,496	£-12,601,103	£-12,685,849	£-12,685,849	£-13,003,646	£-13,215,511
35% SR : 35% THLR : 30% SO	25%	£-12,782,759	£-13,517,005	£-13,602,121	£-13,602,121	£-13,921,305	£-14,134,094
35% SR : 35% THLR : 30% SO	30%	£-13,760,637	£-14,438,426	£-14,523,933	£-14,523,933	£-14,848,764	£-15,066,030
35% SR : 35% THLR : 30% SO	35%	£-14,746,662	£-15,378,058	£-15,465,386	£-15,465,386	£-15,792,864	£-16,011,184
35% SR : 35% THLR : 30% SO	43%	£-16,256,727	£-16,801,721	£-16,889,723	£-16,889,723	£-17,219,733	£-17,439,739
35% SR : 35% THLR : 30% SO	50%	£-17,779,631	£-18,238,002	£-18,326,730	£-18,326,730	£-18,659,463	£-18,881,285

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-201,514	£-1,216,598	£-1,300,089	£-1,300,089	£-1,613,183	£-1,821,912
35% SR : 35% THLR : 30% SO	10%	£-2,106,741	£-3,009,779	£-3,093,853	£-3,093,853	£-3,409,130	£-3,619,315
35% SR : 35% THLR : 30% SO	20%	£-4,034,425	£-4,825,032	£-4,909,778	£-4,909,778	£-5,227,575	£-5,439,440
35% SR : 35% THLR : 30% SO	25%	£-5,006,688	£-5,740,934	£-5,826,050	£-5,826,050	£-6,145,234	£-6,358,023
35% SR : 35% THLR : 30% SO	30%	£-5,984,566	£-6,662,355	£-6,747,863	£-6,747,863	£-7,072,694	£-7,289,959
35% SR : 35% THLR : 30% SO	35%	£-6,970,592	£-7,601,987	£-7,689,315	£-7,689,315	£-8,016,793	£-8,235,114
35% SR : 35% THLR : 30% SO	43%	£-8,480,656	£-9,025,650	£-9,113,653	£-9,113,653	£-9,443,682	£-9,663,668
35% SR : 35% THLR : 30% SO	50%	£-10,003,560	£-10,461,931	£-10,550,660	£-10,550,660	£-10,883,392	£-11,105,214

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,044,467	£2,029,383	£1,945,892	£1,945,892	£1,632,798	£1,424,069
35% SR : 35% THLR : 30% SO	10%	£1,139,240	£236,201	£152,127	£152,127	£-163,149	£-373,334
35% SR : 35% THLR : 30% SO	20%	£-798,444	£-1,679,051	£-1,663,797	£-1,663,797	£-1,981,594	£-2,193,459
35% SR : 35% THLR : 30% SO	25%	£-1,760,707	£-2,494,954	£-2,580,069	£-2,580,069	£-2,899,253	£-3,112,043
35% SR : 35% THLR : 30% SO	30%	£-2,738,586	£-3,416,374	£-3,501,882	£-3,501,882	£-3,826,713	£-4,043,978
35% SR : 35% THLR : 30% SO	35%	£-3,724,611	£-4,356,006	£-4,443,335	£-4,443,335	£-4,770,813	£-4,989,133
35% SR : 35% THLR : 30% SO	43%	£-5,234,675	£-5,779,670	£-5,867,672	£-5,867,672	£-6,197,681	£-6,417,688
35% SR : 35% THLR : 30% SO	50%	£-6,757,579	£-7,215,950	£-7,304,679	£-7,304,679	£-7,637,411	£-7,859,233

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,321,428	£11,444,135	£11,361,988	£11,361,988	£11,053,932	£10,848,562
35% SR : 35% THLR : 30% SO	10%	£9,884,676	£9,105,145	£9,022,425	£9,022,425	£8,712,221	£8,505,419
35% SR : 35% THLR : 30% SO	20%	£7,425,844	£6,737,979	£6,653,233	£6,653,233	£6,335,435	£6,123,571
35% SR : 35% THLR : 30% SO	25%	£6,177,939	£5,537,342	£5,452,226	£5,452,226	£5,133,043	£4,920,254
35% SR : 35% THLR : 30% SO	30%	£4,921,798	£4,331,189	£4,245,680	£4,245,680	£3,925,026	£3,711,257
35% SR : 35% THLR : 30% SO	35%	£3,660,042	£3,119,516	£3,033,594	£3,033,594	£2,711,385	£2,496,579
35% SR : 35% THLR : 30% SO	43%	£1,756,882	£1,291,663	£1,205,076	£1,205,076	£880,377	£663,911
35% SR : 35% THLR : 30% SO	50%	-£161,511	-£557,578	-£646,308	-£646,308	-£979,040	-£1,200,861

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£14,093,158	-£14,970,450	-£15,052,597	-£15,052,597	-£15,360,653	-£15,566,023
35% SR : 35% THLR : 30% SO	10%	-£16,529,909	-£17,309,440	-£17,392,160	-£17,392,160	-£17,702,364	-£17,909,166
35% SR : 35% THLR : 30% SO	20%	-£18,988,741	-£19,676,606	-£19,761,352	-£19,761,352	-£20,079,150	-£20,291,014
35% SR : 35% THLR : 30% SO	25%	-£20,236,646	-£20,877,243	-£20,962,359	-£20,962,359	-£21,281,542	-£21,494,331
35% SR : 35% THLR : 30% SO	30%	-£21,492,787	-£22,083,397	-£22,168,905	-£22,168,905	-£22,489,559	-£22,703,328
35% SR : 35% THLR : 30% SO	35%	-£22,754,544	-£23,295,069	-£23,380,991	-£23,380,991	-£23,703,200	-£23,918,006
35% SR : 35% THLR : 30% SO	43%	-£24,657,703	-£25,122,922	-£25,209,509	-£25,209,509	-£25,534,208	-£25,750,674
35% SR : 35% THLR : 30% SO	50%	-£26,576,096	-£26,972,163	-£27,060,893	-£27,060,893	-£27,393,625	-£27,615,446

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£2,267,793	-£3,145,085	-£3,227,232	-£3,227,232	-£3,535,288	-£3,740,658
35% SR : 35% THLR : 30% SO	10%	-£4,704,544	-£5,484,075	-£5,566,795	-£5,566,795	-£5,876,999	-£6,083,801
35% SR : 35% THLR : 30% SO	20%	-£7,163,376	-£7,891,241	-£7,935,987	-£7,935,987	-£8,235,785	-£8,465,649
35% SR : 35% THLR : 30% SO	25%	-£8,411,281	-£9,051,878	-£9,136,994	-£9,136,994	-£9,436,994	-£9,668,966
35% SR : 35% THLR : 30% SO	30%	-£9,667,422	-£10,258,032	-£10,343,540	-£10,343,540	-£10,644,194	-£10,877,963
35% SR : 35% THLR : 30% SO	35%	-£10,929,179	-£11,469,704	-£11,555,626	-£11,555,626	-£11,877,835	-£12,092,641
35% SR : 35% THLR : 30% SO	43%	-£12,832,338	-£13,297,657	-£13,384,144	-£13,384,144	-£13,708,643	-£13,925,309
35% SR : 35% THLR : 30% SO	50%	-£14,750,731	-£15,146,798	-£15,235,628	-£15,235,628	-£15,568,260	-£15,790,081

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,508,278	£4,630,986	£4,548,838	£4,548,838	£4,240,783	£4,035,413
35% SR : 35% THLR : 30% SO	10%	£3,071,526	£2,291,996	£2,209,276	£2,209,276	£1,899,071	£1,692,270
35% SR : 35% THLR : 30% SO	20%	£612,694	-£75,171	-£159,917	-£159,917	-£477,714	-£689,579
35% SR : 35% THLR : 30% SO	25%	-£635,210	-£1,275,907	-£1,360,923	-£1,360,923	-£1,680,107	-£1,892,895
35% SR : 35% THLR : 30% SO	30%	-£1,891,352	-£2,481,961	-£2,567,469	-£2,567,469	-£2,888,123	-£3,101,892
35% SR : 35% THLR : 30% SO	35%	-£3,153,108	-£3,693,833	-£3,779,555	-£3,779,555	-£4,101,764	-£4,318,571
35% SR : 35% THLR : 30% SO	43%	-£5,056,268	-£5,521,486	-£5,608,073	-£5,608,073	-£5,932,773	-£6,149,238
35% SR : 35% THLR : 30% SO	50%	-£6,974,660	-£7,370,727	-£7,459,457	-£7,459,457	-£7,792,189	-£8,014,011

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,754,259	£7,876,967	£7,794,819	£7,794,819	£7,486,764	£7,281,394
35% SR : 35% THLR : 30% SO	10%	£6,317,507	£5,537,977	£5,455,257	£5,455,257	£5,145,052	£4,938,250
35% SR : 35% THLR : 30% SO	20%	£3,858,675	£3,170,810	£3,086,064	£3,086,064	£2,768,267	£2,556,402
35% SR : 35% THLR : 30% SO	25%	£2,610,771	£1,970,174	£1,885,058	£1,885,058	£1,565,874	£1,353,086
35% SR : 35% THLR : 30% SO	30%	£1,354,629	£764,020	£678,511	£678,511	£357,858	£144,088
35% SR : 35% THLR : 30% SO	35%	£92,873	-£447,652	-£533,575	-£533,575	-£855,783	-£1,070,590
35% SR : 35% THLR : 30% SO	43%	-£1,810,287	-£2,275,505	-£2,362,092	-£2,362,092	-£2,686,792	-£2,903,257
35% SR : 35% THLR : 30% SO	50%	-£3,728,679	-£4,124,747	-£4,213,476	-£4,213,476	-£4,546,209	-£4,768,030

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,611,635	£5,821,663	£5,738,172	£5,738,172	£5,425,079	£5,216,350
35% SR : 35% THLR : 30% SO	10%	£4,706,409	£4,005,971	£3,921,898	£3,921,898	£3,606,621	£3,396,436
35% SR : 35% THLR : 30% SO	20%	£2,778,724	£2,168,208	£2,083,462	£2,083,462	£1,765,665	£1,553,800
35% SR : 35% THLR : 30% SO	25%	£1,806,461	£1,241,049	£1,155,933	£1,155,933	£836,750	£623,961
35% SR : 35% THLR : 30% SO	30%	£828,583	£308,373	£222,865	£222,865	£99,388	£316,654
35% SR : 35% THLR : 30% SO	35%	£157,442	£640,122	£127,449	£127,449	£1,054,928	£1,273,247
35% SR : 35% THLR : 30% SO	43%	£1,667,507	£2,080,944	£2,168,947	£2,168,947	£2,498,956	£2,718,963
35% SR : 35% THLR : 30% SO	50%	£3,190,411	£3,534,384	£3,623,114	£3,623,114	£3,955,846	£4,177,668

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,802,950	£20,592,922	£20,676,413	£20,676,413	£20,989,506	£21,198,235
35% SR : 35% THLR : 30% SO	10%	£21,708,176	£22,408,614	£22,492,688	£22,492,688	£22,807,964	£23,018,149
35% SR : 35% THLR : 30% SO	20%	£23,635,861	£24,246,377	£24,331,123	£24,331,123	£24,648,920	£24,860,785
35% SR : 35% THLR : 30% SO	25%	£24,608,124	£25,173,536	£25,258,652	£25,258,652	£25,577,835	£25,790,624
35% SR : 35% THLR : 30% SO	30%	£25,586,002	£26,106,212	£26,191,720	£26,191,720	£26,513,973	£26,731,239
35% SR : 35% THLR : 30% SO	35%	£26,572,027	£27,054,707	£27,142,034	£27,142,034	£27,469,513	£27,687,832
35% SR : 35% THLR : 30% SO	43%	£28,082,092	£28,495,529	£28,583,532	£28,583,532	£28,913,541	£29,133,548
35% SR : 35% THLR : 30% SO	50%	£29,604,996	£29,948,969	£30,037,699	£30,037,699	£30,370,431	£30,592,253

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,977,585	£8,767,557	£8,851,048	£8,851,048	£9,164,141	£9,372,870
35% SR : 35% THLR : 30% SO	10%	£9,882,811	£10,583,249	£10,667,323	£10,667,323	£10,982,599	£11,192,784
35% SR : 35% THLR : 30% SO	20%	£11,810,496	£12,421,012	£12,505,758	£12,505,758	£12,823,555	£13,035,420
35% SR : 35% THLR : 30% SO	25%	£12,782,759	£13,348,171	£13,433,287	£13,433,287	£13,752,470	£13,965,259
35% SR : 35% THLR : 30% SO	30%	£13,760,637	£14,280,847	£14,366,355	£14,366,355	£14,688,608	£14,905,874
35% SR : 35% THLR : 30% SO	35%	£14,746,662	£15,229,342	£15,316,669	£15,316,669	£15,644,148	£15,862,467
35% SR : 35% THLR : 30% SO	43%	£16,256,727	£16,670,164	£16,758,167	£16,758,167	£17,088,176	£17,308,183
35% SR : 35% THLR : 30% SO	50%	£17,779,631	£18,123,604	£18,212,334	£18,212,334	£18,545,066	£18,766,888

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£201,514	£991,486	£1,074,977	£1,074,977	£1,388,070	£1,596,799
35% SR : 35% THLR : 30% SO	10%	£2,106,741	£2,807,178	£2,891,252	£2,891,252	£3,206,529	£3,416,714
35% SR : 35% THLR : 30% SO	20%	£4,034,425	£4,644,941	£4,729,687	£4,729,687	£5,047,484	£5,259,349
35% SR : 35% THLR : 30% SO	25%	£5,006,688	£5,572,100	£5,657,216	£5,657,216	£5,976,399	£6,189,188
35% SR : 35% THLR : 30% SO	30%	£5,984,566	£6,504,776	£6,590,285	£6,590,285	£6,912,537	£7,129,803
35% SR : 35% THLR : 30% SO	35%	£6,970,592	£7,453,271	£7,540,698	£7,540,698	£7,868,078	£8,086,397
35% SR : 35% THLR : 30% SO	43%	£8,460,656	£8,894,093	£8,982,096	£8,982,096	£9,312,106	£9,532,112
35% SR : 35% THLR : 30% SO	50%	£10,003,560	£10,347,533	£10,436,263	£10,436,263	£10,768,995	£10,990,817

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,044,467	£2,254,495	£2,171,004	£2,171,004	£1,857,911	£1,649,182
35% SR : 35% THLR : 30% SO	10%	£1,139,240	£438,803	£354,729	£354,729	£39,452	£170,733
35% SR : 35% THLR : 30% SO	20%	£798,444	£1,389,980	£1,483,707	£1,483,707	£1,801,504	£2,013,368
35% SR : 35% THLR : 30% SO	25%	£1,760,707	£2,326,120	£2,411,235	£2,411,235	£2,730,418	£2,943,208
35% SR : 35% THLR : 30% SO	30%	£2,738,586	£3,258,795	£3,344,304	£3,344,304	£3,666,556	£3,883,822
35% SR : 35% THLR : 30% SO	35%	£3,724,611	£4,207,290	£4,294,618	£4,294,618	£4,622,097	£4,840,416
35% SR : 35% THLR : 30% SO	43%	£5,234,675	£5,648,112	£5,736,116	£5,736,116	£6,066,125	£6,286,131
35% SR : 35% THLR : 30% SO	50%	£6,757,579	£7,101,553	£7,190,282	£7,190,282	£7,523,014	£7,744,837

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,001,398	£1,290,718	£1,207,226	£1,207,226	£894,133	£685,404
35% SR : 35% THLR : 30% SO	10%	£539,319	£90,912	£176,360	£176,360	£496,794	£170,416
35% SR : 35% THLR : 30% SO	20%	£960,678	£1,516,083	£1,602,215	£1,602,215	£1,925,210	£2,140,540
35% SR : 35% THLR : 30% SO	25%	£1,723,645	£2,237,081	£2,323,589	£2,323,589	£2,647,993	£2,864,262
35% SR : 35% THLR : 30% SO	30%	£2,492,318	£2,963,687	£3,050,593	£3,050,593	£3,376,492	£3,593,758
35% SR : 35% THLR : 30% SO	35%	£3,266,698	£3,695,901	£3,783,229	£3,783,229	£4,110,708	£4,329,027
35% SR : 35% THLR : 30% SO	43%	£4,438,967	£4,804,737	£4,892,740	£4,892,740	£5,222,749	£5,442,755
35% SR : 35% THLR : 30% SO	50%	£5,624,074	£5,926,191	£6,014,919	£6,014,919	£6,347,653	£6,569,474

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,413,187	£25,123,868	£25,207,359	£25,207,359	£25,520,452	£25,729,181
35% SR : 35% THLR : 30% SO	10%	£25,875,266	£26,505,497	£26,590,945	£26,590,945	£26,911,379	£27,125,001
35% SR : 35% THLR : 30% SO	20%	£27,375,263	£27,930,668	£28,016,800	£28,016,800	£28,339,795	£28,555,125
35% SR : 35% THLR : 30% SO	25%	£28,138,230	£28,651,666	£28,738,175	£28,738,175	£29,062,578	£29,278,847
35% SR : 35% THLR : 30% SO	30%	£28,906,903	£29,378,272	£29,465,178	£29,465,178	£29,791,077	£30,006,343
35% SR : 35% THLR : 30% SO	35%	£29,681,283	£30,110,486	£30,197,814	£30,197,814	£30,525,293	£30,743,612
35% SR : 35% THLR : 30% SO	43%	£30,853,552	£31,219,322	£31,307,325	£31,307,325	£31,637,334	£31,857,340
35% SR : 35% THLR : 30% SO	50%	£32,038,659	£32,340,776	£32,429,505	£32,429,505	£32,762,238	£32,984,059

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,587,822	£13,298,503	£13,381,994	£13,381,994	£13,695,087	£13,903,816
35% SR : 35% THLR : 30% SO	10%	£14,049,901	£14,680,132	£14,765,580	£14,765,580	£15,086,014	£15,299,636
35% SR : 35% THLR : 30% SO	20%	£15,549,898	£16,105,303	£16,191,435	£16,191,435	£16,514,430	£16,729,760
35% SR : 35% THLR : 30% SO	25%	£16,312,865	£16,826,301	£16,912,810	£16,912,810	£17,237,213	£17,453,482
35% SR : 35% THLR : 30% SO	30%	£17,081,538	£17,552,907	£17,639,813	£17,639,813	£17,965,712	£18,182,978
35% SR : 35% THLR : 30% SO	35%	£17,855,918	£18,285,121	£18,372,449	£18,372,449	£18,699,928	£18,918,247
35% SR : 35% THLR : 30% SO	43%	£19,028,187	£19,393,957	£19,481,960	£19,481,960	£19,811,969	£20,031,975
35% SR : 35% THLR : 30% SO	50%	£20,213,294	£20,515,411	£20,604,139	£20,604,139	£20,936,873	£21,158,694

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,811,752	£5,522,432	£5,605,923	£5,605,923	£5,919,016	£6,127,745
35% SR : 35% THLR : 30% SO	10%	£6,273,830	£6,904,061	£6,989,510	£6,989,510	£7,309,943	£7,523,566
35% SR : 35% THLR : 30% SO	20%	£7,773,827	£8,329,233	£8,415,365	£8,415,365	£8,739,360	£8,953,689
35% SR : 35% THLR : 30% SO	25%	£8,536,795	£9,050,230	£9,136,739	£9,136,739	£9,461,143	£9,677,411
35% SR : 35% THLR : 30% SO	30%	£9,305,468	£9,776,836	£9,863,743	£9,863,743	£10,189,641	£10,406,907
35% SR : 35% THLR : 30% SO	35%	£10,079,847	£10,509,051	£10,596,378	£10,596,378	£10,923,857	£11,142,176
35% SR : 35% THLR : 30% SO	43%	£11,252,116	£11,617,887	£11,705,889	£11,705,889	£12,035,898	£12,255,905
35% SR : 35% THLR : 30% SO	50%	£12,437,223	£12,739,340	£12,828,069	£12,828,069	£13,160,802	£13,382,623

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,565,771	£2,276,451	£2,359,942	£2,359,942	£2,673,035	£2,881,764
35% SR : 35% THLR : 30% SO	10%	£3,027,850	£3,658,081	£3,743,529	£3,743,529	£4,063,962	£4,277,585
35% SR : 35% THLR : 30% SO	20%	£4,527,846	£5,083,252	£5,169,384	£5,169,384	£5,492,379	£5,707,709
35% SR : 35% THLR : 30% SO	25%	£5,290,814	£5,804,250	£5,890,758	£5,890,758	£6,215,162	£6,431,431
35% SR : 35% THLR : 30% SO	30%	£6,059,487	£6,530,856	£6,617,762	£6,617,762	£6,943,660	£7,160,926
35% SR : 35% THLR : 30% SO	35%	£6,833,866	£7,263,070	£7,350,397	£7,350,397	£7,677,876	£7,896,195
35% SR : 35% THLR : 30% SO	43%	£8,006,135	£8,371,906	£8,459,908	£8,459,908	£8,789,918	£9,009,924
35% SR : 35% THLR : 30% SO	50%	£9,191,243	£9,493,360	£9,582,088	£9,582,088	£9,914,821	£10,136,643

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£72,267,429	£66,641,146	£66,452,977	£66,452,977	£65,747,345	£65,276,923
35% SR : 35% THLR : 30% SO	10%	£62,302,691	£57,261,262	£57,071,781	£57,071,781	£56,361,227	£55,887,524
35% SR : 35% THLR : 30% SO	20%	£52,287,556	£47,802,836	£47,608,717	£47,608,717	£46,880,769	£46,395,470
35% SR : 35% THLR : 30% SO	25%	£47,260,066	£43,042,775	£42,847,809	£42,847,809	£42,116,685	£41,629,269
35% SR : 35% THLR : 30% SO	30%	£42,190,085	£38,270,110	£38,074,246	£38,074,246	£37,339,753	£36,850,091
35% SR : 35% THLR : 30% SO	35%	£37,107,281	£33,484,840	£33,288,026	£33,288,026	£32,549,972	£32,054,677
35% SR : 35% THLR : 30% SO	43%	£29,459,026	£26,246,282	£26,044,704	£26,044,704	£25,288,782	£24,784,833
35% SR : 35% THLR : 30% SO	50%	£21,724,815	£18,958,788	£18,755,546	£18,755,546	£17,982,993	£17,466,577

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,740,082	£17,113,799	£16,925,630	£16,925,630	£16,219,998	£15,749,577
35% SR : 35% THLR : 30% SO	10%	£12,775,345	£7,733,915	£7,544,434	£7,544,434	£6,833,880	£6,360,177
35% SR : 35% THLR : 30% SO	20%	£2,760,209	£-1,724,511	£-1,918,630	£-1,918,630	£-2,646,578	£-3,131,877
35% SR : 35% THLR : 30% SO	25%	£-2,267,281	£-6,484,572	£-6,679,538	£-6,679,538	£-7,410,662	£-7,898,078
35% SR : 35% THLR : 30% SO	30%	£-7,337,262	£-11,257,237	£-11,453,101	£-11,453,101	£-12,187,594	£-12,677,256
35% SR : 35% THLR : 30% SO	35%	£-12,420,066	£-16,042,507	£-16,239,321	£-16,239,321	£-16,977,375	£-17,472,670
35% SR : 35% THLR : 30% SO	43%	£-20,068,321	£-23,281,065	£-23,482,643	£-23,482,643	£-24,238,565	£-24,742,514
35% SR : 35% THLR : 30% SO	50%	£-27,802,532	£-30,568,559	£-30,771,801	£-30,771,801	£-31,544,354	£-32,060,770

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£44,912,642	£39,286,358	£39,098,190	£39,098,190	£38,392,557	£37,922,136
35% SR : 35% THLR : 30% SO	10%	£34,947,904	£29,906,475	£29,716,993	£29,716,993	£29,006,439	£28,532,737
35% SR : 35% THLR : 30% SO	20%	£24,932,769	£20,448,048	£20,253,929	£20,253,929	£19,525,981	£19,040,682
35% SR : 35% THLR : 30% SO	25%	£19,905,279	£15,687,988	£15,493,021	£15,493,021	£14,761,898	£14,274,481
35% SR : 35% THLR : 30% SO	30%	£14,835,298	£10,915,322	£10,719,458	£10,719,458	£9,984,965	£9,495,304
35% SR : 35% THLR : 30% SO	35%	£9,752,493	£6,130,053	£5,933,238	£5,933,238	£5,195,184	£4,699,889
35% SR : 35% THLR : 30% SO	43%	£2,104,238	£-1,108,505	£-1,310,084	£-1,310,084	£-2,066,006	£-2,569,954
35% SR : 35% THLR : 30% SO	50%	£-5,629,973	£-8,395,999	£-8,599,242	£-8,599,242	£-9,371,795	£-9,888,211

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£59,492,774	£53,866,491	£53,678,322	£53,678,322	£52,972,690	£52,502,268
35% SR : 35% THLR : 30% SO	10%	£49,528,036	£44,486,607	£44,297,126	£44,297,126	£43,586,572	£43,112,869
35% SR : 35% THLR : 30% SO	20%	£39,512,901	£35,028,181	£34,834,062	£34,834,062	£34,106,114	£33,620,815
35% SR : 35% THLR : 30% SO	25%	£34,485,411	£30,268,120	£30,073,154	£30,073,154	£29,342,030	£28,854,614
35% SR : 35% THLR : 30% SO	30%	£29,415,430	£25,495,455	£25,299,591	£25,299,591	£24,565,098	£24,075,436
35% SR : 35% THLR : 30% SO	35%	£24,332,626	£20,710,185	£20,513,371	£20,513,371	£19,775,317	£19,280,022
35% SR : 35% THLR : 30% SO	43%	£16,684,371	£13,471,627	£13,270,049	£13,270,049	£12,514,127	£12,010,178
35% SR : 35% THLR : 30% SO	50%	£8,950,160	£6,184,133	£5,980,891	£5,980,891	£5,208,338	£4,691,922

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£65,578,988	£59,952,705	£59,764,536	£59,764,536	£59,058,904	£58,588,482
35% SR : 35% THLR : 30% SO	10%	£55,614,250	£50,572,821	£50,383,340	£50,383,340	£49,672,786	£49,199,083
35% SR : 35% THLR : 30% SO	20%	£45,599,115	£41,114,395	£40,920,276	£40,920,276	£40,192,328	£39,707,029
35% SR : 35% THLR : 30% SO	25%	£40,571,625	£36,354,334	£36,159,368	£36,159,368	£35,428,244	£34,940,828
35% SR : 35% THLR : 30% SO	30%	£35,501,644	£31,581,669	£31,385,805	£31,385,805	£30,651,311	£30,161,650
35% SR : 35% THLR : 30% SO	35%	£30,418,840	£26,796,399	£26,599,585	£26,599,585	£25,861,531	£25,366,236
35% SR : 35% THLR : 30% SO	43%	£22,770,584	£19,557,841	£19,356,263	£19,356,263	£18,600,341	£18,096,392
35% SR : 35% THLR : 30% SO	50%	£15,036,374	£12,270,347	£12,067,105	£12,067,105	£11,294,552	£10,778,136

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£40,281,762	£35,098,865	£34,904,490	£34,904,490	£34,175,588	£33,689,653
35% SR : 35% THLR : 30% SO	10%	£33,459,929	£28,783,648	£28,587,919	£28,587,919	£27,853,933	£27,364,609
35% SR : 35% THLR : 30% SO	20%	£26,547,414	£22,417,128	£22,217,395	£22,217,395	£21,465,441	£20,964,139
35% SR : 35% THLR : 30% SO	25%	£23,071,581	£19,185,861	£18,984,465	£18,984,465	£18,229,230	£17,725,741
35% SR : 35% THLR : 30% SO	30%	£19,577,156	£15,940,758	£15,738,434	£15,738,434	£14,979,720	£14,473,911
35% SR : 35% THLR : 30% SO	35%	£16,041,144	£12,682,608	£12,479,303	£12,479,303	£11,710,264	£11,193,689
35% SR : 35% THLR : 30% SO	43%	£10,708,869	£7,722,517	£7,514,291	£7,514,291	£6,733,441	£6,212,874
35% SR : 35% THLR : 30% SO	50%	£5,285,609	£2,691,603	£2,478,224	£2,478,224	£1,678,055	£1,144,608

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£9,245,585	-£14,428,482	-£14,622,857	-£14,622,857	-£15,351,759	-£15,837,694
35% SR : 35% THLR : 30% SO	10%	-£16,067,418	-£20,743,699	-£20,939,428	-£20,939,428	-£21,673,414	-£22,162,738
35% SR : 35% THLR : 30% SO	20%	-£22,979,933	-£27,110,219	-£27,309,952	-£27,309,952	-£28,061,906	-£28,563,208
35% SR : 35% THLR : 30% SO	25%	-£26,455,766	-£30,341,486	-£30,542,882	-£30,542,882	-£31,298,117	-£31,801,806
35% SR : 35% THLR : 30% SO	30%	-£29,950,191	-£33,586,589	-£33,788,913	-£33,788,913	-£34,547,627	-£35,053,436
35% SR : 35% THLR : 30% SO	35%	-£33,486,203	-£36,844,739	-£37,048,044	-£37,048,044	-£37,817,083	-£38,333,658
35% SR : 35% THLR : 30% SO	43%	-£38,818,478	-£41,804,830	-£42,013,056	-£42,013,056	-£42,793,906	-£43,314,473
35% SR : 35% THLR : 30% SO	50%	-£44,241,738	-£46,835,744	-£47,049,123	-£47,049,123	-£47,849,292	-£48,382,739

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,926,974	£7,744,078	£7,549,703	£7,549,703	£6,820,800	£6,334,866
35% SR : 35% THLR : 30% SO	10%	£6,105,142	£1,428,861	£1,233,131	£1,233,131	£499,145	£9,821
35% SR : 35% THLR : 30% SO	20%	-£807,374	-£4,937,660	-£5,137,392	-£5,137,392	-£5,889,346	-£6,390,649
35% SR : 35% THLR : 30% SO	25%	-£4,283,207	-£8,168,926	-£8,370,322	-£8,370,322	-£9,125,557	-£9,629,046
35% SR : 35% THLR : 30% SO	30%	-£7,777,631	-£11,414,030	-£11,616,353	-£11,616,353	-£12,375,068	-£12,880,877
35% SR : 35% THLR : 30% SO	35%	-£11,313,643	-£14,672,180	-£14,875,485	-£14,875,485	-£15,644,524	-£16,161,099
35% SR : 35% THLR : 30% SO	43%	-£16,645,919	-£19,632,270	-£19,840,497	-£19,840,497	-£20,621,347	-£21,141,914
35% SR : 35% THLR : 30% SO	50%	-£22,069,179	-£24,663,184	-£24,876,563	-£24,876,563	-£25,676,733	-£26,210,180

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£27,507,107	£22,324,210	£22,129,835	£22,129,835	£21,400,933	£20,914,998
35% SR : 35% THLR : 30% SO	10%	£20,685,274	£16,008,993	£15,813,264	£15,813,264	£15,079,278	£14,589,954
35% SR : 35% THLR : 30% SO	20%	£13,772,759	£9,642,473	£9,442,740	£9,442,740	£8,690,786	£8,189,484
35% SR : 35% THLR : 30% SO	25%	£10,296,926	£6,411,206	£6,209,810	£6,209,810	£5,454,575	£4,951,086
35% SR : 35% THLR : 30% SO	30%	£6,802,501	£3,166,103	£2,963,779	£2,963,779	£2,205,065	£1,699,256
35% SR : 35% THLR : 30% SO	35%	£3,266,499	-£2,047	-£296,352	-£296,352	-£1,064,391	-£1,580,966
35% SR : 35% THLR : 30% SO	43%	-£2,065,786	-£5,052,138	-£5,260,364	-£5,260,364	-£6,041,214	-£6,561,781
35% SR : 35% THLR : 30% SO	50%	-£7,489,046	-£10,083,052	-£10,296,431	-£10,296,431	-£11,096,600	-£11,630,047

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£33,593,320	£28,410,424	£28,216,049	£28,216,049	£27,487,147	£27,001,212
35% SR : 35% THLR : 30% SO	10%	£26,771,488	£22,095,207	£21,899,478	£21,899,478	£21,165,492	£20,676,168
35% SR : 35% THLR : 30% SO	20%	£19,858,973	£15,728,687	£15,528,954	£15,528,954	£14,777,000	£14,275,688
35% SR : 35% THLR : 30% SO	25%	£16,383,140	£12,497,420	£12,296,024	£12,296,024	£11,540,789	£11,037,300
35% SR : 35% THLR : 30% SO	30%	£12,888,715	£9,252,317	£9,049,993	£9,049,993	£8,291,279	£7,785,470
35% SR : 35% THLR : 30% SO	35%	£9,352,703	£6,994,167	£6,790,862	£6,790,862	£6,021,822	£5,505,248
35% SR : 35% THLR : 30% SO	43%	£4,020,428	£1,034,076	£825,850	£825,850	£45,000	-£475,568
35% SR : 35% THLR : 30% SO	50%	-£1,402,832	-£3,936,838	-£4,210,217	-£4,210,217	-£5,010,387	-£5,543,833

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£26,796,774	£21,770,400	£21,572,846	£21,572,846	£20,832,023	£20,338,140
35% SR : 35% THLR : 30% SO	10%	£21,244,235	£16,710,984	£16,512,053	£16,512,053	£15,766,062	£15,268,735
35% SR : 35% THLR : 30% SO	20%	£15,601,488	£11,578,783	£11,374,983	£11,374,983	£10,610,730	£10,101,229
35% SR : 35% THLR : 30% SO	25%	£12,760,201	£8,974,402	£8,769,713	£8,769,713	£8,002,126	£7,490,402
35% SR : 35% THLR : 30% SO	30%	£9,880,343	£6,356,754	£6,151,121	£6,151,121	£5,375,947	£4,853,457
35% SR : 35% THLR : 30% SO	35%	£6,978,928	£3,701,280	£3,491,271	£3,491,271	£2,703,736	£2,178,712
35% SR : 35% THLR : 30% SO	43%	£2,567,040	£-330,427	£-545,520	£-545,520	£-1,352,121	£-1,889,855
35% SR : 35% THLR : 30% SO	50%	£-1,934,005	£-4,453,516	£-4,670,385	£-4,670,385	£-5,483,642	£-6,025,813

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-22,730,573	£-27,756,947	£-27,954,501	£-27,954,501	£-28,695,324	£-29,189,207
35% SR : 35% THLR : 30% SO	10%	£-28,283,112	£-32,816,363	£-33,015,294	£-33,015,294	£-33,761,285	£-34,258,612
35% SR : 35% THLR : 30% SO	20%	£-33,925,859	£-37,948,564	£-38,152,364	£-38,152,364	£-38,916,617	£-39,426,118
35% SR : 35% THLR : 30% SO	25%	£-36,767,146	£-40,552,945	£-40,757,634	£-40,757,634	£-41,525,221	£-42,036,945
35% SR : 35% THLR : 30% SO	30%	£-39,647,004	£-43,170,593	£-43,376,226	£-43,376,226	£-44,151,400	£-44,673,880
35% SR : 35% THLR : 30% SO	35%	£-42,548,419	£-45,826,067	£-46,036,076	£-46,036,076	£-46,823,611	£-47,348,635
35% SR : 35% THLR : 30% SO	43%	£-46,960,307	£-49,857,774	£-50,072,867	£-50,072,867	£-50,879,468	£-51,417,202
35% SR : 35% THLR : 30% SO	50%	£-51,481,352	£-53,980,863	£-54,197,732	£-54,197,732	£-55,010,989	£-55,553,160

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-558,014	£-5,584,387	£-5,781,941	£-5,781,941	£-6,522,785	£-7,016,648
35% SR : 35% THLR : 30% SO	10%	£-6,110,553	£-10,643,803	£-10,842,735	£-10,842,735	£-11,588,726	£-12,086,053
35% SR : 35% THLR : 30% SO	20%	£-11,753,299	£-15,776,004	£-15,979,805	£-15,979,805	£-16,744,057	£-17,253,559
35% SR : 35% THLR : 30% SO	25%	£-14,594,587	£-18,380,385	£-18,585,074	£-18,585,074	£-19,352,661	£-19,864,386
35% SR : 35% THLR : 30% SO	30%	£-17,474,445	£-20,998,034	£-21,203,667	£-21,203,667	£-21,978,840	£-22,501,331
35% SR : 35% THLR : 30% SO	35%	£-20,375,860	£-23,653,507	£-23,863,516	£-23,863,516	£-24,651,051	£-25,176,075
35% SR : 35% THLR : 30% SO	43%	£-24,787,747	£-27,685,214	£-27,900,307	£-27,900,307	£-28,708,908	£-29,244,643
35% SR : 35% THLR : 30% SO	50%	£-29,288,793	£-31,808,304	£-32,025,172	£-32,025,172	£-32,836,430	£-33,380,601

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,022,119	£8,995,745	£8,798,191	£8,798,191	£8,057,368	£7,563,485
35% SR : 35% THLR : 30% SO	10%	£8,469,580	£3,936,329	£3,737,398	£3,737,398	£2,991,407	£2,494,080
35% SR : 35% THLR : 30% SO	20%	£2,826,833	£-1,195,872	£-1,399,672	£-1,399,672	£-2,163,925	£-2,673,426
35% SR : 35% THLR : 30% SO	25%	£-14,454	£-3,900,253	£-4,004,942	£-4,004,942	£-4,772,529	£-5,284,253
35% SR : 35% THLR : 30% SO	30%	£-2,894,312	£-6,417,901	£-6,623,534	£-6,623,534	£-7,398,708	£-7,921,198
35% SR : 35% THLR : 30% SO	35%	£-5,795,727	£-9,073,375	£-9,283,384	£-9,283,384	£-10,070,913	£-10,595,943
35% SR : 35% THLR : 30% SO	43%	£-10,207,615	£-13,105,082	£-13,320,175	£-13,320,175	£-14,126,776	£-14,684,610
35% SR : 35% THLR : 30% SO	50%	£-14,708,660	£-17,228,171	£-17,445,040	£-17,445,040	£-18,258,297	£-18,800,468

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,108,333	£15,081,959	£14,884,405	£14,884,405	£14,143,582	£13,649,699
35% SR : 35% THLR : 30% SO	10%	£14,555,794	£10,022,543	£9,823,612	£9,823,612	£9,077,621	£8,580,294
35% SR : 35% THLR : 30% SO	20%	£8,913,047	£4,890,342	£4,686,542	£4,686,542	£3,922,289	£3,412,788
35% SR : 35% THLR : 30% SO	25%	£6,071,759	£2,285,961	£2,081,272	£2,081,272	£1,313,685	£801,961
35% SR : 35% THLR : 30% SO	30%	£3,191,902	£-331,687	£-537,320	£-537,320	£-1,312,494	£-1,834,584
35% SR : 35% THLR : 30% SO	35%	£290,487	£-2,987,161	£-3,197,170	£-3,197,170	£-3,984,705	£-4,509,729
35% SR : 35% THLR : 30% SO	43%	£-4,121,401	£-7,018,868	£-7,233,961	£-7,233,961	£-8,040,562	£-8,578,297
35% SR : 35% THLR : 30% SO	50%	£-8,622,446	£-11,141,957	£-11,358,826	£-11,358,826	£-12,172,083	£-12,714,254

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£34,910,854	£32,178,490	£31,984,116	£31,984,116	£31,255,213	£30,769,278
35% SR : 35% THLR : 30% SO	10%	£28,587,902	£26,151,795	£25,956,065	£25,956,065	£25,222,078	£24,732,754
35% SR : 35% THLR : 30% SO	20%	£22,212,749	£20,056,415	£19,855,895	£19,855,895	£19,103,940	£18,602,637
35% SR : 35% THLR : 30% SO	25%	£18,986,635	£16,969,720	£16,768,324	£16,768,324	£16,013,089	£15,509,599
35% SR : 35% THLR : 30% SO	30%	£15,735,692	£13,869,977	£13,667,653	£13,667,653	£12,908,939	£12,403,130
35% SR : 35% THLR : 30% SO	35%	£12,471,473	£10,745,762	£10,539,132	£10,539,132	£9,784,270	£9,247,695
35% SR : 35% THLR : 30% SO	43%	£7,505,000	£5,996,871	£5,788,645	£5,788,645	£5,006,779	£4,477,699
35% SR : 35% THLR : 30% SO	50%	£2,462,191	£1,165,884	£952,505	£952,505	£152,334	£-387,346

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-14,616,493	£-17,348,857	£-17,543,231	£-17,543,231	£-18,272,134	£-18,758,069
35% SR : 35% THLR : 30% SO	10%	£-20,939,445	£-23,375,552	£-23,571,282	£-23,571,282	£-24,305,269	£-24,794,593
35% SR : 35% THLR : 30% SO	20%	£-27,314,598	£-29,470,932	£-29,671,452	£-29,671,452	£-30,423,407	£-30,924,710
35% SR : 35% THLR : 30% SO	25%	£-30,540,712	£-32,557,627	£-32,759,023	£-32,759,023	£-33,514,258	£-34,017,748
35% SR : 35% THLR : 30% SO	30%	£-33,791,655	£-35,657,370	£-35,859,694	£-35,859,694	£-36,618,408	£-37,124,217
35% SR : 35% THLR : 30% SO	35%	£-37,055,874	£-38,781,585	£-38,988,215	£-38,988,215	£-39,763,077	£-40,279,652
35% SR : 35% THLR : 30% SO	43%	£-42,022,347	£-43,530,476	£-43,738,702	£-43,738,702	£-44,520,568	£-45,049,648
35% SR : 35% THLR : 30% SO	50%	£-47,065,156	£-48,361,463	£-48,574,842	£-48,574,842	£-49,375,013	£-49,914,693

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,556,066	£4,823,702	£4,629,328	£4,629,328	£3,900,426	£3,414,490
35% SR : 35% THLR : 30% SO	10%	£1,233,115	£-1,202,993	£-1,398,722	£-1,398,722	£-2,132,709	£-2,622,033
35% SR : 35% THLR : 30% SO	20%	£-5,142,039	£-7,298,373	£-7,498,893	£-7,498,893	£-8,250,848	£-8,752,151
35% SR : 35% THLR : 30% SO	25%	£-8,368,152	£-10,385,067	£-10,586,463	£-10,586,463	£-11,341,698	£-11,845,188
35% SR : 35% THLR : 30% SO	30%	£-11,619,096	£-13,484,811	£-13,687,134	£-13,687,134	£-14,445,849	£-14,951,658
35% SR : 35% THLR : 30% SO	35%	£-14,883,315	£-16,609,025	£-16,815,655	£-16,815,655	£-17,590,517	£-18,107,092
35% SR : 35% THLR : 30% SO	43%	£-19,849,787	£-21,357,916	£-21,566,142	£-21,566,142	£-22,348,008	£-22,877,089
35% SR : 35% THLR : 30% SO	50%	£-24,892,597	£-26,188,904	£-26,402,283	£-26,402,283	£-27,202,453	£-27,742,133

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,136,199	£19,403,835	£19,209,461	£19,209,461	£18,480,558	£17,994,623
35% SR : 35% THLR : 30% SO	10%	£15,813,247	£13,377,140	£13,181,410	£13,181,410	£12,447,423	£11,958,099
35% SR : 35% THLR : 30% SO	20%	£9,438,094	£7,281,760	£7,081,240	£7,081,240	£6,329,285	£5,827,982
35% SR : 35% THLR : 30% SO	25%	£6,211,980	£4,195,065	£3,993,669	£3,993,669	£3,236,434	£2,734,944
35% SR : 35% THLR : 30% SO	30%	£2,961,037	£1,095,322	£892,998	£892,998	£134,284	£-171,525
35% SR : 35% THLR : 30% SO	35%	£-303,162	£-2,928,893	£-2,235,523	£-2,235,523	£-3,010,395	£-3,526,960
35% SR : 35% THLR : 30% SO	43%	£-5,269,655	£-5,777,784	£-5,986,010	£-5,986,010	£-6,767,876	£-7,296,956
35% SR : 35% THLR : 30% SO	50%	£-10,312,464	£-11,608,771	£-11,822,150	£-11,822,150	£-12,622,321	£-13,162,001

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£28,222,413	£25,490,049	£25,295,675	£25,295,675	£24,566,772	£24,080,837
35% SR : 35% THLR : 30% SO	10%	£21,899,461	£19,463,354	£19,267,624	£19,267,624	£18,533,637	£18,044,313
35% SR : 35% THLR : 30% SO	20%	£15,524,308	£13,367,974	£13,167,453	£13,167,453	£12,415,499	£11,914,196
35% SR : 35% THLR : 30% SO	25%	£12,298,194	£10,281,279	£10,079,883	£10,079,883	£9,324,648	£8,821,158
35% SR : 35% THLR : 30% SO	30%	£9,047,251	£7,181,536	£6,979,212	£6,979,212	£6,220,498	£5,714,689
35% SR : 35% THLR : 30% SO	35%	£5,783,032	£4,057,321	£3,850,691	£3,850,691	£3,075,829	£2,559,254
35% SR : 35% THLR : 30% SO	43%	£816,559	£-681,570	£-899,736	£-899,736	£-1,681,662	£-2,210,742
35% SR : 35% THLR : 30% SO	50%	£-4,226,250	£-5,522,557	£-5,735,936	£-5,735,936	£-6,536,107	£-7,075,787

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,092,080	£21,516,510	£21,318,957	£21,318,957	£20,578,132	£20,084,250
35% SR : 35% THLR : 30% SO	10%	£18,772,378	£16,473,285	£16,274,355	£16,274,355	£15,528,364	£15,031,037
35% SR : 35% THLR : 30% SO	20%	£13,393,884	£11,360,374	£11,156,572	£11,156,572	£10,392,320	£9,882,818
35% SR : 35% THLR : 30% SO	25%	£10,665,242	£8,763,801	£8,559,111	£8,559,111	£7,791,525	£7,279,800
35% SR : 35% THLR : 30% SO	30%	£7,911,189	£6,153,960	£5,948,327	£5,948,327	£5,172,776	£4,650,287
35% SR : 35% THLR : 30% SO	35%	£5,143,550	£3,505,836	£3,295,827	£3,295,827	£2,508,292	£1,983,268
35% SR : 35% THLR : 30% SO	43%	£908,262	£-517,288	£-732,381	£-732,381	£-1,538,983	£-2,076,717
35% SR : 35% THLR : 30% SO	50%	£-3,412,827	£-4,628,599	£-4,845,468	£-4,845,468	£-5,658,725	£-6,200,896

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-25,435,267	£-28,010,837	£-28,208,390	£-28,208,390	£-28,949,215	£-29,443,097
35% SR : 35% THLR : 30% SO	10%	£-30,754,969	£-33,054,062	£-33,252,992	£-33,252,992	£-33,998,983	£-34,496,310
35% SR : 35% THLR : 30% SO	20%	£-36,133,463	£-38,166,973	£-38,370,775	£-38,370,775	£-39,135,027	£-39,644,529
35% SR : 35% THLR : 30% SO	25%	£-38,862,105	£-40,763,546	£-40,968,236	£-40,968,236	£-41,735,822	£-42,247,567
35% SR : 35% THLR : 30% SO	30%	£-41,616,158	£-43,373,386	£-43,579,020	£-43,579,020	£-44,354,571	£-44,877,040
35% SR : 35% THLR : 30% SO	35%	£-44,383,797	£-46,021,511	£-46,231,520	£-46,231,520	£-47,019,055	£-47,544,079
35% SR : 35% THLR : 30% SO	43%	£-48,619,085	£-50,044,635	£-50,259,728	£-50,259,728	£-51,066,330	£-51,604,064
35% SR : 35% THLR : 30% SO	50%	£-52,940,174	£-54,155,946	£-54,372,815	£-54,372,815	£-55,186,072	£-55,728,243

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-3,262,708	£-5,838,278	£-6,035,831	£-6,035,831	£-6,776,655	£-7,270,537
35% SR : 35% THLR : 30% SO	10%	£-8,582,410	£-10,881,502	£-11,080,433	£-11,080,433	£-11,826,424	£-12,323,751
35% SR : 35% THLR : 30% SO	20%	£-13,960,904	£-15,994,414	£-16,198,215	£-16,198,215	£-16,962,468	£-17,471,970
35% SR : 35% THLR : 30% SO	25%	£-16,689,545	£-18,590,987	£-18,795,677	£-18,795,677	£-19,563,263	£-20,074,387
35% SR : 35% THLR : 30% SO	30%	£-19,443,598	£-21,200,827	£-21,406,460	£-21,406,460	£-22,182,011	£-22,704,501
35% SR : 35% THLR : 30% SO	35%	£-22,211,238	£-23,848,952	£-24,058,961	£-24,058,961	£-24,846,496	£-25,371,520
35% SR : 35% THLR : 30% SO	43%	£-26,446,526	£-27,872,076	£-28,087,169	£-28,087,169	£-28,893,771	£-29,431,505
35% SR : 35% THLR : 30% SO	50%	£-30,767,615	£-31,983,387	£-32,200,255	£-32,200,255	£-33,013,513	£-33,555,884

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,317,425	£8,741,855	£8,544,302	£8,544,302	£7,803,477	£7,309,595
35% SR : 35% THLR : 30% SO	10%	£5,997,723	£3,698,630	£3,499,700	£3,499,700	£2,753,709	£2,256,382
35% SR : 35% THLR : 30% SO	20%	£619,229	£-1,414,281	£-1,618,083	£-1,618,083	£-2,382,335	£-2,891,837
35% SR : 35% THLR : 30% SO	25%	£-2,109,413	£-4,010,854	£-4,215,544	£-4,215,544	£-4,983,130	£-5,494,855
35% SR : 35% THLR : 30% SO	30%	£-4,963,466	£-6,820,695	£-6,826,328	£-6,826,328	£-7,601,879	£-8,124,368
35% SR : 35% THLR : 30% SO	35%	£-7,631,105	£-9,268,819	£-9,478,828	£-9,478,828	£-10,286,363	£-10,791,397
35% SR : 35% THLR : 30% SO	43%	£-11,866,393	£-13,291,943	£-13,507,036	£-13,507,036	£-14,313,638	£-14,851,372
35% SR : 35% THLR : 30% SO	50%	£-16,187,462	£-17,403,254	£-17,620,123	£-17,620,123	£-18,433,380	£-18,975,651

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,403,639	£14,828,069	£14,630,516	£14,630,516	£13,889,691	£13,395,809
35% SR : 35% THLR : 30% SO	10%	£12,083,937	£9,784,844	£9,585,914	£9,585,914	£8,839,923	£8,342,596
35% SR : 35% THLR : 30% SO	20%	£6,705,443	£4,671,933	£4,468,131	£4,468,131	£3,703,879	£3,194,377
35% SR : 35% THLR : 30% SO	25%	£3,976,801	£2,075,360	£1,870,670	£1,870,670	£1,103,084	£591,359
35% SR : 35% THLR : 30% SO	30%	£1,222,748	£-534,481	£-740,114	£-740,114	£-1,515,665	£-2,038,154
35% SR : 35% THLR : 30% SO	35%	£-1,544,891	£-3,182,605	£-3,392,614	£-3,392,614	£-4,180,149	£-4,705,173
35% SR : 35% THLR : 30% SO	43%	£-5,780,179	£-7,205,729	£-7,420,822	£-7,420,822	£-8,227,424	£-8,765,158
35% SR : 35% THLR : 30% SO	50%	£-10,101,268	£-11,317,040	£-11,533,909	£-11,533,909	£-12,347,166	£-12,889,337

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,889,435	£13,440,072	£13,239,288	£13,239,288	£12,486,348	£11,984,388
35% SR : 35% THLR : 30% SO	10%	£11,332,668	£9,129,210	£8,927,026	£8,927,026	£8,168,835	£7,663,374
35% SR : 35% THLR : 30% SO	20%	£6,695,282	£4,751,497	£4,544,363	£4,544,363	£3,767,611	£3,249,776
35% SR : 35% THLR : 30% SO	25%	£4,340,084	£2,519,331	£2,311,293	£2,311,293	£1,531,153	£1,011,059
35% SR : 35% THLR : 30% SO	30%	£1,954,977	£273,675	£64,679	£64,679	£-730,817	£-1,261,852
35% SR : 35% THLR : 30% SO	35%	£-451,114	£-2,017,943	£-2,231,387	£-2,231,387	£-3,031,803	£-3,565,413
35% SR : 35% THLR : 30% SO	43%	£-4,134,370	£-5,487,790	£-5,702,884	£-5,702,884	£-6,509,485	£-7,047,219
35% SR : 35% THLR : 30% SO	50%	£-7,849,013	£-8,988,487	£-9,205,356	£-9,205,356	£-10,018,612	£-10,560,784

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-33,637,912	£-36,087,275	£-36,288,059	£-36,288,059	£-37,040,999	£-37,542,959
35% SR : 35% THLR : 30% SO	10%	£-38,194,679	£-40,398,137	£-40,600,321	£-40,600,321	£-41,358,512	£-41,863,973
35% SR : 35% THLR : 30% SO	20%	£-42,832,065	£-44,775,850	£-44,982,984	£-44,982,984	£-45,759,736	£-46,277,571
35% SR : 35% THLR : 30% SO	25%	£-45,187,263	£-47,008,016	£-47,216,054	£-47,216,054	£-47,996,194	£-48,516,288
35% SR : 35% THLR : 30% SO	30%	£-47,572,370	£-49,253,672	£-49,462,668	£-49,462,668	£-50,258,164	£-50,789,199
35% SR : 35% THLR : 30% SO	35%	£-49,978,461	£-51,545,290	£-51,758,734	£-51,758,734	£-52,559,150	£-53,092,760
35% SR : 35% THLR : 30% SO	43%	£-53,661,717	£-55,015,137	£-55,230,231	£-55,230,231	£-56,036,832	£-56,574,566
35% SR : 35% THLR : 30% SO	50%	£-57,376,360	£-58,515,834	£-58,732,702	£-58,732,702	£-59,545,959	£-60,088,131

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-11,465,353	£-13,914,715	£-14,115,500	£-14,115,500	£-14,868,440	£-15,370,400
35% SR : 35% THLR : 30% SO	10%	£-16,022,119	£-18,225,577	£-18,427,761	£-18,427,761	£-19,185,953	£-19,691,414
35% SR : 35% THLR : 30% SO	20%	£-20,659,506	£-22,603,291	£-22,810,425	£-22,810,425	£-23,587,177	£-24,105,011
35% SR : 35% THLR : 30% SO	25%	£-23,014,704	£-24,835,457	£-25,043,494	£-25,043,494	£-25,823,635	£-26,343,729
35% SR : 35% THLR : 30% SO	30%	£-25,399,810	£-27,081,113	£-27,290,108	£-27,290,108	£-28,085,604	£-28,616,640
35% SR : 35% THLR : 30% SO	35%	£-27,805,902	£-29,372,730	£-29,586,174	£-29,586,174	£-30,386,590	£-30,920,201
35% SR : 35% THLR : 30% SO	43%	£-31,489,157	£-32,842,578	£-33,057,672	£-33,057,672	£-33,864,273	£-34,402,007
35% SR : 35% THLR : 30% SO	50%	£-35,203,800	£-36,343,274	£-36,560,143	£-36,560,143	£-37,373,400	£-37,915,571

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,114,780	£665,417	£464,633	£464,633	£288,307	£-790,267
35% SR : 35% THLR : 30% SO	10%	£-1,441,987	£-3,645,445	£-3,847,529	£-3,847,529	£-4,605,820	£-5,111,281
35% SR : 35% THLR : 30% SO	20%	£-6,079,373	£-9,023,158	£-9,230,292	£-9,230,292	£-9,907,044	£-10,524,879
35% SR : 35% THLR : 30% SO	25%	£-9,434,571	£-10,255,324	£-10,463,362	£-10,463,362	£-11,243,502	£-11,763,596
35% SR : 35% THLR : 30% SO	30%	£-10,919,678	£-12,500,980	£-12,709,976	£-12,709,976	£-13,505,472	£-14,036,507
35% SR : 35% THLR : 30% SO	35%	£-13,225,769	£-14,792,598	£-15,006,042	£-15,006,042	£-15,806,458	£-16,340,068
35% SR : 35% THLR : 30% SO	43%	£-16,909,025	£-18,262,445	£-18,477,539	£-18,477,539	£-19,284,140	£-19,821,874
35% SR : 35% THLR : 30% SO	50%	£-20,623,668	£-21,763,142	£-21,980,011	£-21,980,011	£-22,793,267	£-23,335,439

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,200,994	£6,751,631	£6,550,847	£6,550,847	£5,797,907	£5,295,947
35% SR : 35% THLR : 30% SO	10%	£4,644,227	£2,440,769	£2,238,585	£2,238,585	£1,480,394	£974,933
35% SR : 35% THLR : 30% SO	20%	£6,841	£-1,936,945	£-2,144,079	£-2,144,079	£-2,920,830	£-3,438,665
35% SR : 35% THLR : 30% SO	25%	£-2,348,357	£-4,169,110	£-4,377,148	£-4,377,148	£-5,157,289	£-5,677,382
35% SR : 35% THLR : 30% SO	30%	£-4,733,464	£-6,414,766	£-6,623,762	£-6,623,762	£-7,419,258	£-7,950,293
35% SR : 35% THLR : 30% SO	35%	£-7,139,555	£-8,706,384	£-8,919,828	£-8,919,828	£-9,720,244	£-10,253,854
35% SR : 35% THLR : 30% SO	43%	£-10,822,811	£-12,176,231	£-12,391,325	£-12,391,325	£-13,197,926	£-13,735,660
35% SR : 35% THLR : 30% SO	50%	£-14,537,454	£-15,676,928	£-15,893,797	£-15,893,797	£-16,707,053	£-17,249,225

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,501,466	£27,394,578	£27,200,204	£27,200,204	£26,471,302	£25,985,366
35% SR : 35% THLR : 30% SO	10%	£23,701,040	£21,819,006	£21,620,076	£21,620,076	£20,874,085	£20,376,758
35% SR : 35% THLR : 30% SO	20%	£17,809,093	£16,150,061	£15,949,540	£15,949,540	£15,197,585	£14,696,283
35% SR : 35% THLR : 30% SO	25%	£14,835,678	£13,296,016	£13,094,620	£13,094,620	£12,337,711	£11,825,986
35% SR : 35% THLR : 30% SO	30%	£11,848,988	£10,409,530	£10,203,898	£10,203,898	£9,432,775	£8,918,692
35% SR : 35% THLR : 30% SO	35%	£8,814,221	£7,495,805	£7,289,175	£7,289,175	£6,514,313	£5,997,738
35% SR : 35% THLR : 30% SO	43%	£4,225,819	£3,072,956	£2,861,323	£2,861,323	£2,067,702	£1,538,621
35% SR : 35% THLR : 30% SO	50%	-£455,183	-£1,437,756	-£1,654,624	-£1,654,624	-£2,467,882	-£3,010,053

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£20,025,881	-£22,132,769	-£22,327,143	-£22,327,143	-£23,066,045	-£23,541,981
35% SR : 35% THLR : 30% SO	10%	-£25,826,307	-£27,708,341	-£27,907,271	-£27,907,271	-£28,653,262	-£29,150,589
35% SR : 35% THLR : 30% SO	20%	-£31,718,254	-£33,377,286	-£33,577,807	-£33,577,807	-£34,329,767	-£34,831,064
35% SR : 35% THLR : 30% SO	25%	-£34,691,669	-£36,231,331	-£36,432,727	-£36,432,727	-£37,189,636	-£37,701,360
35% SR : 35% THLR : 30% SO	30%	-£37,678,359	-£39,117,817	-£39,323,449	-£39,323,449	-£40,094,572	-£40,608,655
35% SR : 35% THLR : 30% SO	35%	-£40,713,126	-£42,031,542	-£42,238,172	-£42,238,172	-£43,013,034	-£43,529,609
35% SR : 35% THLR : 30% SO	43%	-£45,301,528	-£46,454,391	-£46,666,023	-£46,666,023	-£47,459,644	-£47,988,726
35% SR : 35% THLR : 30% SO	50%	-£49,982,530	-£50,965,103	-£51,181,971	-£51,181,971	-£51,995,229	-£52,537,400

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,146,679	£39,790	-£154,583	-£154,583	-£883,486	-£1,369,422
35% SR : 35% THLR : 30% SO	10%	-£3,653,748	-£5,535,781	-£5,734,711	-£5,734,711	-£6,490,703	-£6,978,030
35% SR : 35% THLR : 30% SO	20%	-£9,545,695	-£11,204,727	-£11,405,247	-£11,405,247	-£12,157,202	-£12,658,505
35% SR : 35% THLR : 30% SO	25%	-£12,519,109	-£14,058,771	-£14,260,167	-£14,260,167	-£15,017,076	-£15,528,801
35% SR : 35% THLR : 30% SO	30%	-£15,505,799	-£16,945,257	-£17,150,889	-£17,150,889	-£17,922,013	-£18,438,095
35% SR : 35% THLR : 30% SO	35%	-£18,540,567	-£19,858,982	-£20,065,612	-£20,065,612	-£20,840,475	-£21,357,049
35% SR : 35% THLR : 30% SO	43%	-£23,128,969	-£24,281,832	-£24,493,464	-£24,493,464	-£25,287,085	-£25,816,166
35% SR : 35% THLR : 30% SO	50%	-£27,809,971	-£28,792,543	-£29,009,412	-£29,009,412	-£29,822,669	-£30,364,840

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,726,811	£14,619,923	£14,425,549	£14,425,549	£13,696,647	£13,210,711
35% SR : 35% THLR : 30% SO	10%	£10,926,385	£9,044,351	£8,845,421	£8,845,421	£8,099,430	£7,602,103
35% SR : 35% THLR : 30% SO	20%	£5,034,438	£3,375,406	£3,174,885	£3,174,885	£2,422,930	£1,921,628
35% SR : 35% THLR : 30% SO	25%	£2,061,023	£521,361	£319,965	£319,965	-£436,944	-£948,669
35% SR : 35% THLR : 30% SO	30%	-£925,667	-£2,365,125	-£2,570,757	-£2,570,757	-£3,341,880	-£3,855,963
35% SR : 35% THLR : 30% SO	35%	-£3,960,434	-£5,279,950	-£5,485,490	-£5,485,490	-£6,260,342	-£6,776,917
35% SR : 35% THLR : 30% SO	43%	-£8,548,836	-£9,701,699	-£9,913,332	-£9,913,332	-£10,706,953	-£11,236,034
35% SR : 35% THLR : 30% SO	50%	-£13,229,838	-£14,212,411	-£14,429,279	-£14,429,279	-£15,242,537	-£15,784,708

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,813,025	£20,706,137	£20,511,763	£20,511,763	£19,782,961	£19,296,925
35% SR : 35% THLR : 30% SO	10%	£17,012,589	£15,130,565	£14,931,635	£14,931,635	£14,185,644	£13,688,317
35% SR : 35% THLR : 30% SO	20%	£11,120,652	£9,461,619	£9,261,099	£9,261,099	£8,509,144	£8,007,841
35% SR : 35% THLR : 30% SO	25%	£8,147,237	£6,607,575	£6,406,179	£6,406,179	£5,649,270	£5,137,545
35% SR : 35% THLR : 30% SO	30%	£5,160,547	£3,721,089	£3,515,457	£3,515,457	£2,744,334	£2,230,251
35% SR : 35% THLR : 30% SO	35%	£2,125,780	£807,364	£600,734	£600,734	-£174,128	-£690,703
35% SR : 35% THLR : 30% SO	43%	-£2,462,622	-£3,615,485	-£3,827,118	-£3,827,118	-£4,620,739	-£5,149,820
35% SR : 35% THLR : 30% SO	50%	-£7,143,624	-£8,126,197	-£8,343,065	-£8,343,065	-£9,156,323	-£9,698,494

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,889,435	£13,990,070	£13,789,286	£13,789,286	£13,036,345	£12,534,385
35% SR : 35% THLR : 30% SO	10%	£11,332,668	£9,624,209	£9,422,024	£9,422,024	£8,663,833	£8,158,372
35% SR : 35% THLR : 30% SO	20%	£6,695,282	£5,198,691	£4,991,557	£4,991,557	£4,214,805	£3,696,971
35% SR : 35% THLR : 30% SO	25%	£4,340,084	£2,938,575	£2,730,538	£2,730,538	£1,950,397	£1,430,303
35% SR : 35% THLR : 30% SO	30%	£1,954,977	£664,971	£455,974	£455,974	£-333,121	£-864,157
35% SR : 35% THLR : 30% SO	35%	-£451,114	-£1,648,655	-£1,862,099	-£1,862,099	-£2,662,514	-£3,196,124
35% SR : 35% THLR : 30% SO	43%	-£4,134,370	-£5,161,113	-£5,376,207	-£5,376,207	-£6,182,807	-£6,720,541
35% SR : 35% THLR : 30% SO	50%	-£7,849,013	-£8,704,419	-£8,921,288	-£8,921,288	-£9,734,544	-£10,276,716

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£33,637,912	-£35,537,277	-£35,738,061	-£35,738,061	-£36,491,002	-£36,992,962
35% SR : 35% THLR : 30% SO	10%	-£38,194,679	-£39,903,138	-£40,105,323	-£40,105,323	-£40,863,514	-£41,368,975
35% SR : 35% THLR : 30% SO	20%	-£42,832,065	-£44,328,656	-£44,535,790	-£44,535,790	-£45,312,542	-£45,830,376
35% SR : 35% THLR : 30% SO	25%	-£45,187,263	-£46,588,772	-£46,796,809	-£46,796,809	-£47,576,950	-£48,097,044
35% SR : 35% THLR : 30% SO	30%	-£47,572,370	-£48,862,376	-£49,071,373	-£49,071,373	-£49,860,468	-£50,391,504
35% SR : 35% THLR : 30% SO	35%	-£49,978,461	-£51,176,002	-£51,389,446	-£51,389,446	-£52,189,861	-£52,723,471
35% SR : 35% THLR : 30% SO	43%	-£53,661,717	-£54,688,459	-£54,903,554	-£54,903,554	-£55,710,154	-£56,247,888
35% SR : 35% THLR : 30% SO	50%	-£57,376,360	-£58,231,766	-£58,448,635	-£58,448,635	-£59,261,891	-£59,804,063

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£11,465,353	-£13,364,718	-£13,565,502	-£13,565,502	-£14,318,442	-£14,820,402
35% SR : 35% THLR : 30% SO	10%	-£16,022,119	-£17,730,578	-£17,932,764	-£17,932,764	-£18,690,955	-£19,196,416
35% SR : 35% THLR : 30% SO	20%	-£20,659,506	-£22,156,097	-£22,363,230	-£22,363,230	-£23,136,982	-£23,657,817
35% SR : 35% THLR : 30% SO	25%	-£23,014,704	-£24,416,212	-£24,624,250	-£24,624,250	-£25,404,391	-£25,924,484
35% SR : 35% THLR : 30% SO	30%	-£25,399,810	-£26,689,817	-£26,898,814	-£26,898,814	-£27,687,909	-£28,218,945
35% SR : 35% THLR : 30% SO	35%	-£27,805,902	-£29,003,442	-£29,216,887	-£29,216,887	-£30,017,302	-£30,550,912
35% SR : 35% THLR : 30% SO	43%	-£31,489,157	-£32,515,900	-£32,730,994	-£32,730,994	-£33,537,595	-£34,075,329
35% SR : 35% THLR : 30% SO	50%	-£35,203,800	-£36,059,207	-£36,276,075	-£36,276,075	-£37,089,332	-£37,631,504

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,114,780	£1,215,415	£1,014,631	£1,014,631	£261,690	£-240,270
35% SR : 35% THLR : 30% SO	10%	-£1,441,987	-£3,150,446	-£3,352,631	-£3,352,631	-£4,110,822	-£4,616,283
35% SR : 35% THLR : 30% SO	20%	-£6,079,373	-£7,575,964	-£7,783,098	-£7,783,098	-£8,559,850	-£9,077,684
35% SR : 35% THLR : 30% SO	25%	-£9,434,571	-£9,936,080	-£10,044,117	-£10,044,117	-£10,824,258	-£11,344,352
35% SR : 35% THLR : 30% SO	30%	-£10,919,678	-£12,109,664	-£12,318,681	-£12,318,681	-£13,107,776	-£13,638,812
35% SR : 35% THLR : 30% SO	35%	-£13,225,769	-£14,423,310	-£14,636,754	-£14,636,754	-£15,437,169	-£15,970,779
35% SR : 35% THLR : 30% SO	43%	-£16,909,025	-£17,935,768	-£18,150,862	-£18,150,862	-£18,957,462	-£19,495,196
35% SR : 35% THLR : 30% SO	50%	-£20,623,668	-£21,479,074	-£21,695,943	-£21,695,943	-£22,509,199	-£23,051,371

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,200,994	£7,301,629	£7,100,845	£7,100,845	£6,347,904	£5,845,944
35% SR : 35% THLR : 30% SO	10%	£4,644,227	£2,935,768	£2,733,583	£2,733,583	£1,975,392	£1,469,930
35% SR : 35% THLR : 30% SO	20%	£6,841	-£1,489,750	-£1,696,884	-£1,696,884	-£2,473,636	-£2,991,471
35% SR : 35% THLR : 30% SO	25%	-£2,348,357	-£3,749,866	-£3,957,903	-£3,957,903	-£4,738,044	-£5,258,138
35% SR : 35% THLR : 30% SO	30%	-£4,733,464	-£6,023,471	-£6,232,467	-£6,232,467	-£7,021,562	-£7,552,598
35% SR : 35% THLR : 30% SO	35%	-£7,139,555	-£8,337,096	-£8,550,540	-£8,550,540	-£9,350,955	-£9,884,566
35% SR : 35% THLR : 30% SO	43%	-£10,822,811	-£11,849,554	-£12,064,648	-£12,064,648	-£12,871,249	-£13,408,982
35% SR : 35% THLR : 30% SO	50%	-£14,537,454	-£15,392,860	-£15,609,729	-£15,609,729	-£16,422,985	-£16,965,157

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,806,195	£3,044,271	£2,840,203	£2,840,203	£2,074,948	£1,564,779
35% SR : 35% THLR : 30% SO	10%	£1,241,175	£323,684	£532,535	£532,535	£1,315,731	£1,837,861
35% SR : 35% THLR : 30% SO	20%	£2,417,654	£3,796,270	£4,006,791	£4,006,791	£4,796,247	£5,322,551
35% SR : 35% THLR : 30% SO	25%	£4,278,144	£5,553,128	£5,764,568	£5,764,568	£6,557,468	£7,086,068
35% SR : 35% THLR : 30% SO	30%	£6,152,583	£7,323,697	£7,536,111	£7,536,111	£8,332,664	£8,863,699
35% SR : 35% THLR : 30% SO	35%	£8,040,974	£9,107,976	£9,321,419	£9,321,419	£10,121,835	£10,655,446
35% SR : 35% THLR : 30% SO	43%	£10,899,715	£11,810,101	£12,025,194	£12,025,194	£12,831,796	£13,369,530
35% SR : 35% THLR : 30% SO	50%	£13,789,845	£14,543,074	£14,759,943	£14,759,943	£15,573,200	£16,115,371

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£44,721,152	£46,483,076	£46,687,144	£46,687,144	£47,452,399	£47,962,568
35% SR : 35% THLR : 30% SO	10%	£48,286,172	£49,851,031	£50,059,882	£50,059,882	£50,843,077	£51,365,208
35% SR : 35% THLR : 30% SO	20%	£51,945,001	£53,323,617	£53,534,138	£53,534,138	£54,323,594	£54,849,898
35% SR : 35% THLR : 30% SO	25%	£53,805,491	£55,080,475	£55,291,915	£55,291,915	£56,084,815	£56,613,415
35% SR : 35% THLR : 30% SO	30%	£55,879,930	£56,851,044	£57,063,458	£57,063,458	£57,866,011	£58,391,046
35% SR : 35% THLR : 30% SO	35%	£57,568,321	£58,635,323	£58,848,766	£58,848,766	£59,649,182	£60,182,793
35% SR : 35% THLR : 30% SO	43%	£60,427,062	£61,337,448	£61,552,541	£61,552,541	£62,359,143	£62,896,877
35% SR : 35% THLR : 30% SO	50%	£63,317,192	£64,070,421	£64,287,290	£64,287,290	£65,100,547	£65,642,718

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,548,592	£24,310,516	£24,514,584	£24,514,584	£25,279,839	£25,790,009
35% SR : 35% THLR : 30% SO	10%	£26,113,613	£27,678,472	£27,887,323	£27,887,323	£28,670,518	£29,192,648
35% SR : 35% THLR : 30% SO	20%	£29,772,442	£31,151,057	£31,361,579	£31,361,579	£32,151,034	£32,677,338
35% SR : 35% THLR : 30% SO	25%	£31,632,931	£32,907,915	£33,119,355	£33,119,355	£33,912,255	£34,440,856
35% SR : 35% THLR : 30% SO	30%	£33,507,371	£34,678,484	£34,890,898	£34,890,898	£35,687,451	£36,218,487
35% SR : 35% THLR : 30% SO	35%	£35,395,781	£36,462,764	£36,676,207	£36,676,207	£37,476,623	£38,010,233
35% SR : 35% THLR : 30% SO	43%	£38,254,503	£39,164,889	£39,379,982	£39,379,982	£40,186,584	£40,724,318
35% SR : 35% THLR : 30% SO	50%	£41,144,633	£41,897,862	£42,114,731	£42,114,731	£42,927,988	£43,470,159

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,968,460	£9,730,384	£9,934,452	£9,934,452	£10,699,707	£11,209,876
35% SR : 35% THLR : 30% SO	10%	£11,533,480	£13,098,339	£13,307,190	£13,307,190	£14,090,386	£14,612,516
35% SR : 35% THLR : 30% SO	20%	£15,192,309	£16,570,925	£16,781,446	£16,781,446	£17,570,902	£18,097,206
35% SR : 35% THLR : 30% SO	25%	£17,052,799	£18,327,783	£18,539,223	£18,539,223	£19,332,123	£19,860,723
35% SR : 35% THLR : 30% SO	30%	£18,927,238	£20,098,352	£20,310,786	£20,310,786	£21,107,319	£21,638,354
35% SR : 35% THLR : 30% SO	35%	£20,815,629	£21,882,631	£22,096,074	£22,096,074	£22,896,490	£23,430,101
35% SR : 35% THLR : 30% SO	43%	£23,674,370	£24,584,756	£24,799,849	£24,799,849	£25,606,451	£26,144,185
35% SR : 35% THLR : 30% SO	50%	£26,564,500	£27,317,729	£27,534,598	£27,534,598	£28,347,855	£28,890,026

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,882,246	£3,644,170	£3,848,238	£3,848,238	£4,613,493	£5,123,862
35% SR : 35% THLR : 30% SO	10%	£5,447,266	£7,012,125	£7,220,977	£7,220,977	£8,004,172	£8,526,302
35% SR : 35% THLR : 30% SO	20%	£9,106,095	£10,484,711	£10,695,232	£10,695,232	£11,484,688	£12,010,992
35% SR : 35% THLR : 30% SO	25%	£10,966,585	£12,241,569	£12,453,009	£12,453,009	£13,245,909	£13,774,509
35% SR : 35% THLR : 30% SO	30%	£12,841,024	£14,012,138	£14,224,552	£14,224,552	£15,021,105	£15,552,140
35% SR : 35% THLR : 30% SO	35%	£14,729,415	£15,796,417	£16,009,860	£16,009,860	£16,810,276	£17,343,887
35% SR : 35% THLR : 30% SO	43%	£17,588,156	£18,498,542	£18,713,635	£18,713,635	£19,520,237	£20,057,971
35% SR : 35% THLR : 30% SO	50%	£20,478,286	£21,231,515	£21,448,384	£21,448,384	£22,261,641	£22,803,812

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£91,659,039	£83,487,482	£83,185,242	£83,185,242	£82,051,840	£81,290,897
35% SR : 35% THLR : 30% SO	10%	£77,609,579	£70,215,784	£69,906,736	£69,906,736	£68,747,810	£67,970,274
35% SR : 35% THLR : 30% SO	20%	£63,394,697	£56,769,677	£56,453,065	£56,453,065	£55,265,769	£54,474,237
35% SR : 35% THLR : 30% SO	25%	£56,203,579	£49,999,189	£49,681,196	£49,681,196	£48,483,990	£47,676,003
35% SR : 35% THLR : 30% SO	30%	£48,964,271	£43,169,633	£42,844,950	£42,844,950	£41,627,386	£40,815,677
35% SR : 35% THLR : 30% SO	35%	£41,681,886	£36,298,690	£35,972,432	£35,972,432	£34,740,936	£33,911,951
35% SR : 35% THLR : 30% SO	43%	£30,635,156	£25,866,519	£25,532,363	£25,532,363	£24,268,321	£23,419,267
35% SR : 35% THLR : 30% SO	50%	£19,400,036	£15,247,704	£14,899,679	£14,899,679	£13,594,587	£12,724,525

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£56,439,592	£48,268,036	£47,965,795	£47,965,795	£46,832,393	£46,071,451
35% SR : 35% THLR : 30% SO	10%	£42,390,132	£34,996,337	£34,687,290	£34,687,290	£33,528,363	£32,750,827
35% SR : 35% THLR : 30% SO	20%	£28,175,251	£21,550,231	£21,233,619	£21,233,619	£20,046,322	£19,254,791
35% SR : 35% THLR : 30% SO	25%	£20,984,132	£14,779,742	£14,461,749	£14,461,749	£13,264,543	£12,456,556
35% SR : 35% THLR : 30% SO	30%	£13,744,824	£7,950,186	£7,625,503	£7,625,503	£6,407,939	£5,596,230
35% SR : 35% THLR : 30% SO	35%	£6,462,439	£1,079,244	£752,985	£752,985	£-478,511	£-1,307,496
35% SR : 35% THLR : 30% SO	43%	£-4,584,290	£-9,352,928	£-9,687,084	£-9,687,084	£-10,951,126	£-11,800,180
35% SR : 35% THLR : 30% SO	50%	£-15,819,411	£-19,971,743	£-20,319,768	£-20,319,768	£-21,624,880	£-22,494,921

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£72,206,746	£64,035,189	£63,732,949	£63,732,949	£62,599,547	£61,838,604
35% SR : 35% THLR : 30% SO	10%	£58,157,286	£50,763,491	£50,454,443	£50,454,443	£49,295,517	£48,517,980
35% SR : 35% THLR : 30% SO	20%	£43,942,404	£37,317,384	£37,000,772	£37,000,772	£35,813,475	£35,021,944
35% SR : 35% THLR : 30% SO	25%	£36,751,285	£30,546,896	£30,228,903	£30,228,903	£29,031,696	£28,223,709
35% SR : 35% THLR : 30% SO	30%	£29,511,978	£23,717,340	£23,392,657	£23,392,657	£22,175,093	£21,363,383
35% SR : 35% THLR : 30% SO	35%	£22,229,592	£16,846,397	£16,520,139	£16,520,139	£15,288,642	£14,459,657
35% SR : 35% THLR : 30% SO	43%	£11,182,863	£6,414,225	£6,080,069	£6,080,069	£4,816,027	£3,966,973
35% SR : 35% THLR : 30% SO	50%	£-52,258	£-4,204,589	£-4,562,614	£-4,562,614	£-5,857,707	£-6,727,768

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£82,574,840	£74,403,283	£74,101,043	£74,101,043	£72,967,641	£72,206,698
35% SR : 35% THLR : 30% SO	10%	£68,525,380	£61,131,585	£60,822,537	£60,822,537	£59,663,611	£58,886,074
35% SR : 35% THLR : 30% SO	20%	£54,310,498	£47,685,478	£47,368,866	£47,368,866	£46,181,570	£45,390,038
35% SR : 35% THLR : 30% SO	25%	£47,119,380	£40,914,990	£40,596,997	£40,596,997	£39,399,791	£38,591,804
35% SR : 35% THLR : 30% SO	30%	£39,880,072	£34,085,434	£33,760,751	£33,760,751	£32,543,167	£31,731,478
35% SR : 35% THLR : 30% SO	35%	£32,537,686	£27,214,491	£26,888,233	£26,888,233	£25,656,736	£24,827,752
35% SR : 35% THLR : 30% SO	43%	£21,550,957	£16,782,320	£16,448,164	£16,448,164	£15,184,122	£14,335,067
35% SR : 35% THLR : 30% SO	50%	£10,315,837	£6,163,505	£5,815,480	£5,815,480	£4,510,388	£3,640,326

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£86,902,814	£78,731,258	£78,429,017	£78,429,017	£77,295,615	£76,534,673
35% SR : 35% THLR : 30% SO	10%	£72,853,354	£65,459,559	£65,150,512	£65,150,512	£63,991,585	£63,214,049
35% SR : 35% THLR : 30% SO	20%	£58,638,473	£52,013,453	£51,696,841	£51,696,841	£50,509,544	£49,718,013
35% SR : 35% THLR : 30% SO	25%	£51,447,354	£45,242,964	£44,924,971	£44,924,971	£43,727,765	£42,919,778
35% SR : 35% THLR : 30% SO	30%	£44,208,046	£38,413,408	£38,088,725	£38,088,725	£36,871,161	£36,059,452
35% SR : 35% THLR : 30% SO	35%	£36,925,661	£31,542,466	£31,216,207	£31,216,207	£29,984,711	£29,156,726
35% SR : 35% THLR : 30% SO	43%	£25,878,932	£21,110,294	£20,776,138	£20,776,138	£19,512,096	£18,663,042
35% SR : 35% THLR : 30% SO	50%	£14,643,811	£10,491,479	£10,143,454	£10,143,454	£8,838,362	£7,968,301

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£46,075,027	£38,277,061	£37,954,848	£37,954,848	£36,746,551	£35,941,020
35% SR : 35% THLR : 30% SO	10%	£36,290,368	£29,252,874	£28,923,107	£28,923,107	£27,686,483	£26,862,067
35% SR : 35% THLR : 30% SO	20%	£26,338,228	£20,046,891	£19,714,489	£19,714,489	£18,450,286	£17,605,688
35% SR : 35% THLR : 30% SO	25%	£21,275,554	£15,362,925	£15,023,613	£15,023,613	£13,751,188	£12,902,906
35% SR : 35% THLR : 30% SO	30%	£16,170,384	£10,635,888	£10,289,437	£10,289,437	£8,990,244	£8,124,115
35% SR : 35% THLR : 30% SO	35%	£10,999,371	£5,834,554	£5,486,422	£5,486,422	£4,162,665	£3,278,103
35% SR : 35% THLR : 30% SO	43%	£3,068,766	£-1,534,834	£-1,897,226	£-1,897,226	£-3,256,192	£-4,162,168
35% SR : 35% THLR : 30% SO	50%	£-5,092,441	£-9,061,798	£-9,427,180	£-9,427,180	£-10,797,360	£-11,710,813

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,855,581	£3,057,614	£2,735,402	£2,735,402	£1,527,104	£721,573
35% SR : 35% THLR : 30% SO	10%	£1,070,921	£-5,966,573	£-6,296,340	£-6,296,340	£-7,532,964	£-8,357,379
35% SR : 35% THLR : 30% SO	20%	£-8,881,219	£-15,172,556	£-15,504,958	£-15,504,958	£-16,769,161	£-17,613,759
35% SR : 35% THLR : 30% SO	25%	£-13,943,892	£-19,866,521	£-20,195,834	£-20,195,834	£-21,468,259	£-22,316,541
35% SR : 35% THLR : 30% SO	30%	£-19,049,063	£-24,583,558	£-24,930,009	£-24,930,009	£-26,229,203	£-27,095,332
35% SR : 35% THLR : 30% SO	35%	£-24,220,076	£-29,384,893	£-29,733,024	£-29,733,024	£-31,056,782	£-31,941,344
35% SR : 35% THLR : 30% SO	43%	£-32,150,681	£-36,754,281	£-37,116,672	£-37,116,672	£-38,475,638	£-39,381,615
35% SR : 35% THLR : 30% SO	50%	£-40,311,888	£-44,281,245	£-44,646,626	£-44,646,626	£-46,016,807	£-46,930,260

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£26,622,734	£18,824,768	£18,502,555	£18,502,555	£17,294,258	£16,488,726
35% SR : 35% THLR : 30% SO	10%	£16,838,074	£9,800,581	£9,470,814	£9,470,814	£8,234,190	£7,409,774
35% SR : 35% THLR : 30% SO	20%	£6,885,935	£594,598	£262,196	£262,196	£-1,002,007	£-1,846,605
35% SR : 35% THLR : 30% SO	25%	£1,823,261	£-4,089,368	£-4,428,681	£-4,428,681	£-5,701,105	£-6,549,388
35% SR : 35% THLR : 30% SO	30%	£-3,281,910	£-8,816,405	£-9,162,856	£-9,162,856	£-10,462,050	£-11,328,178
35% SR : 35% THLR : 30% SO	35%	£-8,452,922	£-13,617,739	£-13,965,871	£-13,965,871	£-15,289,628	£-16,174,191
35% SR : 35% THLR : 30% SO	43%	£-16,383,527	£-20,987,128	£-21,349,519	£-21,349,519	£-22,708,485	£-23,614,462
35% SR : 35% THLR : 30% SO	50%	£-24,544,735	£-28,514,082	£-28,879,473	£-28,879,473	£-30,249,653	£-31,163,106

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£36,990,828	£29,192,862	£28,870,649	£28,870,649	£27,662,352	£26,856,820
35% SR : 35% THLR : 30% SO	10%	£27,206,168	£20,168,675	£19,838,908	£19,838,908	£18,602,284	£17,777,868
35% SR : 35% THLR : 30% SO	20%	£17,254,029	£10,962,692	£10,630,290	£10,630,290	£9,366,087	£8,521,489
35% SR : 35% THLR : 30% SO	25%	£12,191,355	£6,278,726	£5,939,413	£5,939,413	£4,666,989	£3,818,706
35% SR : 35% THLR : 30% SO	30%	£7,086,185	£1,551,689	£1,205,238	£1,205,238	£-93,958	£-960,054
35% SR : 35% THLR : 30% SO	35%	£1,915,172	£-3,249,645	£-3,597,777	£-3,597,777	£-4,921,534	£-5,806,096
35% SR : 35% THLR : 30% SO	43%	£-8,015,433	£-10,619,033	£-10,951,425	£-10,951,425	£-12,340,391	£-13,246,368
35% SR : 35% THLR : 30% SO	50%	£-14,176,641	£-18,145,998	£-18,511,379	£-18,511,379	£-19,881,559	£-20,795,012

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£41,318,803	£33,520,836	£33,198,624	£33,198,624	£31,990,326	£31,184,795
35% SR : 35% THLR : 30% SO	10%	£31,534,143	£24,496,649	£24,166,882	£24,166,882	£22,930,258	£22,105,843
35% SR : 35% THLR : 30% SO	20%	£21,582,003	£15,290,666	£14,958,264	£14,958,264	£13,694,061	£12,849,463
35% SR : 35% THLR : 30% SO	25%	£16,519,330	£10,606,701	£10,267,388	£10,267,388	£8,994,963	£8,146,681
35% SR : 35% THLR : 30% SO	30%	£11,414,159	£5,879,664	£5,533,213	£5,533,213	£4,234,019	£3,367,890
35% SR : 35% THLR : 30% SO	35%	£6,243,146	£1,078,329	£730,198	£730,198	£-593,560	£-1,478,122
35% SR : 35% THLR : 30% SO	43%	£-1,687,459	£-6,291,059	£-6,653,450	£-6,653,450	£-8,012,417	£-8,918,393
35% SR : 35% THLR : 30% SO	50%	£-9,848,666	£-13,818,023	£-14,183,404	£-14,183,404	£-15,553,585	£-16,467,038

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£26,550,287	£18,862,270	£18,529,432	£18,529,432	£17,281,288	£16,449,191
35% SR : 35% THLR : 30% SO	10%	£18,504,021	£11,544,425	£11,203,784	£11,203,784	£9,926,378	£9,074,774
35% SR : 35% THLR : 30% SO	20%	£10,263,614	£4,030,649	£3,681,669	£3,681,669	£2,372,992	£1,500,541
35% SR : 35% THLR : 30% SO	25%	£6,062,325	£196,129	£156,898	£156,898	£1,492,781	£2,383,369
35% SR : 35% THLR : 30% SO	30%	£1,785,947	£3,721,553	£4,079,430	£4,079,430	£5,421,467	£6,316,159
35% SR : 35% THLR : 30% SO	35%	£2,566,895	£7,666,100	£8,025,712	£8,025,712	£9,374,256	£10,273,287
35% SR : 35% THLR : 30% SO	43%	£9,185,102	£13,627,275	£13,989,666	£13,989,666	£15,348,632	£16,254,609
35% SR : 35% THLR : 30% SO	50%	£15,857,468	£19,641,676	£20,007,058	£20,007,058	£21,377,237	£22,290,692

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,669,159	£16,357,176	£16,690,015	£16,690,015	£17,938,159	£18,770,256
35% SR : 35% THLR : 30% SO	10%	£16,715,426	£23,675,022	£24,015,863	£24,015,863	£25,293,069	£26,144,673
35% SR : 35% THLR : 30% SO	20%	£24,955,833	£31,188,798	£31,537,778	£31,537,778	£32,846,454	£33,718,905
35% SR : 35% THLR : 30% SO	25%	£29,157,122	£35,023,318	£35,376,345	£35,376,345	£36,712,228	£37,602,816
35% SR : 35% THLR : 30% SO	30%	£33,433,500	£38,941,000	£39,298,877	£39,298,877	£40,640,914	£41,535,806
35% SR : 35% THLR : 30% SO	35%	£37,786,342	£42,885,547	£43,245,159	£43,245,159	£44,593,703	£45,492,733
35% SR : 35% THLR : 30% SO	43%	£44,404,549	£48,846,722	£49,209,113	£49,209,113	£50,568,079	£51,474,056
35% SR : 35% THLR : 30% SO	50%	£51,076,914	£54,861,123	£55,226,505	£55,226,505	£56,596,684	£57,510,138

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,097,994	£590,023	£922,862	£922,862	£2,171,006	£3,003,103
35% SR : 35% THLR : 30% SO	10%	£948,273	£7,907,889	£8,248,510	£8,248,510	£9,525,915	£10,377,519
35% SR : 35% THLR : 30% SO	20%	£9,188,680	£15,421,644	£15,770,625	£15,770,625	£17,079,301	£17,951,752
35% SR : 35% THLR : 30% SO	25%	£13,389,969	£19,256,165	£19,609,192	£19,609,192	£20,945,075	£21,835,663
35% SR : 35% THLR : 30% SO	30%	£17,666,347	£23,173,847	£23,531,724	£23,531,724	£24,873,761	£25,788,452
35% SR : 35% THLR : 30% SO	35%	£22,019,189	£27,118,394	£27,478,006	£27,478,006	£28,826,550	£29,725,580
35% SR : 35% THLR : 30% SO	43%	£28,637,396	£33,079,568	£33,441,960	£33,441,960	£34,800,926	£35,706,903
35% SR : 35% THLR : 30% SO	50%	£36,309,761	£39,039,969	£39,459,351	£39,459,351	£40,829,531	£41,742,985

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,466,088	£9,778,071	£9,445,232	£9,445,232	£8,197,089	£7,364,991
35% SR : 35% THLR : 30% SO	10%	£9,419,822	£2,460,226	£2,119,585	£2,119,585	£842,179	£9,425
35% SR : 35% THLR : 30% SO	20%	£1,179,415	£5,953,550	£5,402,531	£5,402,531	£6,711,207	£7,583,658
35% SR : 35% THLR : 30% SO	25%	£3,021,874	£8,868,070	£9,241,097	£9,241,097	£10,576,991	£11,467,568
35% SR : 35% THLR : 30% SO	30%	£7,298,253	£12,805,753	£13,163,629	£13,163,629	£14,509,667	£15,400,358
35% SR : 35% THLR : 30% SO	35%	£11,651,094	£16,750,300	£17,109,911	£17,109,911	£18,459,456	£19,357,496
35% SR : 35% THLR : 30% SO	43%	£18,269,301	£22,711,474	£23,073,866	£23,073,866	£24,432,332	£25,338,896
35% SR : 35% THLR : 30% SO	50%	£24,941,667	£28,725,875	£29,091,257	£29,091,257	£30,461,437	£31,374,891

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£21,794,063	£14,106,046	£13,773,207	£13,773,207	£12,525,063	£11,692,966
35% SR : 35% THLR : 30% SO	10%	£13,747,796	£6,788,200	£6,447,559	£6,447,559	£5,170,153	£4,318,549
35% SR : 35% THLR : 30% SO	20%	£5,507,389	£725,576	£1,074,566	£1,074,566	£2,383,232	£3,255,683
35% SR : 35% THLR : 30% SO	25%	£1,306,100	£4,560,096	£4,913,123	£4,913,123	£6,249,006	£7,139,594
35% SR : 35% THLR : 30% SO	30%	£2,970,278	£8,477,778	£8,835,655	£8,835,655	£10,177,692	£11,072,384
35% SR : 35% THLR : 30% SO	35%	£7,323,120	£12,422,325	£12,781,937	£12,781,937	£14,130,481	£15,029,511
35% SR : 35% THLR : 30% SO	43%	£13,941,327	£18,383,500	£18,745,891	£18,745,891	£20,104,857	£21,010,834
35% SR : 35% THLR : 30% SO	50%	£20,613,692	£24,397,901	£24,763,283	£24,763,283	£26,133,462	£27,046,916

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£38,323,733	£34,330,997	£34,008,784	£34,008,784	£32,800,487	£31,994,956
35% SR : 35% THLR : 30% SO	10%	£29,240,583	£25,664,424	£25,334,658	£25,334,658	£24,098,033	£23,273,617
35% SR : 35% THLR : 30% SO	20%	£19,987,135	£16,824,716	£16,486,876	£16,486,876	£15,219,979	£14,375,381
35% SR : 35% THLR : 30% SO	25%	£15,280,307	£12,331,126	£11,991,813	£11,991,813	£10,705,854	£9,843,697
35% SR : 35% THLR : 30% SO	30%	£10,523,936	£7,766,534	£7,420,083	£7,420,083	£6,120,889	£5,252,555
35% SR : 35% THLR : 30% SO	35%	£5,686,512	£3,136,130	£2,782,305	£2,782,305	£1,455,461	£0,700,898
35% SR : 35% THLR : 30% SO	43%	£-1,741,452	£-3,975,401	£-4,337,793	£-4,337,793	£-5,696,759	£-6,602,736
35% SR : 35% THLR : 30% SO	50%	£-9,326,434	£-11,191,451	£-11,556,833	£-11,556,833	£-12,927,012	£-13,840,466

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,104,287	-£888,450	-£1,210,663	-£1,210,663	-£2,418,960	-£3,224,492
35% SR : 35% THLR : 30% SO	10%	-£5,978,864	-£9,555,023	-£9,884,788	-£9,884,788	-£11,121,414	-£11,945,829
35% SR : 35% THLR : 30% SO	20%	-£15,232,312	-£18,394,731	-£18,732,570	-£18,732,570	-£19,998,468	-£20,844,066
35% SR : 35% THLR : 30% SO	25%	-£19,939,140	-£22,888,321	-£23,227,633	-£23,227,633	-£24,513,593	-£25,375,749
35% SR : 35% THLR : 30% SO	30%	-£24,695,511	-£27,452,913	-£27,799,364	-£27,799,364	-£29,098,558	-£29,966,892
35% SR : 35% THLR : 30% SO	35%	-£29,532,934	-£32,083,317	-£32,437,142	-£32,437,142	-£33,763,985	-£34,648,549
35% SR : 35% THLR : 30% SO	43%	-£36,960,898	-£39,194,848	-£39,557,240	-£39,557,240	-£40,916,206	-£41,822,182
35% SR : 35% THLR : 30% SO	50%	-£44,545,881	-£46,410,897	-£46,776,280	-£46,776,280	-£48,146,459	-£49,059,913

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£18,871,440	£14,878,704	£14,556,491	£14,556,491	£13,348,193	£12,542,662
35% SR : 35% THLR : 30% SO	10%	£9,788,290	£6,212,131	£5,882,365	£5,882,365	£4,645,740	£3,821,324
35% SR : 35% THLR : 30% SO	20%	£534,842	-£2,827,578	-£2,965,417	-£2,965,417	-£4,232,314	-£5,076,912
35% SR : 35% THLR : 30% SO	25%	-£4,171,986	-£7,121,167	-£7,460,480	-£7,460,480	-£8,746,440	-£9,608,596
35% SR : 35% THLR : 30% SO	30%	-£8,928,358	-£11,685,760	-£12,032,211	-£12,032,211	-£13,331,404	-£14,199,739
35% SR : 35% THLR : 30% SO	35%	-£13,765,781	-£16,316,163	-£16,669,989	-£16,669,989	-£17,996,832	-£18,881,396
35% SR : 35% THLR : 30% SO	43%	-£21,193,745	-£23,427,695	-£23,790,086	-£23,790,086	-£25,149,052	-£26,055,029
35% SR : 35% THLR : 30% SO	50%	-£28,778,728	-£30,643,744	-£31,009,126	-£31,009,126	-£32,379,305	-£33,292,760

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,239,534	£25,246,798	£24,924,585	£24,924,585	£23,716,287	£22,910,756
35% SR : 35% THLR : 30% SO	10%	£20,156,384	£16,580,225	£16,250,459	£16,250,459	£15,013,834	£14,189,418
35% SR : 35% THLR : 30% SO	20%	£10,902,936	£7,740,517	£7,402,677	£7,402,677	£6,135,780	£5,291,182
35% SR : 35% THLR : 30% SO	25%	£6,196,108	£3,246,927	£2,907,614	£2,907,614	£1,621,655	£759,498
35% SR : 35% THLR : 30% SO	30%	£1,439,737	-£1,317,665	-£1,664,116	-£1,664,116	-£2,963,310	-£3,851,644
35% SR : 35% THLR : 30% SO	35%	-£3,387,697	-£5,948,089	-£6,301,895	-£6,301,895	-£7,629,738	-£8,513,301
35% SR : 35% THLR : 30% SO	43%	-£10,825,651	-£13,059,600	-£13,421,992	-£13,421,992	-£14,730,958	-£15,686,935
35% SR : 35% THLR : 30% SO	50%	-£18,410,633	-£20,275,650	-£20,641,032	-£20,641,032	-£22,011,211	-£22,924,665

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£33,567,509	£29,574,772	£29,252,559	£29,252,559	£28,044,262	£27,238,730
35% SR : 35% THLR : 30% SO	10%	£24,484,358	£20,908,199	£20,578,434	£20,578,434	£19,341,808	£18,517,393
35% SR : 35% THLR : 30% SO	20%	£15,230,910	£12,068,491	£11,730,652	£11,730,652	£10,463,754	£9,619,156
35% SR : 35% THLR : 30% SO	25%	£10,524,082	£7,574,901	£7,235,589	£7,235,589	£5,949,629	£5,087,473
35% SR : 35% THLR : 30% SO	30%	£5,767,711	£3,010,309	£2,663,858	£2,663,858	£1,364,664	£496,330
35% SR : 35% THLR : 30% SO	35%	£930,288	-£1,620,095	-£1,973,920	-£1,973,920	-£3,300,763	-£4,165,327
35% SR : 35% THLR : 30% SO	43%	-£6,497,676	-£8,731,626	-£9,094,018	-£9,094,018	-£10,452,984	-£11,358,960
35% SR : 35% THLR : 30% SO	50%	-£14,082,659	-£15,947,675	-£16,313,058	-£16,313,058	-£17,683,237	-£18,596,691

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,587,635	£18,785,117	£18,452,278	£18,452,278	£17,204,135	£16,372,038
35% SR : 35% THLR : 30% SO	10%	£14,875,198	£11,466,284	£11,125,642	£11,125,642	£9,848,237	£8,996,633
35% SR : 35% THLR : 30% SO	20%	£6,975,189	£3,946,985	£3,598,004	£3,598,004	£2,289,327	£1,416,877
35% SR : 35% THLR : 30% SO	25%	£2,934,119	£1,08,690	£-245,768	£-245,768	£-1,581,651	£-2,472,239
35% SR : 35% THLR : 30% SO	30%	£-1,173,070	£-3,814,259	£-4,172,136	£-4,172,136	£-5,514,173	£-6,408,864
35% SR : 35% THLR : 30% SO	35%	£-5,352,318	£-7,762,642	£-8,122,254	£-8,122,254	£-9,470,799	£-10,369,828
35% SR : 35% THLR : 30% SO	43%	£-11,666,319	£-13,729,572	£-14,091,962	£-14,091,962	£-15,450,928	£-16,356,906
35% SR : 35% THLR : 30% SO	50%	£-18,034,480	£-19,749,727	£-20,115,108	£-20,115,108	£-21,485,288	£-22,398,741

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-12,631,812	£-16,434,329	£-16,767,168	£-16,767,168	£-18,015,312	£-18,847,408
35% SR : 35% THLR : 30% SO	10%	£-20,344,248	£-23,753,163	£-24,093,804	£-24,093,804	£-25,371,210	£-26,222,814
35% SR : 35% THLR : 30% SO	20%	£-28,244,258	£-31,272,462	£-31,621,442	£-31,621,442	£-32,930,119	£-33,802,569
35% SR : 35% THLR : 30% SO	25%	£-32,285,328	£-35,110,757	£-35,465,214	£-35,465,214	£-36,801,098	£-37,691,885
35% SR : 35% THLR : 30% SO	30%	£-36,392,517	£-39,033,706	£-39,391,582	£-39,391,582	£-40,733,620	£-41,628,311
35% SR : 35% THLR : 30% SO	35%	£-40,571,765	£-42,982,089	£-43,341,700	£-43,341,700	£-44,690,246	£-45,589,275
35% SR : 35% THLR : 30% SO	43%	£-46,885,766	£-48,949,018	£-49,311,409	£-49,311,409	£-50,670,375	£-51,576,353
35% SR : 35% THLR : 30% SO	50%	£-53,253,926	£-54,969,174	£-55,334,555	£-55,334,555	£-56,704,735	£-57,618,188

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,135,342	£-667,176	£-1,000,015	£-1,000,015	£-2,248,159	£-3,080,255
35% SR : 35% THLR : 30% SO	10%	£-4,577,095	£-7,986,010	£-8,326,651	£-8,326,651	£-9,604,057	£-10,455,661
35% SR : 35% THLR : 30% SO	20%	£-12,477,104	£-15,505,309	£-15,854,289	£-15,854,289	£-17,162,966	£-18,035,416
35% SR : 35% THLR : 30% SO	25%	£-16,518,174	£-19,343,604	£-19,698,061	£-19,698,061	£-21,033,944	£-21,924,532
35% SR : 35% THLR : 30% SO	30%	£-20,625,363	£-23,266,552	£-23,624,429	£-23,624,429	£-24,966,466	£-25,881,158
35% SR : 35% THLR : 30% SO	35%	£-24,804,611	£-27,214,935	£-27,574,547	£-27,574,547	£-28,923,092	£-29,828,122
35% SR : 35% THLR : 30% SO	43%	£-31,118,613	£-33,181,865	£-33,544,255	£-33,544,255	£-34,903,222	£-35,809,199
35% SR : 35% THLR : 30% SO	50%	£-37,486,773	£-39,202,020	£-39,567,401	£-39,567,401	£-40,937,582	£-41,851,035

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,503,436	£9,700,918	£9,368,079	£9,368,079	£8,119,936	£7,287,839
35% SR : 35% THLR : 30% SO	10%	£5,790,999	£2,382,084	£2,041,443	£2,041,443	£764,038	£-187,566
35% SR : 35% THLR : 30% SO	20%	£-2,109,010	£-5,137,214	£-5,486,195	£-5,486,195	£-6,794,872	£-7,667,322
35% SR : 35% THLR : 30% SO	25%	£-6,150,080	£-9,975,509	£-9,329,967	£-9,329,967	£-10,665,550	£-11,556,438
35% SR : 35% THLR : 30% SO	30%	£-10,257,269	£-12,898,458	£-13,256,335	£-13,256,335	£-14,599,372	£-15,493,064
35% SR : 35% THLR : 30% SO	35%	£-14,436,517	£-16,846,941	£-17,206,453	£-17,206,453	£-18,554,998	£-19,454,027
35% SR : 35% THLR : 30% SO	43%	£-20,750,518	£-22,813,771	£-23,176,161	£-23,176,161	£-24,535,127	£-25,441,105
35% SR : 35% THLR : 30% SO	50%	£-27,118,679	£-28,833,926	£-29,199,307	£-29,199,307	£-30,569,487	£-31,482,941

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,831,410	£14,028,893	£13,696,054	£13,696,054	£12,447,910	£11,615,814
35% SR : 35% THLR : 30% SO	10%	£10,118,974	£6,710,059	£6,369,418	£6,369,418	£5,092,012	£4,240,408
35% SR : 35% THLR : 30% SO	20%	£2,218,964	£-809,240	£-1,158,220	£-1,158,220	£-2,466,897	£-3,339,347
35% SR : 35% THLR : 30% SO	25%	£-1,822,106	£-4,647,535	£-5,001,992	£-5,001,992	£-6,337,876	£-7,228,463
35% SR : 35% THLR : 30% SO	30%	£-5,929,295	£-8,570,484	£-8,928,360	£-8,928,360	£-10,270,398	£-11,165,089
35% SR : 35% THLR : 30% SO	35%	£-10,108,543	£-12,518,867	£-12,878,478	£-12,878,478	£-14,227,024	£-15,126,053
35% SR : 35% THLR : 30% SO	43%	£-16,422,544	£-18,485,796	£-18,848,187	£-18,848,187	£-20,207,153	£-21,113,131
35% SR : 35% THLR : 30% SO	50%	£-22,790,704	£-24,505,952	£-24,871,333	£-24,871,333	£-26,241,513	£-27,154,966

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,537,878	£6,856,777	£6,518,495	£6,518,495	£5,235,623	£4,376,086
35% SR : 35% THLR : 30% SO	10%	£3,842,141	£531,814	£185,601	£185,601	£1,130,895	£2,010,582
35% SR : 35% THLR : 30% SO	20%	£3,068,117	£5,994,684	£6,349,371	£6,349,371	£7,679,452	£8,566,171
35% SR : 35% THLR : 30% SO	25%	£6,590,770	£9,297,765	£9,654,001	£9,654,001	£10,989,883	£11,880,471
35% SR : 35% THLR : 30% SO	30%	£10,137,494	£12,624,503	£12,982,380	£12,982,380	£14,324,417	£15,219,109
35% SR : 35% THLR : 30% SO	35%	£13,708,287	£15,974,897	£16,334,609	£16,334,609	£17,683,053	£18,582,083
35% SR : 35% THLR : 30% SO	43%	£19,109,609	£21,044,843	£21,407,234	£21,407,234	£22,766,200	£23,672,177
35% SR : 35% THLR : 30% SO	50%	£24,565,087	£26,168,015	£26,533,396	£26,533,396	£27,903,577	£28,817,030

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,681,569	£28,362,670	£28,700,952	£28,700,952	£29,983,824	£30,843,361
35% SR : 35% THLR : 30% SO	10%	£31,377,306	£34,687,633	£35,033,846	£35,033,846	£36,350,341	£37,230,029
35% SR : 35% THLR : 30% SO	20%	£38,287,563	£41,214,131	£41,568,818	£41,568,818	£42,898,898	£43,785,618
35% SR : 35% THLR : 30% SO	25%	£41,810,216	£44,517,212	£44,873,447	£44,873,447	£46,206,330	£47,099,918
35% SR : 35% THLR : 30% SO	30%	£45,356,941	£47,843,950	£48,201,827	£48,201,827	£49,543,864	£50,438,555
35% SR : 35% THLR : 30% SO	35%	£48,927,734	£51,194,344	£51,553,956	£51,553,956	£52,902,500	£53,801,530
35% SR : 35% THLR : 30% SO	43%	£54,329,055	£56,264,289	£56,626,681	£56,626,681	£57,985,647	£58,891,623
35% SR : 35% THLR : 30% SO	50%	£59,784,534	£61,387,462	£61,752,843	£61,752,843	£63,123,023	£64,036,477

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,914,415	£12,595,517	£12,933,798	£12,933,798	£14,216,670	£15,076,207
35% SR : 35% THLR : 30% SO	10%	£15,810,152	£18,920,480	£19,266,693	£19,266,693	£20,583,188	£21,462,876
35% SR : 35% THLR : 30% SO	20%	£22,520,410	£25,446,977	£25,801,665	£25,801,665	£27,131,745	£28,018,464
35% SR : 35% THLR : 30% SO	25%	£26,043,063	£28,750,058	£29,106,294	£29,106,294	£30,442,176	£31,332,764
35% SR : 35% THLR : 30% SO	30%	£29,589,787	£32,076,797	£32,434,673	£32,434,673	£33,776,711	£34,671,402
35% SR : 35% THLR : 30% SO	35%	£33,160,581	£35,427,191	£35,786,802	£35,786,802	£37,135,347	£38,036,977
35% SR : 35% THLR : 30% SO	43%	£38,561,902	£40,497,136	£40,859,527	£40,859,527	£42,218,493	£43,124,470
35% SR : 35% THLR : 30% SO	50%	£44,017,381	£45,620,309	£45,985,690	£45,985,690	£47,355,870	£48,269,323

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,453,679	£2,227,422	£2,565,704	£2,565,704	£3,848,576	£4,708,113
35% SR : 35% THLR : 30% SO	10%	£5,242,058	£8,552,396	£8,898,598	£8,898,598	£10,215,094	£11,094,782
35% SR : 35% THLR : 30% SO	20%	£12,152,316	£15,078,883	£15,433,571	£15,433,571	£16,763,651	£17,650,370
35% SR : 35% THLR : 30% SO	25%	£15,674,969	£18,381,964	£18,738,200	£18,738,200	£20,074,082	£20,964,670
35% SR : 35% THLR : 30% SO	30%	£19,221,693	£21,708,702	£22,066,579	£22,066,579	£23,408,616	£24,303,308
35% SR : 35% THLR : 30% SO	35%	£22,792,466	£25,059,096	£25,418,708	£25,418,708	£26,767,252	£27,666,293
35% SR : 35% THLR : 30% SO	43%	£28,193,808	£30,129,042	£30,491,433	£30,491,433	£31,850,399	£32,756,376
35% SR : 35% THLR : 30% SO	50%	£33,649,286	£35,252,214	£35,617,596	£35,617,596	£36,997,776	£37,901,229

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,781,653	£2,100,562	£1,762,270	£1,762,270	£479,398	£380,139
35% SR : 35% THLR : 30% SO	10%	£914,084	£4,224,411	£4,570,824	£4,570,824	£5,897,119	£6,766,807
35% SR : 35% THLR : 30% SO	20%	£7,824,341	£10,750,909	£11,105,596	£11,105,596	£12,435,676	£13,322,396
35% SR : 35% THLR : 30% SO	25%	£11,348,994	£14,053,990	£14,410,226	£14,410,226	£15,746,108	£16,636,696
35% SR : 35% THLR : 30% SO	30%	£14,893,719	£17,380,728	£17,738,605	£17,738,605	£19,080,642	£19,975,334
35% SR : 35% THLR : 30% SO	35%	£18,464,512	£20,731,122	£21,090,734	£21,090,734	£22,439,278	£23,338,308
35% SR : 35% THLR : 30% SO	43%	£23,865,833	£25,801,067	£26,163,459	£26,163,459	£27,522,425	£28,428,401
35% SR : 35% THLR : 30% SO	50%	£29,321,312	£30,924,240	£31,289,621	£31,289,621	£32,659,801	£33,573,255

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£30,496,570	£27,446,187	£27,118,704	£27,118,704	£25,890,644	£25,071,938
35% SR : 35% THLR : 30% SO	10%	£22,097,068	£19,385,512	£19,050,352	£19,050,352	£17,793,503	£16,955,603
35% SR : 35% THLR : 30% SO	20%	£13,523,845	£11,133,994	£10,790,630	£10,790,630	£9,503,012	£8,644,601
35% SR : 35% THLR : 30% SO	25%	£9,154,237	£6,922,037	£6,577,174	£6,577,174	£5,281,438	£4,405,181
35% SR : 35% THLR : 30% SO	30%	£4,726,086	£2,648,121	£2,296,003	£2,296,003	£975,563	£95,268
35% SR : 35% THLR : 30% SO	35%	£215,011	£-1,700,727	£-2,060,339	£-2,060,339	£-3,408,883	£-4,307,914
35% SR : 35% THLR : 30% SO	43%	£-6,703,885	£-8,333,320	£-8,695,712	£-8,695,712	£-10,054,678	£-10,960,655
35% SR : 35% THLR : 30% SO	50%	£-13,680,456	£-15,019,140	£-15,384,521	£-15,384,521	£-16,754,702	£-17,668,155

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-4,722,877	£-7,773,260	£-8,100,743	£-8,100,743	£-9,328,802	£-10,147,508
35% SR : 35% THLR : 30% SO	10%	£-13,122,379	£-15,833,935	£-16,169,094	£-16,169,094	£-17,425,947	£-18,263,843
35% SR : 35% THLR : 30% SO	20%	£-21,695,602	£-24,085,452	£-24,428,817	£-24,428,817	£-25,716,435	£-26,574,846
35% SR : 35% THLR : 30% SO	25%	£-26,065,210	£-28,297,410	£-28,642,273	£-28,642,273	£-29,938,008	£-30,814,265
35% SR : 35% THLR : 30% SO	30%	£-30,493,361	£-32,571,326	£-32,923,443	£-32,923,443	£-34,243,884	£-35,124,179
35% SR : 35% THLR : 30% SO	35%	£-35,004,435	£-36,920,174	£-37,279,786	£-37,279,786	£-38,628,330	£-39,527,360
35% SR : 35% THLR : 30% SO	43%	£-41,923,332	£-43,552,767	£-43,915,158	£-43,915,158	£-45,274,124	£-46,180,102
35% SR : 35% THLR : 30% SO	50%	£-48,899,903	£-50,238,587	£-50,603,968	£-50,603,968	£-51,974,148	£-52,887,602

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,044,276	£7,993,893	£7,666,410	£7,666,410	£6,438,351	£5,619,645
35% SR : 35% THLR : 30% SO	10%	£2,644,775	£-66,781	£-401,941	£-401,941	£-1,658,790	£-2,496,690
35% SR : 35% THLR : 30% SO	20%	£-5,928,449	£-8,318,299	£-8,661,664	£-8,661,664	£-9,949,281	£-10,807,693
35% SR : 35% THLR : 30% SO	25%	£-10,298,056	£-12,520,256	£-12,875,119	£-12,875,119	£-14,170,855	£-15,047,112
35% SR : 35% THLR : 30% SO	30%	£-14,726,207	£-16,804,172	£-17,158,290	£-17,158,290	£-18,476,731	£-19,357,025
35% SR : 35% THLR : 30% SO	35%	£-19,237,282	£-21,153,021	£-21,512,632	£-21,512,632	£-22,861,177	£-23,760,207
35% SR : 35% THLR : 30% SO	43%	£-26,156,179	£-27,785,613	£-28,148,005	£-28,148,005	£-29,506,971	£-30,412,949
35% SR : 35% THLR : 30% SO	50%	£-33,132,790	£-34,471,434	£-34,836,815	£-34,836,815	£-36,206,995	£-37,120,448

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£21,412,371	£18,361,988	£18,034,505	£18,034,505	£16,806,445	£15,987,739
35% SR : 35% THLR : 30% SO	10%	£13,012,869	£10,301,313	£9,966,153	£9,966,153	£8,709,304	£7,871,404
35% SR : 35% THLR : 30% SO	20%	£4,439,646	£2,049,795	£1,706,430	£1,706,430	£418,813	£-439,598
35% SR : 35% THLR : 30% SO	25%	£70,035	£-22,162,162	£-22,507,025	£-22,507,025	£-23,802,761	£-24,679,018
35% SR : 35% THLR : 30% SO	30%	£-4,358,113	£-6,436,078	£-6,788,196	£-6,788,196	£-8,108,636	£-8,988,931
35% SR : 35% THLR : 30% SO	35%	£-9,869,188	£-10,784,927	£-11,144,538	£-11,144,538	£-12,493,082	£-13,392,113
35% SR : 35% THLR : 30% SO	43%	£-15,788,085	£-17,417,519	£-17,779,911	£-17,779,911	£-19,138,877	£-20,044,854
35% SR : 35% THLR : 30% SO	50%	£-22,764,656	£-24,103,340	£-24,468,721	£-24,468,721	£-25,838,901	£-26,752,354

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£25,740,345	£22,689,962	£22,362,479	£22,362,479	£21,134,420	£20,315,714
35% SR : 35% THLR : 30% SO	10%	£17,340,843	£14,629,287	£14,294,128	£14,294,128	£13,037,279	£12,199,379
35% SR : 35% THLR : 30% SO	20%	£8,767,620	£6,377,770	£6,034,405	£6,034,405	£4,746,787	£3,888,376
35% SR : 35% THLR : 30% SO	25%	£4,398,012	£2,165,812	£1,820,949	£1,820,949	£525,214	£-351,043
35% SR : 35% THLR : 30% SO	30%	£-30,139	£-2,108,104	£-2,460,221	£-2,460,221	£-3,780,662	£-4,680,957
35% SR : 35% THLR : 30% SO	35%	£-4,541,213	£-6,456,952	£-6,816,564	£-6,816,564	£-8,165,108	£-9,064,138
35% SR : 35% THLR : 30% SO	43%	£-11,460,110	£-13,089,545	£-13,451,936	£-13,451,936	£-14,810,902	£-15,716,880
35% SR : 35% THLR : 30% SO	50%	£-18,436,681	£-19,775,365	£-20,140,746	£-20,140,746	£-21,510,927	£-22,424,380

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,537,878	£7,730,850	£7,392,567	£7,392,567	£6,123,990	£5,264,453
35% SR : 35% THLR : 30% SO	10%	£3,842,141	£1,331,344	£985,132	£985,132	£318,287	£1,197,975
35% SR : 35% THLR : 30% SO	20%	£3,068,117	£5,272,366	£5,627,053	£5,627,053	£6,957,134	£7,843,854
35% SR : 35% THLR : 30% SO	25%	£6,590,770	£8,620,593	£8,976,827	£8,976,827	£10,312,711	£11,203,299
35% SR : 35% THLR : 30% SO	30%	£10,137,494	£11,992,476	£12,350,351	£12,350,351	£13,692,389	£14,587,081
35% SR : 35% THLR : 30% SO	35%	£13,708,287	£15,388,013	£15,747,626	£15,747,626	£17,096,170	£17,995,200
35% SR : 35% THLR : 30% SO	43%	£19,109,609	£20,525,677	£20,888,068	£20,888,068	£22,247,034	£23,153,011
35% SR : 35% THLR : 30% SO	50%	£24,565,087	£25,716,566	£26,081,948	£26,081,948	£27,452,128	£28,365,581

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,681,569	£27,488,597	£27,826,880	£27,826,880	£29,096,456	£29,954,993
35% SR : 35% THLR : 30% SO	10%	£31,377,306	£33,888,102	£34,234,315	£34,234,315	£35,537,734	£36,417,422
35% SR : 35% THLR : 30% SO	20%	£38,287,563	£40,491,813	£40,846,500	£40,846,500	£42,176,580	£43,063,301
35% SR : 35% THLR : 30% SO	25%	£41,810,216	£43,840,039	£44,196,274	£44,196,274	£45,532,157	£46,422,745
35% SR : 35% THLR : 30% SO	30%	£45,356,941	£47,211,922	£47,569,798	£47,569,798	£48,911,835	£49,806,528
35% SR : 35% THLR : 30% SO	35%	£48,927,734	£50,607,460	£50,967,073	£50,967,073	£52,315,617	£53,214,646
35% SR : 35% THLR : 30% SO	43%	£54,329,055	£55,745,123	£56,107,515	£56,107,515	£57,466,481	£58,372,458
35% SR : 35% THLR : 30% SO	50%	£59,784,534	£60,936,013	£61,301,394	£61,301,394	£62,671,575	£63,585,028

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,914,415	£11,721,444	£12,059,726	£12,059,726	£13,328,303	£14,187,840
35% SR : 35% THLR : 30% SO	10%	£15,810,152	£18,120,949	£18,467,162	£18,467,162	£19,770,581	£20,650,268
35% SR : 35% THLR : 30% SO	20%	£22,520,410	£24,724,659	£25,079,347	£25,079,347	£26,409,427	£27,296,147
35% SR : 35% THLR : 30% SO	25%	£26,043,063	£28,072,886	£28,429,121	£28,429,121	£29,765,004	£30,655,592
35% SR : 35% THLR : 30% SO	30%	£29,589,787	£31,444,769	£31,802,645	£31,802,645	£33,144,682	£34,039,375
35% SR : 35% THLR : 30% SO	35%	£33,160,581	£34,840,307	£35,199,919	£35,199,919	£36,548,464	£37,447,493
35% SR : 35% THLR : 30% SO	43%	£38,561,902	£39,977,970	£40,340,361	£40,340,361	£41,699,327	£42,605,304
35% SR : 35% THLR : 30% SO	50%	£44,017,381	£45,168,860	£45,534,241	£45,534,241	£46,904,421	£47,817,874

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,453,679	£1,353,350	£1,691,632	£1,691,632	£2,960,209	£3,819,746
35% SR : 35% THLR : 30% SO	10%	£5,242,058	£7,752,855	£8,099,068	£8,099,068	£9,402,486	£10,282,174
35% SR : 35% THLR : 30% SO	20%	£12,152,316	£14,356,585	£14,711,253	£14,711,253	£16,041,333	£16,928,053
35% SR : 35% THLR : 30% SO	25%	£15,674,969	£17,704,792	£18,061,027	£18,061,027	£19,396,910	£20,287,498
35% SR : 35% THLR : 30% SO	30%	£19,221,693	£21,076,675	£21,434,550	£21,434,550	£22,776,588	£23,671,280
35% SR : 35% THLR : 30% SO	35%	£22,792,466	£24,472,213	£24,831,825	£24,831,825	£26,180,369	£27,079,399
35% SR : 35% THLR : 30% SO	43%	£28,193,808	£29,609,876	£29,972,267	£29,972,267	£31,331,233	£32,237,210
35% SR : 35% THLR : 30% SO	50%	£33,649,286	£34,800,766	£35,166,147	£35,166,147	£36,536,327	£37,449,780

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,781,653	£2,974,625	£2,636,342	£2,636,342	£1,367,766	£508,229
35% SR : 35% THLR : 30% SO	10%	£914,064	£3,424,880	£3,771,093	£3,771,093	£5,074,512	£5,954,200
35% SR : 35% THLR : 30% SO	20%	£7,824,341	£10,028,591	£10,383,278	£10,383,278	£11,713,358	£12,600,079
35% SR : 35% THLR : 30% SO	25%	£11,348,994	£13,376,817	£13,733,052	£13,733,052	£15,068,935	£15,959,523
35% SR : 35% THLR : 30% SO	30%	£14,893,719	£16,748,700	£17,106,576	£17,106,576	£18,448,613	£19,343,306
35% SR : 35% THLR : 30% SO	35%	£18,464,512	£20,144,238	£20,503,851	£20,503,851	£21,852,395	£22,751,424
35% SR : 35% THLR : 30% SO	43%	£23,865,833	£25,281,901	£25,644,293	£25,644,293	£27,003,259	£27,909,236
35% SR : 35% THLR : 30% SO	50%	£29,321,312	£30,472,791	£30,838,172	£30,838,172	£32,208,353	£33,121,806

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£6,038,397	-£8,646,923	-£8,996,361	-£8,996,361	-£10,306,753	-£11,180,348
35% SR : 35% THLR : 30% SO	10%	-£11,300,531	-£13,590,871	-£13,942,747	-£13,942,747	-£15,262,278	-£16,141,966
35% SR : 35% THLR : 30% SO	20%	-£16,658,945	-£18,629,444	-£18,984,133	-£18,984,133	-£20,314,212	-£21,200,932
35% SR : 35% THLR : 30% SO	25%	-£19,374,256	-£21,184,215	-£21,540,450	-£21,540,450	-£22,876,333	-£23,766,921
35% SR : 35% THLR : 30% SO	30%	-£22,113,638	-£23,762,642	-£24,120,519	-£24,120,519	-£25,462,556	-£26,357,247
35% SR : 35% THLR : 30% SO	35%	-£24,877,090	-£26,364,724	-£26,724,337	-£26,724,337	-£28,072,881	-£28,971,911
35% SR : 35% THLR : 30% SO	43%	-£29,067,400	-£30,312,204	-£30,674,594	-£30,674,594	-£32,033,560	-£32,939,538
35% SR : 35% THLR : 30% SO	50%	-£33,311,866	-£34,312,909	-£34,678,290	-£34,678,290	-£36,048,470	-£36,961,924

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£41,257,844	-£43,866,370	-£44,215,808	-£44,215,808	-£45,526,200	-£46,399,794
35% SR : 35% THLR : 30% SO	10%	-£46,519,977	-£48,810,318	-£49,162,193	-£49,162,193	-£50,481,725	-£51,361,412
35% SR : 35% THLR : 30% SO	20%	-£51,878,391	-£53,848,891	-£54,203,580	-£54,203,580	-£55,533,659	-£56,420,379
35% SR : 35% THLR : 30% SO	25%	-£54,593,703	-£56,403,662	-£56,759,897	-£56,759,897	-£58,095,779	-£58,996,368
35% SR : 35% THLR : 30% SO	30%	-£57,333,085	-£58,982,088	-£59,339,965	-£59,339,965	-£60,682,003	-£61,576,694
35% SR : 35% THLR : 30% SO	35%	-£60,096,536	-£61,584,171	-£61,943,783	-£61,943,783	-£63,292,328	-£64,191,358
35% SR : 35% THLR : 30% SO	43%	-£64,286,846	-£65,531,650	-£65,894,041	-£65,894,041	-£67,253,007	-£68,158,985
35% SR : 35% THLR : 30% SO	50%	-£68,531,313	-£69,532,356	-£69,897,737	-£69,897,737	-£71,267,917	-£72,181,370

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£25,490,690	-£28,099,217	-£28,448,654	-£28,448,654	-£29,759,046	-£30,632,641
35% SR : 35% THLR : 30% SO	10%	-£30,752,824	-£33,043,165	-£33,395,040	-£33,395,040	-£34,714,571	-£35,594,259
35% SR : 35% THLR : 30% SO	20%	-£36,111,238	-£38,081,738	-£38,436,426	-£38,436,426	-£39,766,505	-£40,653,226
35% SR : 35% THLR : 30% SO	25%	-£38,826,550	-£40,636,509	-£40,992,744	-£40,992,744	-£42,328,626	-£43,211,215
35% SR : 35% THLR : 30% SO	30%	-£41,565,932	-£43,214,935	-£43,572,812	-£43,572,812	-£44,914,849	-£45,809,541
35% SR : 35% THLR : 30% SO	35%	-£44,329,383	-£45,817,017	-£46,176,630	-£46,176,630	-£47,525,174	-£48,424,204
35% SR : 35% THLR : 30% SO	43%	-£48,519,693	-£49,764,497	-£50,126,888	-£50,126,888	-£51,485,854	-£52,391,831
35% SR : 35% THLR : 30% SO	50%	-£52,764,159	-£53,765,203	-£54,130,584	-£54,130,584	-£55,500,764	-£56,414,217

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£15,122,596	-£17,731,123	-£18,080,560	-£18,080,560	-£19,390,952	-£20,264,547
35% SR : 35% THLR : 30% SO	10%	-£20,384,730	-£22,675,070	-£23,026,946	-£23,026,946	-£24,346,477	-£25,226,165
35% SR : 35% THLR : 30% SO	20%	-£25,743,144	-£27,713,643	-£28,068,332	-£28,068,332	-£29,398,411	-£30,285,131
35% SR : 35% THLR : 30% SO	25%	-£28,458,455	-£30,268,415	-£30,624,649	-£30,624,649	-£31,960,532	-£32,851,120
35% SR : 35% THLR : 30% SO	30%	-£31,197,857	-£32,846,841	-£33,204,718	-£33,204,718	-£34,546,755	-£35,441,446
35% SR : 35% THLR : 30% SO	35%	-£33,961,269	-£35,449,923	-£35,809,536	-£35,809,536	-£37,157,080	-£38,056,110
35% SR : 35% THLR : 30% SO	43%	-£38,151,599	-£39,396,403	-£39,759,793	-£39,759,793	-£41,117,759	-£42,023,737
35% SR : 35% THLR : 30% SO	50%	-£42,396,065	-£43,397,108	-£43,762,489	-£43,762,489	-£45,132,670	-£46,046,123

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£10,794,622	-£13,403,148	-£13,752,586	-£13,752,586	-£15,062,978	-£15,896,572
35% SR : 35% THLR : 30% SO	10%	-£16,056,755	-£18,347,096	-£18,698,971	-£18,698,971	-£20,018,503	-£20,898,190
35% SR : 35% THLR : 30% SO	20%	-£21,415,169	-£23,385,669	-£23,740,358	-£23,740,358	-£25,070,437	-£25,967,157
35% SR : 35% THLR : 30% SO	25%	-£24,130,481	-£25,940,440	-£26,296,675	-£26,296,675	-£27,632,557	-£28,523,146
35% SR : 35% THLR : 30% SO	30%	-£26,869,863	-£28,518,866	-£28,876,743	-£28,876,743	-£30,218,781	-£31,113,472
35% SR : 35% THLR : 30% SO	35%	-£29,633,314	-£31,120,949	-£31,480,561	-£31,480,561	-£32,829,106	-£33,728,136
35% SR : 35% THLR : 30% SO	43%	-£33,823,624	-£35,068,428	-£35,430,819	-£35,430,819	-£36,789,785	-£37,695,763
35% SR : 35% THLR : 30% SO	50%	-£38,068,091	-£39,069,134	-£39,434,515	-£39,434,515	-£40,804,695	-£41,718,148

Appendix 5 - Appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent (at current costs and values)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,055,595	£1,955,535	£1,953,526	£1,849,892	£1,842,363	£1,837,343
35% SR : 35% THLR : 30% LLR	10%	£1,844,200	£1,753,911	£1,751,904	£1,648,270	£1,640,740	£1,635,720
35% SR : 35% THLR : 30% LLR	20%	£1,632,804	£1,552,289	£1,550,281	£1,446,648	£1,439,118	£1,434,097
35% SR : 35% THLR : 30% LLR	25%	£1,527,106	£1,451,478	£1,449,470	£1,345,836	£1,338,306	£1,333,287
35% SR : 35% THLR : 30% LLR	30%	£1,421,409	£1,350,667	£1,348,659	£1,245,025	£1,237,495	£1,232,475
35% SR : 35% THLR : 30% LLR	35%	£1,315,712	£1,249,855	£1,247,847	£1,144,214	£1,136,684	£1,131,664
35% SR : 35% THLR : 30% LLR	43%	£1,157,165	£1,098,639	£1,096,630	£992,997	£985,467	£980,447
35% SR : 35% THLR : 30% LLR	50%	£998,618	£947,422	£945,413	£841,780	£834,250	£829,230

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£391,476	£291,416	£289,407	£185,773	£178,244	£173,224
35% SR : 35% THLR : 30% LLR	10%	£180,081	£89,793	£87,785	£-15,849	£-23,379	£-28,398
35% SR : 35% THLR : 30% LLR	20%	£-31,315	£-111,830	£-113,838	£-217,471	£-225,001	£-230,022
35% SR : 35% THLR : 30% LLR	25%	£-137,012	£-212,641	£-214,649	£-318,283	£-325,813	£-330,832
35% SR : 35% THLR : 30% LLR	30%	£-242,710	£-313,452	£-315,460	£-419,094	£-426,623	£-431,644
35% SR : 35% THLR : 30% LLR	35%	£-348,407	£-414,263	£-416,272	£-519,905	£-527,435	£-532,455
35% SR : 35% THLR : 30% LLR	43%	£-506,953	£-565,480	£-567,489	£-671,122	£-678,652	£-683,672
35% SR : 35% THLR : 30% LLR	50%	£-665,501	£-716,697	£-718,706	£-822,338	£-829,869	£-834,889

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,136,474	£1,036,414	£1,034,405	£930,771	£923,242	£918,222
35% SR : 35% THLR : 30% LLR	10%	£925,079	£834,791	£832,783	£729,149	£721,619	£716,600
35% SR : 35% THLR : 30% LLR	20%	£713,683	£633,168	£631,160	£527,527	£519,997	£514,976
35% SR : 35% THLR : 30% LLR	25%	£607,986	£432,357	£430,349	£426,715	£419,185	£414,166
35% SR : 35% THLR : 30% LLR	30%	£502,288	£431,546	£429,538	£325,904	£318,375	£313,354
35% SR : 35% THLR : 30% LLR	35%	£396,591	£330,735	£328,726	£225,093	£217,563	£212,543
35% SR : 35% THLR : 30% LLR	43%	£238,045	£179,518	£177,509	£73,876	£66,346	£61,326
35% SR : 35% THLR : 30% LLR	50%	£79,497	£28,301	£26,292	£-77,340	£-84,871	£-89,891

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,626,366	£1,526,306	£1,524,298	£1,420,664	£1,413,134	£1,408,114
35% SR : 35% THLR : 30% LLR	10%	£1,414,971	£1,324,683	£1,322,675	£1,219,042	£1,211,511	£1,206,492
35% SR : 35% THLR : 30% LLR	20%	£1,203,575	£1,123,061	£1,121,052	£1,017,420	£1,009,889	£1,004,869
35% SR : 35% THLR : 30% LLR	25%	£1,097,878	£1,022,249	£1,020,242	£916,608	£909,078	£904,059
35% SR : 35% THLR : 30% LLR	30%	£992,181	£921,439	£919,430	£815,796	£808,267	£803,247
35% SR : 35% THLR : 30% LLR	35%	£886,483	£820,627	£818,619	£714,986	£707,455	£702,435
35% SR : 35% THLR : 30% LLR	43%	£727,937	£669,410	£667,402	£563,769	£556,239	£551,218
35% SR : 35% THLR : 30% LLR	50%	£569,390	£518,193	£516,185	£412,552	£405,022	£400,001

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,830,863	£1,730,803	£1,728,794	£1,625,161	£1,617,631	£1,612,611
35% SR : 35% THLR : 30% LLR	10%	£1,619,468	£1,529,180	£1,527,172	£1,423,538	£1,416,008	£1,410,989
35% SR : 35% THLR : 30% LLR	20%	£1,408,072	£1,327,558	£1,325,549	£1,221,916	£1,214,386	£1,209,366
35% SR : 35% THLR : 30% LLR	25%	£1,302,375	£1,226,746	£1,224,739	£1,121,105	£1,113,574	£1,108,555
35% SR : 35% THLR : 30% LLR	30%	£1,196,677	£1,125,935	£1,123,927	£1,020,293	£1,012,764	£1,007,744
35% SR : 35% THLR : 30% LLR	35%	£1,090,980	£1,025,124	£1,023,115	£919,483	£911,952	£906,932
35% SR : 35% THLR : 30% LLR	43%	£932,434	£873,907	£871,898	£768,266	£760,735	£755,715
35% SR : 35% THLR : 30% LLR	50%	£773,887	£722,690	£720,682	£617,049	£609,518	£604,498

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,392,291	£1,303,640	£1,301,631	£1,197,997	£1,190,468	£1,185,448
35% SR : 35% THLR : 30% LLR	10%	£1,243,662	£1,163,703	£1,161,694	£1,058,060	£1,050,531	£1,045,511
35% SR : 35% THLR : 30% LLR	20%	£1,095,031	£1,023,765	£1,021,757	£918,123	£910,594	£905,573
35% SR : 35% THLR : 30% LLR	25%	£1,020,716	£953,797	£951,788	£848,155	£840,625	£835,605
35% SR : 35% THLR : 30% LLR	30%	£946,400	£883,828	£881,820	£778,186	£770,657	£765,636
35% SR : 35% THLR : 30% LLR	35%	£872,085	£813,860	£811,851	£708,217	£700,688	£695,668
35% SR : 35% THLR : 30% LLR	43%	£760,613	£708,906	£706,899	£603,265	£595,735	£590,715
35% SR : 35% THLR : 30% LLR	50%	£649,140	£603,954	£601,945	£498,312	£490,782	£485,762

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£271,828	£360,479	£362,488	£466,122	£473,651	£478,671
35% SR : 35% THLR : 30% LLR	10%	£420,457	£500,416	£502,425	£606,069	£613,588	£618,608
35% SR : 35% THLR : 30% LLR	20%	£569,088	£640,353	£642,362	£745,996	£753,525	£758,545
35% SR : 35% THLR : 30% LLR	25%	£643,403	£710,322	£712,331	£815,964	£823,494	£828,514
35% SR : 35% THLR : 30% LLR	30%	£717,718	£780,291	£782,299	£885,933	£893,463	£898,483
35% SR : 35% THLR : 30% LLR	35%	£792,034	£850,259	£852,268	£955,901	£963,431	£968,451
35% SR : 35% THLR : 30% LLR	43%	£903,506	£955,213	£957,220	£1,060,854	£1,068,384	£1,073,403
35% SR : 35% THLR : 30% LLR	50%	£1,014,979	£1,060,165	£1,062,173	£1,165,807	£1,173,337	£1,178,357

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£473,170	£384,519	£382,510	£278,876	£271,347	£266,327
35% SR : 35% THLR : 30% LLR	10%	£324,541	£244,582	£242,573	£138,939	£131,410	£126,390
35% SR : 35% THLR : 30% LLR	20%	£175,910	£104,645	£102,636	£98	£8,527	£3,507
35% SR : 35% THLR : 30% LLR	25%	£101,595	£34,676	£32,667	£70,996	£78,496	£83,516
35% SR : 35% THLR : 30% LLR	30%	£27,280	£35,293	£37,301	£140,935	£148,464	£153,485
35% SR : 35% THLR : 30% LLR	35%	£47,036	£105,261	£107,270	£210,903	£218,433	£223,453
35% SR : 35% THLR : 30% LLR	43%	£158,508	£210,215	£212,222	£315,856	£323,386	£328,406
35% SR : 35% THLR : 30% LLR	50%	£269,981	£315,167	£317,175	£420,809	£428,339	£433,359

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£963,063	£874,411	£872,403	£768,769	£761,240	£756,219
35% SR : 35% THLR : 30% LLR	10%	£814,433	£734,474	£732,466	£628,832	£621,302	£616,282
35% SR : 35% THLR : 30% LLR	20%	£665,803	£594,537	£592,528	£488,895	£481,365	£476,345
35% SR : 35% THLR : 30% LLR	25%	£591,487	£524,568	£522,560	£418,926	£411,397	£406,376
35% SR : 35% THLR : 30% LLR	30%	£517,172	£454,600	£452,591	£348,958	£341,428	£336,408
35% SR : 35% THLR : 30% LLR	35%	£442,857	£384,631	£382,623	£278,989	£271,460	£266,439
35% SR : 35% THLR : 30% LLR	43%	£331,385	£279,678	£277,670	£174,037	£166,506	£161,487
35% SR : 35% THLR : 30% LLR	50%	£219,912	£174,726	£172,717	£69,063	£61,554	£56,534

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,167,560	£1,078,908	£1,076,900	£973,266	£965,736	£960,716
35% SR : 35% THLR : 30% LLR	10%	£1,018,930	£938,971	£936,962	£833,329	£825,799	£820,779
35% SR : 35% THLR : 30% LLR	20%	£870,299	£799,034	£797,025	£693,391	£685,862	£680,842
35% SR : 35% THLR : 30% LLR	25%	£795,984	£729,065	£727,057	£623,423	£615,894	£610,873
35% SR : 35% THLR : 30% LLR	30%	£721,669	£659,097	£657,088	£553,454	£545,925	£540,905
35% SR : 35% THLR : 30% LLR	35%	£647,354	£589,128	£587,120	£483,486	£475,956	£470,936
35% SR : 35% THLR : 30% LLR	43%	£535,882	£484,175	£482,167	£378,533	£371,003	£365,984
35% SR : 35% THLR : 30% LLR	50%	£424,409	£379,222	£377,214	£273,580	£266,051	£261,030

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure	SR & TH LR : LLR	

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,115,915	£1,032,017	£1,030,008	£926,375	£918,845	£913,825
35% SR : 35% THLR : 30% LLR	10%	£992,067	£916,436	£914,428	£810,794	£803,264	£798,244
35% SR : 35% THLR : 30% LLR	20%	£868,219	£800,855	£798,847	£695,213	£687,684	£682,663
35% SR : 35% THLR : 30% LLR	25%	£806,296	£743,064	£741,057	£637,423	£629,893	£624,872
35% SR : 35% THLR : 30% LLR	30%	£744,372	£685,273	£683,266	£579,632	£572,103	£567,082
35% SR : 35% THLR : 30% LLR	35%	£682,448	£627,483	£625,475	£521,842	£514,312	£509,292
35% SR : 35% THLR : 30% LLR	43%	£589,562	£540,798	£538,790	£435,156	£427,626	£422,606
35% SR : 35% THLR : 30% LLR	50%	£496,676	£454,112	£452,104	£348,470	£340,941	£335,921

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£548,204	-£632,102	-£634,111	-£737,744	-£745,274	-£750,294
35% SR : 35% THLR : 30% LLR	10%	-£672,052	-£747,683	-£749,691	-£853,325	-£860,855	-£865,875
35% SR : 35% THLR : 30% LLR	20%	-£795,900	-£863,264	-£865,272	-£968,906	-£976,435	-£981,456
35% SR : 35% THLR : 30% LLR	25%	-£857,823	-£921,055	-£923,062	-£1,026,696	-£1,034,226	-£1,039,247
35% SR : 35% THLR : 30% LLR	30%	-£919,746	-£978,845	-£980,853	-£1,084,487	-£1,092,016	-£1,097,036
35% SR : 35% THLR : 30% LLR	35%	-£981,670	-£1,036,635	-£1,038,644	-£1,142,277	-£1,149,807	-£1,154,827
35% SR : 35% THLR : 30% LLR	43%	-£1,074,556	-£1,123,321	-£1,125,329	-£1,228,963	-£1,236,492	-£1,241,513
35% SR : 35% THLR : 30% LLR	50%	-£1,167,442	-£1,210,007	-£1,212,015	-£1,315,648	-£1,323,178	-£1,328,198

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£196,794	£112,896	£110,887	£7,254	£276	£5,296
35% SR : 35% THLR : 30% LLR	10%	£72,946	-£2,685	-£4,693	-£108,327	-£115,857	-£120,877
35% SR : 35% THLR : 30% LLR	20%	-£50,902	-£118,266	-£120,274	-£223,908	-£231,437	-£236,458
35% SR : 35% THLR : 30% LLR	25%	-£112,825	-£176,057	-£178,064	-£281,698	-£289,227	-£294,248
35% SR : 35% THLR : 30% LLR	30%	-£174,748	-£233,847	-£235,855	-£339,489	-£347,018	-£352,038
35% SR : 35% THLR : 30% LLR	35%	-£236,672	-£291,637	-£293,646	-£397,279	-£404,809	-£409,829
35% SR : 35% THLR : 30% LLR	43%	-£329,558	-£378,323	-£380,331	-£483,965	-£491,494	-£496,515
35% SR : 35% THLR : 30% LLR	50%	-£422,444	-£465,009	-£467,017	-£570,650	-£578,180	-£583,200

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£686,687	£602,788	£600,780	£497,146	£489,617	£484,597
35% SR : 35% THLR : 30% LLR	10%	£562,839	£487,208	£485,199	£381,565	£374,036	£369,016
35% SR : 35% THLR : 30% LLR	20%	£438,991	£371,627	£369,618	£265,984	£258,455	£253,435
35% SR : 35% THLR : 30% LLR	25%	£377,068	£313,836	£311,828	£208,195	£200,664	£195,644
35% SR : 35% THLR : 30% LLR	30%	£315,144	£256,045	£254,037	£150,404	£142,874	£137,854
35% SR : 35% THLR : 30% LLR	35%	£253,220	£198,255	£196,247	£92,614	£85,083	£80,063
35% SR : 35% THLR : 30% LLR	43%	£160,334	£111,570	£109,561	£5,827	-£1,602	-£6,622
35% SR : 35% THLR : 30% LLR	50%	£67,449	£24,883	£22,876	-£80,758	-£88,287	-£93,308

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£891,184	£807,285	£805,277	£701,643	£694,114	£689,093
35% SR : 35% THLR : 30% LLR	10%	£767,336	£691,704	£689,696	£586,062	£578,533	£573,513
35% SR : 35% THLR : 30% LLR	20%	£643,488	£576,124	£574,115	£470,481	£462,952	£457,932
35% SR : 35% THLR : 30% LLR	25%	£581,565	£518,333	£516,325	£412,691	£405,161	£400,141
35% SR : 35% THLR : 30% LLR	30%	£519,641	£460,542	£458,534	£354,900	£347,371	£342,351
35% SR : 35% THLR : 30% LLR	35%	£457,717	£402,752	£400,743	£297,111	£289,580	£284,560
35% SR : 35% THLR : 30% LLR	43%	£364,831	£316,066	£314,058	£210,424	£202,895	£197,875
35% SR : 35% THLR : 30% LLR	50%	£271,945	£229,380	£227,373	£123,739	£116,209	£111,189

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,281,741	£1,229,417	£1,227,409	£1,123,776	£1,116,245	£1,111,225
35% SR : 35% THLR : 30% LLR	10%	£1,147,731	£1,100,406	£1,098,398	£994,765	£987,235	£982,214
35% SR : 35% THLR : 30% LLR	20%	£1,013,721	£971,396	£969,387	£865,753	£858,224	£853,204
35% SR : 35% THLR : 30% LLR	25%	£946,716	£906,890	£904,882	£801,249	£793,718	£788,698
35% SR : 35% THLR : 30% LLR	30%	£879,712	£842,384	£840,377	£736,743	£729,213	£724,193
35% SR : 35% THLR : 30% LLR	35%	£812,707	£777,879	£775,871	£672,238	£664,708	£659,687
35% SR : 35% THLR : 30% LLR	43%	£712,199	£681,121	£679,113	£575,479	£567,950	£562,930
35% SR : 35% THLR : 30% LLR	50%	£611,692	£584,363	£582,355	£478,722	£471,191	£466,171

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£382,378	-£434,702	-£436,709	-£540,343	-£547,874	-£552,894
35% SR : 35% THLR : 30% LLR	10%	-£516,387	-£563,713	-£565,721	-£669,354	-£676,884	-£681,904
35% SR : 35% THLR : 30% LLR	20%	-£650,398	-£692,723	-£694,732	-£798,365	-£805,895	-£810,915
35% SR : 35% THLR : 30% LLR	25%	-£717,403	-£757,229	-£759,236	-£862,870	-£870,401	-£875,421
35% SR : 35% THLR : 30% LLR	30%	-£784,407	-£821,735	-£823,742	-£927,376	-£934,905	-£939,926
35% SR : 35% THLR : 30% LLR	35%	-£851,412	-£886,240	-£888,248	-£991,881	-£999,411	-£1,004,431
35% SR : 35% THLR : 30% LLR	43%	-£951,919	-£982,998	-£985,006	-£1,088,640	-£1,096,169	-£1,101,189
35% SR : 35% THLR : 30% LLR	50%	-£1,052,427	-£1,079,756	-£1,081,763	-£1,185,397	-£1,192,928	-£1,197,948

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£362,620	£310,296	£308,289	£204,655	£197,124	£192,104
35% SR : 35% THLR : 30% LLR	10%	£228,611	£181,285	£179,277	£75,644	£68,114	£63,094
35% SR : 35% THLR : 30% LLR	20%	£94,600	£52,275	£50,266	-£53,367	-£60,897	-£65,917
35% SR : 35% THLR : 30% LLR	25%	£27,595	-£12,231	-£14,238	-£117,872	-£125,403	-£130,423
35% SR : 35% THLR : 30% LLR	30%	-£39,409	-£76,737	-£78,744	-£182,378	-£189,907	-£194,928
35% SR : 35% THLR : 30% LLR	35%	-£106,414	-£141,242	-£143,250	-£246,883	-£254,413	-£259,433
35% SR : 35% THLR : 30% LLR	43%	-£206,921	-£238,000	-£240,008	-£343,642	-£351,171	-£356,191
35% SR : 35% THLR : 30% LLR	50%	-£307,429	-£334,758	-£336,765	-£440,399	-£447,930	-£452,950

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£852,512	£800,188	£798,181	£694,547	£687,017	£681,997
35% SR : 35% THLR : 30% LLR	10%	£718,503	£671,178	£669,169	£565,537	£558,006	£552,986
35% SR : 35% THLR : 30% LLR	20%	£584,493	£542,167	£540,159	£436,525	£428,996	£423,975
35% SR : 35% THLR : 30% LLR	25%	£517,488	£477,662	£475,654	£372,020	£364,490	£359,470
35% SR : 35% THLR : 30% LLR	30%	£450,483	£413,156	£411,148	£307,514	£299,985	£294,965
35% SR : 35% THLR : 30% LLR	35%	£383,479	£348,651	£346,642	£243,010	£235,479	£230,459
35% SR : 35% THLR : 30% LLR	43%	£282,971	£251,892	£249,885	£146,251	£138,722	£133,701
35% SR : 35% THLR : 30% LLR	50%	£182,463	£155,135	£153,127	£49,493	£41,963	£36,943

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,057,009	£1,004,685	£1,002,678	£899,044	£891,514	£886,493
35% SR : 35% THLR : 30% LLR	10%	£923,000	£875,675	£873,666	£770,033	£762,503	£757,483
35% SR : 35% THLR : 30% LLR	20%	£789,989	£746,664	£744,656	£641,022	£633,492	£628,472
35% SR : 35% THLR : 30% LLR	25%	£721,985	£682,158	£680,151	£576,517	£568,987	£563,966
35% SR : 35% THLR : 30% LLR	30%	£654,980	£617,652	£615,645	£512,011	£504,482	£499,462
35% SR : 35% THLR : 30% LLR	35%	£587,975	£553,148	£551,139	£447,506	£439,976	£434,956
35% SR : 35% THLR : 30% LLR	43%	£487,468	£456,389	£454,382	£350,748	£343,218	£338,198
35% SR : 35% THLR : 30% LLR	50%	£386,960	£359,631	£357,624	£253,990	£246,460	£241,439

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,060,640	£1,012,118	£1,010,111	£906,477	£898,948	£893,927
35% SR : 35% THLR : 30% LLR	10%	£943,823	£900,005	£897,998	£794,364	£786,834	£781,814
35% SR : 35% THLR : 30% LLR	20%	£827,007	£787,892	£785,884	£682,251	£674,720	£669,701
35% SR : 35% THLR : 30% LLR	25%	£768,599	£731,835	£729,828	£626,194	£618,664	£613,644
35% SR : 35% THLR : 30% LLR	30%	£710,191	£675,779	£673,771	£570,138	£562,607	£557,588
35% SR : 35% THLR : 30% LLR	35%	£651,782	£619,722	£617,715	£514,081	£506,551	£501,531
35% SR : 35% THLR : 30% LLR	43%	£564,169	£535,637	£533,630	£429,996	£422,466	£417,446
35% SR : 35% THLR : 30% LLR	50%	£476,558	£451,553	£449,545	£345,911	£338,381	£333,362

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£603,479	-£652,001	-£654,008	-£757,642	-£765,171	-£770,192
35% SR : 35% THLR : 30% LLR	10%	-£720,295	-£764,114	-£766,121	-£869,755	-£877,284	-£882,305
35% SR : 35% THLR : 30% LLR	20%	-£837,112	-£876,227	-£878,234	-£981,868	-£989,399	-£994,418
35% SR : 35% THLR : 30% LLR	25%	-£895,520	-£932,283	-£934,291	-£1,037,925	-£1,045,455	-£1,050,474
35% SR : 35% THLR : 30% LLR	30%	-£953,928	-£988,340	-£990,348	-£1,093,981	-£1,101,512	-£1,106,531
35% SR : 35% THLR : 30% LLR	35%	-£1,012,337	-£1,044,397	-£1,046,404	-£1,150,038	-£1,157,568	-£1,162,588
35% SR : 35% THLR : 30% LLR	43%	-£1,099,949	-£1,128,481	-£1,130,489	-£1,234,123	-£1,241,653	-£1,246,672
35% SR : 35% THLR : 30% LLR	50%	-£1,187,561	-£1,212,566	-£1,214,574	-£1,318,208	-£1,325,738	-£1,330,757

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£141,519	£92,997	£90,990	-£12,644	-£20,173	-£25,194
35% SR : 35% THLR : 30% LLR	10%	£24,702	-£19,116	-£21,123	-£124,757	-£132,286	-£137,307
35% SR : 35% THLR : 30% LLR	20%	-£92,114	-£131,229	-£133,236	-£236,870	-£244,401	-£249,420
35% SR : 35% THLR : 30% LLR	25%	-£150,522	-£187,285	-£189,293	-£292,927	-£300,457	-£305,476
35% SR : 35% THLR : 30% LLR	30%	-£208,930	-£243,342	-£245,349	-£348,983	-£356,514	-£361,533
35% SR : 35% THLR : 30% LLR	35%	-£267,339	-£299,399	-£301,406	-£405,040	-£412,570	-£417,590
35% SR : 35% THLR : 30% LLR	43%	-£354,951	-£383,483	-£385,491	-£489,125	-£496,655	-£501,674
35% SR : 35% THLR : 30% LLR	50%	-£442,563	-£467,568	-£469,576	-£573,210	-£580,740	-£585,759

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£631,412	£582,890	£580,882	£477,249	£469,719	£464,699
35% SR : 35% THLR : 30% LLR	10%	£514,595	£470,777	£468,769	£365,135	£357,606	£352,586
35% SR : 35% THLR : 30% LLR	20%	£397,778	£358,664	£356,656	£253,022	£245,492	£240,473
35% SR : 35% THLR : 30% LLR	25%	£339,370	£302,607	£300,600	£196,966	£189,435	£184,416
35% SR : 35% THLR : 30% LLR	30%	£280,963	£246,550	£244,543	£140,909	£133,379	£128,360
35% SR : 35% THLR : 30% LLR	35%	£222,554	£190,494	£188,486	£84,853	£77,322	£72,303
35% SR : 35% THLR : 30% LLR	43%	£134,941	£106,409	£104,402	£768	-£5,163	-£11,182
35% SR : 35% THLR : 30% LLR	50%	£47,329	£22,324	£20,317	-£83,317	-£90,848	-£95,867

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£835,908	£787,387	£785,379	£681,745	£674,216	£669,196
35% SR : 35% THLR : 30% LLR	10%	£719,092	£675,274	£673,266	£569,632	£562,103	£557,083
35% SR : 35% THLR : 30% LLR	20%	£602,275	£563,160	£561,153	£457,519	£449,989	£444,969
35% SR : 35% THLR : 30% LLR	25%	£543,867	£507,104	£505,096	£401,462	£393,932	£388,913
35% SR : 35% THLR : 30% LLR	30%	£485,459	£451,047	£449,040	£345,406	£337,876	£332,856
35% SR : 35% THLR : 30% LLR	35%	£427,051	£394,991	£392,983	£289,349	£281,819	£276,800
35% SR : 35% THLR : 30% LLR	43%	£339,438	£310,906	£308,898	£205,264	£197,734	£192,715
35% SR : 35% THLR : 30% LLR	50%	£251,826	£226,821	£224,813	£121,180	£113,649	£108,630

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£894,814	£849,145	£847,137	£743,503	£735,973	£730,954
35% SR : 35% THLR : 30% LLR	10%	£790,667	£749,483	£747,475	£643,841	£636,312	£631,291
35% SR : 35% THLR : 30% LLR	20%	£686,520	£649,821	£647,813	£544,179	£536,649	£531,630
35% SR : 35% THLR : 30% LLR	25%	£634,446	£599,990	£597,981	£494,349	£486,818	£481,798
35% SR : 35% THLR : 30% LLR	30%	£582,372	£550,159	£548,151	£444,517	£436,987	£431,967
35% SR : 35% THLR : 30% LLR	35%	£530,298	£500,327	£498,320	£394,686	£387,157	£382,136
35% SR : 35% THLR : 30% LLR	43%	£452,188	£425,581	£423,574	£319,940	£312,410	£307,389
35% SR : 35% THLR : 30% LLR	50%	£374,077	£350,835	£348,827	£245,193	£237,663	£232,643

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£769,304	-£814,974	-£816,982	-£920,615	-£928,146	-£933,165
35% SR : 35% THLR : 30% LLR	10%	-£873,452	-£914,636	-£916,644	-£1,020,278	-£1,027,807	-£1,032,828
35% SR : 35% THLR : 30% LLR	20%	-£977,599	-£1,014,298	-£1,016,306	-£1,119,939	-£1,127,470	-£1,132,489
35% SR : 35% THLR : 30% LLR	25%	-£1,029,673	-£1,064,129	-£1,066,137	-£1,169,770	-£1,177,301	-£1,182,321
35% SR : 35% THLR : 30% LLR	30%	-£1,081,747	-£1,113,960	-£1,115,968	-£1,219,602	-£1,227,131	-£1,232,152
35% SR : 35% THLR : 30% LLR	35%	-£1,133,820	-£1,163,792	-£1,165,799	-£1,269,433	-£1,276,962	-£1,281,982
35% SR : 35% THLR : 30% LLR	43%	-£1,211,931	-£1,238,538	-£1,240,545	-£1,344,179	-£1,351,709	-£1,356,730
35% SR : 35% THLR : 30% LLR	50%	-£1,290,042	-£1,313,284	-£1,315,292	-£1,418,926	-£1,426,456	-£1,431,476

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£24,306	-£69,976	-£71,984	-£175,617	-£183,148	-£188,167
35% SR : 35% THLR : 30% LLR	10%	-£128,454	-£169,638	-£171,646	-£275,280	-£282,809	-£287,830
35% SR : 35% THLR : 30% LLR	20%	-£232,601	-£269,300	-£271,308	-£374,941	-£382,472	-£387,491
35% SR : 35% THLR : 30% LLR	25%	-£284,675	-£319,131	-£321,139	-£424,772	-£432,303	-£437,323
35% SR : 35% THLR : 30% LLR	30%	-£336,749	-£368,962	-£370,970	-£474,604	-£482,133	-£487,154
35% SR : 35% THLR : 30% LLR	35%	-£388,822	-£418,794	-£420,801	-£524,435	-£531,964	-£536,984
35% SR : 35% THLR : 30% LLR	43%	-£466,933	-£493,540	-£495,547	-£598,181	-£606,711	-£611,732
35% SR : 35% THLR : 30% LLR	50%	-£545,044	-£568,286	-£570,294	-£673,928	-£681,458	-£686,478

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£465,586	£419,916	£417,909	£314,275	£306,745	£301,725
35% SR : 35% THLR : 30% LLR	10%	£361,439	£320,255	£318,246	£214,613	£207,083	£202,063
35% SR : 35% THLR : 30% LLR	20%	£257,291	£220,592	£218,585	£114,951	£107,421	£102,401
35% SR : 35% THLR : 30% LLR	25%	£205,217	£170,762	£168,753	£65,120	£57,590	£52,570
35% SR : 35% THLR : 30% LLR	30%	£153,143	£120,931	£118,922	£15,288	£7,759	£2,739
35% SR : 35% THLR : 30% LLR	35%	£101,070	£71,099	£69,091	£34,542	£42,972	£47,092
35% SR : 35% THLR : 30% LLR	43%	£22,959	£3,847	£3,655	£109,299	£116,819	£121,839
35% SR : 35% THLR : 30% LLR	50%	-£55,151	-£76,393	-£80,402	-£164,636	-£191,565	-£196,585

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£670,083	£624,413	£622,406	£518,772	£511,241	£506,222
35% SR : 35% THLR : 30% LLR	10%	£565,936	£524,752	£522,743	£419,109	£411,580	£406,560
35% SR : 35% THLR : 30% LLR	20%	£461,788	£425,089	£423,082	£319,448	£311,917	£306,898
35% SR : 35% THLR : 30% LLR	25%	£409,714	£375,258	£373,250	£269,617	£262,087	£257,067
35% SR : 35% THLR : 30% LLR	30%	£357,640	£325,428	£323,419	£219,785	£212,256	£207,236
35% SR : 35% THLR : 30% LLR	35%	£305,567	£275,596	£273,588	£169,954	£162,425	£157,405
35% SR : 35% THLR : 30% LLR	43%	£227,456	£200,850	£198,842	£95,208	£87,678	£82,658
35% SR : 35% THLR : 30% LLR	50%	£149,345	£126,103	£124,095	£20,461	£12,932	£7,911

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,171,190	£1,128,418	£1,126,411	£1,022,777	£1,015,246	£1,010,226
35% SR : 35% THLR : 30% LLR	10%	£1,046,843	£1,008,138	£1,006,130	£902,497	£894,967	£889,947
35% SR : 35% THLR : 30% LLR	20%	£922,495	£887,859	£885,850	£782,216	£774,687	£769,667
35% SR : 35% THLR : 30% LLR	25%	£860,322	£827,719	£825,710	£722,077	£714,547	£709,527
35% SR : 35% THLR : 30% LLR	30%	£798,147	£767,578	£765,571	£661,937	£654,407	£649,387
35% SR : 35% THLR : 30% LLR	35%	£735,973	£707,438	£705,431	£601,797	£594,266	£589,247
35% SR : 35% THLR : 30% LLR	43%	£642,713	£617,228	£615,221	£511,587	£504,057	£499,037
35% SR : 35% THLR : 30% LLR	50%	£549,452	£527,019	£525,011	£421,377	£413,847	£408,827

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£492,928	-£535,701	-£537,708	-£641,342	-£648,872	-£653,893
35% SR : 35% THLR : 30% LLR	10%	-£617,276	-£655,980	-£657,989	-£761,622	-£769,152	-£774,172
35% SR : 35% THLR : 30% LLR	20%	-£741,624	-£776,260	-£778,269	-£881,902	-£889,432	-£894,452
35% SR : 35% THLR : 30% LLR	25%	-£803,797	-£836,400	-£838,408	-£942,042	-£949,572	-£954,592
35% SR : 35% THLR : 30% LLR	30%	-£865,971	-£896,541	-£898,548	-£1,002,182	-£1,009,712	-£1,014,732
35% SR : 35% THLR : 30% LLR	35%	-£928,146	-£956,681	-£958,688	-£1,062,322	-£1,069,852	-£1,074,872
35% SR : 35% THLR : 30% LLR	43%	-£1,021,406	-£1,046,890	-£1,048,898	-£1,152,532	-£1,160,062	-£1,165,082
35% SR : 35% THLR : 30% LLR	50%	-£1,114,667	-£1,137,100	-£1,139,108	-£1,242,742	-£1,250,272	-£1,255,292

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£252,070	£209,297	£207,290	£103,656	£96,126	£91,105
35% SR : 35% THLR : 30% LLR	10%	£127,722	£89,018	£87,009	-£16,624	-£24,154	-£29,174
35% SR : 35% THLR : 30% LLR	20%	£3,374	-£31,262	-£33,271	-£136,904	-£144,434	-£149,454
35% SR : 35% THLR : 30% LLR	25%	-£58,799	-£91,402	-£93,410	-£197,044	-£204,574	-£209,594
35% SR : 35% THLR : 30% LLR	30%	-£120,973	-£151,543	-£153,550	-£257,184	-£264,714	-£269,734
35% SR : 35% THLR : 30% LLR	35%	-£183,148	-£211,683	-£213,690	-£317,324	-£324,854	-£329,874
35% SR : 35% THLR : 30% LLR	43%	-£276,408	-£301,892	-£303,900	-£407,534	-£415,064	-£420,084
35% SR : 35% THLR : 30% LLR	50%	-£369,669	-£392,102	-£394,110	-£497,744	-£505,274	-£510,294

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£741,962	£699,190	£697,182	£593,548	£586,018	£580,998
35% SR : 35% THLR : 30% LLR	10%	£617,615	£578,910	£576,902	£473,269	£465,738	£460,718
35% SR : 35% THLR : 30% LLR	20%	£493,266	£458,630	£456,622	£352,988	£345,459	£340,438
35% SR : 35% THLR : 30% LLR	25%	£431,093	£398,490	£396,482	£292,848	£285,319	£280,299
35% SR : 35% THLR : 30% LLR	30%	£368,919	£338,350	£336,342	£232,708	£225,179	£220,159
35% SR : 35% THLR : 30% LLR	35%	£306,745	£278,210	£276,202	£172,568	£165,038	£160,019
35% SR : 35% THLR : 30% LLR	43%	£213,485	£188,000	£185,992	£82,359	£74,828	£69,809
35% SR : 35% THLR : 30% LLR	50%	£120,223	£97,790	£95,783	-£7,851	-£15,381	-£20,402

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£946,459	£903,687	£901,679	£798,045	£790,515	£785,495
35% SR : 35% THLR : 30% LLR	10%	£822,111	£783,407	£781,398	£677,766	£670,235	£665,215
35% SR : 35% THLR : 30% LLR	20%	£697,763	£663,127	£661,119	£557,485	£549,955	£544,935
35% SR : 35% THLR : 30% LLR	25%	£635,590	£602,987	£600,979	£497,345	£489,815	£484,795
35% SR : 35% THLR : 30% LLR	30%	£573,416	£542,846	£540,839	£437,205	£429,675	£424,655
35% SR : 35% THLR : 30% LLR	35%	£511,242	£482,707	£480,699	£377,065	£369,535	£364,515
35% SR : 35% THLR : 30% LLR	43%	£417,981	£392,497	£390,489	£286,855	£279,325	£274,305
35% SR : 35% THLR : 30% LLR	50%	£324,720	£302,287	£300,279	£196,646	£189,115	£184,095

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£894,814	£856,795	£854,788	£751,154	£743,624	£738,603
35% SR : 35% THLR : 30% LLR	10%	£793,077	£758,737	£756,729	£653,095	£645,565	£640,545
35% SR : 35% THLR : 30% LLR	20%	£691,339	£660,678	£658,670	£555,037	£547,506	£542,486
35% SR : 35% THLR : 30% LLR	25%	£640,470	£611,648	£609,641	£506,007	£498,476	£493,457
35% SR : 35% THLR : 30% LLR	30%	£589,601	£562,620	£560,611	£456,977	£449,448	£444,428
35% SR : 35% THLR : 30% LLR	35%	£538,732	£513,590	£511,581	£407,949	£400,418	£395,398
35% SR : 35% THLR : 30% LLR	43%	£462,430	£440,046	£438,037	£334,404	£326,874	£321,854
35% SR : 35% THLR : 30% LLR	50%	£386,126	£366,502	£364,493	£260,860	£253,330	£248,310

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£769,304	-£807,323	-£809,331	-£912,965	-£920,495	-£925,515
35% SR : 35% THLR : 30% LLR	10%	-£871,042	-£905,382	-£907,390	-£1,011,024	-£1,018,553	-£1,023,574
35% SR : 35% THLR : 30% LLR	20%	-£972,780	-£1,003,441	-£1,005,449	-£1,109,082	-£1,116,611	-£1,121,633
35% SR : 35% THLR : 30% LLR	25%	-£1,023,649	-£1,052,471	-£1,054,478	-£1,158,112	-£1,165,642	-£1,170,662
35% SR : 35% THLR : 30% LLR	30%	-£1,074,517	-£1,101,499	-£1,103,508	-£1,207,142	-£1,214,671	-£1,219,691
35% SR : 35% THLR : 30% LLR	35%	-£1,125,387	-£1,150,529	-£1,152,537	-£1,256,170	-£1,263,701	-£1,268,721
35% SR : 35% THLR : 30% LLR	43%	-£1,201,689	-£1,224,073	-£1,226,081	-£1,329,715	-£1,337,245	-£1,342,265
35% SR : 35% THLR : 30% LLR	50%	-£1,277,993	-£1,297,617	-£1,299,625	-£1,403,259	-£1,410,789	-£1,415,809

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£24,306	-£62,325	-£64,333	-£167,967	-£175,497	-£180,517
35% SR : 35% THLR : 30% LLR	10%	-£126,044	-£160,384	-£162,392	-£266,026	-£273,555	-£278,575
35% SR : 35% THLR : 30% LLR	20%	-£227,782	-£258,443	-£260,451	-£364,084	-£371,615	-£376,635
35% SR : 35% THLR : 30% LLR	25%	-£278,651	-£307,473	-£309,480	-£413,114	-£420,644	-£425,664
35% SR : 35% THLR : 30% LLR	30%	-£329,519	-£356,501	-£358,510	-£462,144	-£469,673	-£474,693
35% SR : 35% THLR : 30% LLR	35%	-£380,389	-£405,531	-£407,539	-£511,172	-£518,703	-£523,723
35% SR : 35% THLR : 30% LLR	43%	-£456,691	-£479,075	-£481,083	-£584,717	-£592,247	-£597,267
35% SR : 35% THLR : 30% LLR	50%	-£532,995	-£552,619	-£554,627	-£658,261	-£665,791	-£670,811

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£465,586	£427,567	£425,559	£321,926	£314,395	£309,375
35% SR : 35% THLR : 30% LLR	10%	£363,848	£329,509	£327,500	£223,866	£216,337	£211,317
35% SR : 35% THLR : 30% LLR	20%	£262,111	£231,449	£229,442	£125,808	£118,278	£113,257
35% SR : 35% THLR : 30% LLR	25%	£211,241	£182,420	£180,412	£76,778	£69,248	£64,229
35% SR : 35% THLR : 30% LLR	30%	£160,373	£133,391	£131,383	£27,749	£20,219	£15,199
35% SR : 35% THLR : 30% LLR	35%	£109,504	£84,361	£82,353	-£21,280	-£28,810	-£33,830
35% SR : 35% THLR : 30% LLR	43%	£33,201	£10,818	£8,809	-£94,825	-£102,354	-£107,374
35% SR : 35% THLR : 30% LLR	50%	-£43,102	-£62,726	-£64,735	-£168,369	-£175,898	-£180,918

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£670,083	£632,064	£630,056	£526,422	£518,892	£513,872
35% SR : 35% THLR : 30% LLR	10%	£568,345	£534,005	£531,997	£428,363	£420,834	£415,814
35% SR : 35% THLR : 30% LLR	20%	£466,607	£435,946	£433,939	£330,305	£322,775	£317,754
35% SR : 35% THLR : 30% LLR	25%	£415,738	£386,917	£384,909	£281,275	£273,745	£268,724
35% SR : 35% THLR : 30% LLR	30%	£364,870	£337,888	£335,879	£232,246	£224,716	£219,696
35% SR : 35% THLR : 30% LLR	35%	£314,000	£288,858	£286,850	£183,217	£175,687	£170,666
35% SR : 35% THLR : 30% LLR	43%	£237,698	£215,314	£213,306	£109,672	£102,143	£97,122
35% SR : 35% THLR : 30% LLR	50%	£161,394	£141,770	£139,762	£36,128	£28,599	£23,578

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£673,714	£639,497	£637,489	£533,855	£526,326	£521,306
35% SR : 35% THLR : 30% LLR	10%	£591,676	£560,800	£558,792	£455,158	£447,628	£442,609
35% SR : 35% THLR : 30% LLR	20%	£509,639	£482,102	£480,095	£376,461	£368,931	£363,912
35% SR : 35% THLR : 30% LLR	25%	£468,620	£442,754	£440,746	£337,113	£329,582	£324,562
35% SR : 35% THLR : 30% LLR	30%	£427,602	£403,405	£401,398	£297,764	£290,234	£285,213
35% SR : 35% THLR : 30% LLR	35%	£386,582	£364,057	£362,048	£258,415	£250,885	£245,865
35% SR : 35% THLR : 30% LLR	43%	£325,055	£305,033	£303,026	£199,392	£191,862	£186,842
35% SR : 35% THLR : 30% LLR	50%	£263,527	£246,011	£244,002	£140,369	£132,839	£127,819

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£990,405	-£1,024,622	-£1,026,630	-£1,130,263	-£1,137,793	-£1,142,813
35% SR : 35% THLR : 30% LLR	10%	-£1,072,443	-£1,103,319	-£1,105,327	-£1,208,961	-£1,216,491	-£1,221,510
35% SR : 35% THLR : 30% LLR	20%	-£1,154,480	-£1,182,016	-£1,184,024	-£1,287,658	-£1,295,188	-£1,300,207
35% SR : 35% THLR : 30% LLR	25%	-£1,195,499	-£1,221,365	-£1,223,372	-£1,327,006	-£1,334,537	-£1,339,557
35% SR : 35% THLR : 30% LLR	30%	-£1,236,517	-£1,260,714	-£1,262,721	-£1,366,355	-£1,373,885	-£1,378,905
35% SR : 35% THLR : 30% LLR	35%	-£1,277,537	-£1,300,062	-£1,302,071	-£1,405,703	-£1,413,234	-£1,418,254
35% SR : 35% THLR : 30% LLR	43%	-£1,339,064	-£1,359,086	-£1,361,093	-£1,464,727	-£1,472,257	-£1,477,276
35% SR : 35% THLR : 30% LLR	50%	-£1,400,592	-£1,418,108	-£1,420,116	-£1,523,750	-£1,531,280	-£1,536,300

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£245,407	-£279,624	-£281,632	-£385,265	-£392,795	-£397,815
35% SR : 35% THLR : 30% LLR	10%	-£327,445	-£358,321	-£360,329	-£463,963	-£471,493	-£476,512
35% SR : 35% THLR : 30% LLR	20%	-£409,482	-£437,018	-£439,026	-£542,660	-£550,190	-£555,209
35% SR : 35% THLR : 30% LLR	25%	-£450,501	-£476,367	-£478,374	-£582,008	-£589,539	-£594,559
35% SR : 35% THLR : 30% LLR	30%	-£491,519	-£515,716	-£517,723	-£621,357	-£628,887	-£633,908
35% SR : 35% THLR : 30% LLR	35%	-£532,539	-£555,064	-£557,073	-£660,705	-£668,236	-£673,256
35% SR : 35% THLR : 30% LLR	43%	-£594,066	-£614,088	-£616,095	-£719,729	-£727,259	-£732,278
35% SR : 35% THLR : 30% LLR	50%	-£655,594	-£673,110	-£675,118	-£778,752	-£786,282	-£791,302

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£244,485	£210,268	£208,261	£104,627	£97,098	£92,077
35% SR : 35% THLR : 30% LLR	10%	£162,447	£131,571	£129,564	£25,930	£18,400	£13,380
35% SR : 35% THLR : 30% LLR	20%	£80,410	£52,874	£50,867	-£52,767	-£60,298	-£65,317
35% SR : 35% THLR : 30% LLR	25%	£39,392	£13,525	£11,518	-£92,116	-£99,646	-£104,666
35% SR : 35% THLR : 30% LLR	30%	-£1,627	-£25,923	-£27,931	-£131,464	-£138,995	-£144,015
35% SR : 35% THLR : 30% LLR	35%	-£42,646	-£55,172	-£57,180	-£170,813	-£178,343	-£183,364
35% SR : 35% THLR : 30% LLR	43%	-£104,174	-£124,195	-£126,203	-£229,836	-£237,367	-£242,386
35% SR : 35% THLR : 30% LLR	50%	-£165,702	-£183,217	-£185,226	-£288,860	-£296,399	-£301,409

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£448,982	£414,765	£412,758	£309,124	£301,594	£296,574
35% SR : 35% THLR : 30% LLR	10%	£366,944	£336,068	£334,060	£230,427	£222,896	£217,877
35% SR : 35% THLR : 30% LLR	20%	£284,907	£257,371	£255,363	£151,730	£144,199	£139,180
35% SR : 35% THLR : 30% LLR	25%	£243,889	£218,022	£216,015	£112,381	£104,851	£99,830
35% SR : 35% THLR : 30% LLR	30%	£202,870	£178,674	£176,666	£73,032	£65,502	£60,482
35% SR : 35% THLR : 30% LLR	35%	£161,851	£139,325	£137,317	£33,684	£26,153	£21,133
35% SR : 35% THLR : 30% LLR	43%	£100,323	£80,302	£78,294	-£25,340	-£32,870	-£37,889
35% SR : 35% THLR : 30% LLR	50%	£38,795	£21,279	£19,271	-£84,363	-£91,892	-£96,913

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,520,794	£2,365,150	£2,361,468	£2,260,738	£2,246,932	£2,237,727
35% SR : 35% THLR : 30% LLR	10%	£2,234,047	£2,093,896	£2,090,189	£1,988,756	£1,974,853	£1,965,584
35% SR : 35% THLR : 30% LLR	20%	£1,946,397	£1,821,756	£1,818,019	£1,715,776	£1,701,762	£1,692,419
35% SR : 35% THLR : 30% LLR	25%	£1,802,234	£1,685,354	£1,681,601	£1,578,911	£1,564,836	£1,555,453
35% SR : 35% THLR : 30% LLR	30%	£1,657,846	£1,548,730	£1,544,960	£1,441,798	£1,427,657	£1,418,231
35% SR : 35% THLR : 30% LLR	35%	£1,513,233	£1,411,886	£1,408,096	£1,304,434	£1,290,225	£1,280,753
35% SR : 35% THLR : 30% LLR	43%	£1,295,891	£1,206,203	£1,202,384	£1,097,920	£1,083,603	£1,074,057
35% SR : 35% THLR : 30% LLR	50%	£1,078,042	£1,000,022	£996,172	£890,846	£876,410	£866,785

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,569,869	£1,414,225	£1,410,543	£1,309,813	£1,296,007	£1,286,802
35% SR : 35% THLR : 30% LLR	10%	£1,283,122	£1,142,970	£1,139,264	£1,037,831	£1,023,928	£1,014,659
35% SR : 35% THLR : 30% LLR	20%	£995,472	£870,831	£867,094	£764,851	£750,836	£741,494
35% SR : 35% THLR : 30% LLR	25%	£851,309	£734,429	£730,676	£627,985	£613,911	£604,528
35% SR : 35% THLR : 30% LLR	30%	£706,921	£597,805	£594,035	£490,872	£476,732	£467,306
35% SR : 35% THLR : 30% LLR	35%	£562,308	£460,961	£457,171	£353,509	£339,300	£329,827
35% SR : 35% THLR : 30% LLR	43%	£344,966	£255,278	£251,459	£146,995	£132,677	£123,132
35% SR : 35% THLR : 30% LLR	50%	£127,117	£49,097	£45,247	£-80,079	£-74,515	£-84,140

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,995,582	£1,839,938	£1,836,256	£1,735,526	£1,721,720	£1,712,515
35% SR : 35% THLR : 30% LLR	10%	£1,708,835	£1,568,684	£1,564,977	£1,463,544	£1,449,641	£1,440,373
35% SR : 35% THLR : 30% LLR	20%	£1,421,185	£1,296,544	£1,292,807	£1,190,564	£1,176,550	£1,167,207
35% SR : 35% THLR : 30% LLR	25%	£1,277,022	£1,160,142	£1,156,389	£1,053,699	£1,039,624	£1,030,241
35% SR : 35% THLR : 30% LLR	30%	£1,132,634	£1,023,518	£1,019,748	£916,586	£902,445	£893,019
35% SR : 35% THLR : 30% LLR	35%	£988,021	£886,674	£882,884	£779,222	£765,013	£755,541
35% SR : 35% THLR : 30% LLR	43%	£770,679	£680,991	£677,172	£572,708	£558,391	£548,845
35% SR : 35% THLR : 30% LLR	50%	£552,830	£474,810	£470,960	£365,635	£351,198	£341,574

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,275,521	£2,119,876	£2,116,195	£2,015,464	£2,001,659	£1,992,454
35% SR : 35% THLR : 30% LLR	10%	£1,988,773	£1,848,622	£1,844,915	£1,743,483	£1,729,580	£1,720,311
35% SR : 35% THLR : 30% LLR	20%	£1,701,124	£1,576,483	£1,572,746	£1,470,502	£1,456,488	£1,447,146
35% SR : 35% THLR : 30% LLR	25%	£1,556,961	£1,440,080	£1,436,327	£1,333,637	£1,319,562	£1,310,179
35% SR : 35% THLR : 30% LLR	30%	£1,412,573	£1,303,457	£1,299,687	£1,196,524	£1,182,384	£1,172,957
35% SR : 35% THLR : 30% LLR	35%	£1,267,960	£1,166,612	£1,162,823	£1,059,160	£1,044,951	£1,035,479
35% SR : 35% THLR : 30% LLR	43%	£1,050,618	£960,930	£957,111	£852,647	£838,329	£828,783
35% SR : 35% THLR : 30% LLR	50%	£832,769	£754,749	£750,899	£645,573	£631,136	£621,512

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,392,376	£2,236,732	£2,233,050	£2,132,320	£2,118,514	£2,109,309
35% SR : 35% THLR : 30% LLR	10%	£2,105,629	£1,965,477	£1,961,771	£1,860,338	£1,846,435	£1,837,166
35% SR : 35% THLR : 30% LLR	20%	£1,817,979	£1,693,338	£1,689,601	£1,587,358	£1,573,343	£1,564,001
35% SR : 35% THLR : 30% LLR	25%	£1,673,816	£1,556,936	£1,553,183	£1,450,492	£1,436,418	£1,427,035
35% SR : 35% THLR : 30% LLR	30%	£1,529,428	£1,420,312	£1,416,542	£1,313,379	£1,299,239	£1,289,813
35% SR : 35% THLR : 30% LLR	35%	£1,384,815	£1,283,468	£1,279,678	£1,176,016	£1,161,807	£1,152,334
35% SR : 35% THLR : 30% LLR	43%	£1,167,473	£1,077,785	£1,073,966	£969,502	£955,184	£945,639
35% SR : 35% THLR : 30% LLR	50%	£949,624	£871,604	£867,754	£762,428	£747,992	£738,367

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,622,203	£1,482,012	£1,478,331	£1,377,600	£1,363,795	£1,354,590
35% SR : 35% THLR : 30% LLR	10%	£1,419,803	£1,293,657	£1,289,950	£1,188,516	£1,174,614	£1,165,345
35% SR : 35% THLR : 30% LLR	20%	£1,216,502	£1,104,414	£1,100,678	£998,434	£984,420	£975,078
35% SR : 35% THLR : 30% LLR	25%	£1,114,514	£1,009,461	£1,005,708	£903,019	£888,943	£879,560
35% SR : 35% THLR : 30% LLR	30%	£1,012,300	£914,286	£910,516	£807,353	£793,214	£783,787
35% SR : 35% THLR : 30% LLR	35%	£909,861	£818,891	£815,102	£711,438	£697,230	£687,758
35% SR : 35% THLR : 30% LLR	43%	£755,780	£675,381	£671,564	£567,099	£552,781	£543,236
35% SR : 35% THLR : 30% LLR	50%	£601,192	£531,374	£527,524	£422,198	£407,762	£398,137

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£671,278	£531,087	£527,406	£426,675	£412,870	£403,665
35% SR : 35% THLR : 30% LLR	10%	£468,878	£342,731	£339,025	£237,591	£223,689	£214,420
35% SR : 35% THLR : 30% LLR	20%	£265,577	£153,489	£149,752	£47,509	£33,495	£24,153
35% SR : 35% THLR : 30% LLR	25%	£163,589	£58,536	£54,783	£-47,906	£-61,982	£-71,365
35% SR : 35% THLR : 30% LLR	30%	£61,375	£-36,639	£-40,409	£-143,572	£-157,712	£-167,138
35% SR : 35% THLR : 30% LLR	35%	£-41,064	£-132,034	£-135,823	£-239,487	£-253,695	£-263,167
35% SR : 35% THLR : 30% LLR	43%	£-195,145	£-275,544	£-279,362	£-383,826	£-398,144	£-407,689
35% SR : 35% THLR : 30% LLR	50%	£-349,733	£-419,551	£-423,401	£-528,727	£-543,163	£-552,788

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,096,991	£956,801	£953,119	£852,389	£838,583	£829,378
35% SR : 35% THLR : 30% LLR	10%	£894,591	£768,445	£764,738	£663,304	£649,402	£640,134
35% SR : 35% THLR : 30% LLR	20%	£691,290	£579,202	£575,466	£473,222	£459,208	£449,866
35% SR : 35% THLR : 30% LLR	25%	£589,302	£484,249	£480,496	£377,807	£363,731	£354,348
35% SR : 35% THLR : 30% LLR	30%	£487,088	£389,075	£385,304	£282,141	£268,002	£258,575
35% SR : 35% THLR : 30% LLR	35%	£384,649	£293,679	£289,890	£186,226	£172,018	£162,546
35% SR : 35% THLR : 30% LLR	43%	£230,568	£150,169	£146,352	£41,888	£27,569	£18,024
35% SR : 35% THLR : 30% LLR	50%	£75,980	£6,162	£2,312	£-103,014	£-117,450	£-127,075

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,376,929	£1,236,739	£1,233,058	£1,132,327	£1,118,521	£1,109,317
35% SR : 35% THLR : 30% LLR	10%	£1,174,529	£1,048,383	£1,044,676	£943,243	£929,341	£920,072
35% SR : 35% THLR : 30% LLR	20%	£971,228	£859,141	£855,404	£753,161	£739,146	£729,804
35% SR : 35% THLR : 30% LLR	25%	£869,241	£764,188	£760,435	£657,745	£643,670	£634,287
35% SR : 35% THLR : 30% LLR	30%	£767,027	£669,013	£665,242	£562,080	£547,940	£538,514
35% SR : 35% THLR : 30% LLR	35%	£664,587	£573,618	£569,828	£466,165	£451,957	£442,485
35% SR : 35% THLR : 30% LLR	43%	£510,507	£430,108	£426,290	£321,826	£307,507	£297,962
35% SR : 35% THLR : 30% LLR	50%	£355,919	£286,100	£282,251	£176,925	£162,488	£152,864

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,493,785	£1,353,594	£1,349,913	£1,249,182	£1,235,377	£1,226,172
35% SR : 35% THLR : 30% LLR	10%	£1,291,385	£1,165,238	£1,161,532	£1,060,098	£1,046,196	£1,036,927
35% SR : 35% THLR : 30% LLR	20%	£1,088,084	£975,996	£972,259	£870,016	£856,002	£846,660
35% SR : 35% THLR : 30% LLR	25%	£986,096	£881,043	£877,290	£774,601	£760,525	£751,142
35% SR : 35% THLR : 30% LLR	30%	£883,882	£785,868	£782,098	£678,935	£664,795	£655,369
35% SR : 35% THLR : 30% LLR	35%	£781,443	£690,473	£686,684	£583,020	£568,812	£559,340
35% SR : 35% THLR : 30% LLR	43%	£627,362	£546,963	£543,145	£438,681	£424,363	£414,818
35% SR : 35% THLR : 30% LLR	50%	£472,774	£402,956	£399,106	£293,780	£279,344	£269,719

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,247,789	£1,114,039	£1,110,357	£1,009,627	£995,821	£986,616
35% SR : 35% THLR : 30% LLR	10%	£1,078,418	£958,144	£954,436	£853,003	£839,100	£829,832
35% SR : 35% THLR : 30% LLR	20%	£908,145	£801,362	£797,624	£695,381	£681,368	£672,024
35% SR : 35% THLR : 30% LLR	25%	£822,672	£722,638	£718,885	£616,196	£602,120	£592,737
35% SR : 35% THLR : 30% LLR	30%	£736,972	£643,694	£639,923	£536,761	£522,621	£513,195
35% SR : 35% THLR : 30% LLR	35%	£651,048	£564,528	£560,740	£457,076	£442,868	£433,396
35% SR : 35% THLR : 30% LLR	43%	£521,738	£445,365	£441,546	£337,082	£322,764	£313,218
35% SR : 35% THLR : 30% LLR	50%	£391,921	£325,702	£321,852	£216,526	£202,090	£192,465

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£296,864	£163,114	£159,432	£58,702	£44,896	£35,691
35% SR : 35% THLR : 30% LLR	10%	£127,493	£7,218	£3,511	£-97,922	£-111,825	£-121,094
35% SR : 35% THLR : 30% LLR	20%	£-42,780	£-149,563	£-153,301	£-255,544	£-269,558	£-278,901
35% SR : 35% THLR : 30% LLR	25%	£-128,253	£-228,287	£-232,040	£-334,729	£-348,805	£-358,188
35% SR : 35% THLR : 30% LLR	30%	£-213,953	£-307,231	£-311,002	£-414,165	£-428,304	£-437,730
35% SR : 35% THLR : 30% LLR	35%	£-299,877	£-386,397	£-390,185	£-493,849	£-508,057	£-517,529
35% SR : 35% THLR : 30% LLR	43%	£-429,188	£-505,560	£-509,379	£-613,843	£-628,161	£-637,707
35% SR : 35% THLR : 30% LLR	50%	£-559,004	£-625,223	£-629,073	£-734,399	£-748,835	£-758,460

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£722,578	£588,827	£585,146	£484,415	£470,609	£461,404
35% SR : 35% THLR : 30% LLR	10%	£553,206	£432,932	£429,224	£327,791	£313,888	£304,620
35% SR : 35% THLR : 30% LLR	20%	£382,933	£276,150	£272,412	£170,169	£156,156	£146,812
35% SR : 35% THLR : 30% LLR	25%	£297,460	£197,426	£193,673	£90,984	£76,908	£67,525
35% SR : 35% THLR : 30% LLR	30%	£211,760	£118,482	£114,711	£11,549	£-2,591	£-12,017
35% SR : 35% THLR : 30% LLR	35%	£125,836	£39,316	£35,528	£-68,136	£-82,344	£-91,816
35% SR : 35% THLR : 30% LLR	43%	£-3,474	£-79,847	£-83,666	£-188,130	£-202,448	£-211,994
35% SR : 35% THLR : 30% LLR	50%	£-133,291	£-199,510	£-203,360	£-308,686	£-323,122	£-332,746

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,002,516	£868,765	£865,084	£764,353	£750,548	£741,343
35% SR : 35% THLR : 30% LLR	10%	£833,145	£712,870	£709,162	£607,730	£593,827	£584,558
35% SR : 35% THLR : 30% LLR	20%	£662,872	£556,089	£552,351	£450,107	£436,094	£426,751
35% SR : 35% THLR : 30% LLR	25%	£577,398	£477,365	£473,612	£370,923	£356,847	£347,464
35% SR : 35% THLR : 30% LLR	30%	£491,698	£398,421	£394,650	£291,487	£277,348	£267,921
35% SR : 35% THLR : 30% LLR	35%	£405,774	£319,255	£315,466	£211,803	£197,595	£188,123
35% SR : 35% THLR : 30% LLR	43%	£276,464	£200,091	£196,273	£91,809	£77,491	£67,945
35% SR : 35% THLR : 30% LLR	50%	£146,648	£80,429	£76,579	£-28,747	£-43,184	£-52,806

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,119,371	£985,621	£981,939	£881,209	£867,403	£858,198
35% SR : 35% THLR : 30% LLR	10%	£950,000	£829,725	£826,018	£724,585	£710,682	£701,413
35% SR : 35% THLR : 30% LLR	20%	£779,727	£672,944	£669,206	£566,963	£552,949	£543,606
35% SR : 35% THLR : 30% LLR	25%	£694,254	£594,220	£590,467	£487,778	£473,702	£464,319
35% SR : 35% THLR : 30% LLR	30%	£608,554	£515,276	£511,505	£408,342	£394,203	£384,777
35% SR : 35% THLR : 30% LLR	35%	£522,630	£436,110	£432,322	£328,658	£314,450	£304,978
35% SR : 35% THLR : 30% LLR	43%	£393,319	£316,947	£313,128	£208,664	£194,346	£184,800
35% SR : 35% THLR : 30% LLR	50%	£263,503	£197,284	£193,434	£88,108	£73,672	£64,047

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,472,437	£1,394,075	£1,390,393	£1,289,663	£1,275,857	£1,266,652
35% SR : 35% THLR : 30% LLR	10%	£1,290,525	£1,219,928	£1,216,221	£1,114,789	£1,100,886	£1,091,617
35% SR : 35% THLR : 30% LLR	20%	£1,107,711	£1,044,896	£1,041,160	£938,915	£924,902	£915,560
35% SR : 35% THLR : 30% LLR	25%	£1,015,967	£957,047	£953,294	£850,605	£836,530	£827,146
35% SR : 35% THLR : 30% LLR	30%	£923,996	£868,978	£865,207	£762,044	£747,905	£738,479
35% SR : 35% THLR : 30% LLR	35%	£831,801	£780,687	£776,897	£673,235	£659,027	£649,555
35% SR : 35% THLR : 30% LLR	43%	£693,086	£647,835	£644,017	£539,553	£525,234	£515,689
35% SR : 35% THLR : 30% LLR	50%	£553,862	£514,485	£510,634	£405,308	£390,872	£381,249

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£521,512	£443,150	£439,468	£338,738	£324,932	£315,727
35% SR : 35% THLR : 30% LLR	10%	£339,600	£269,003	£265,296	£163,864	£149,961	£140,692
35% SR : 35% THLR : 30% LLR	20%	£156,786	£93,971	£90,235	£-12,010	£-26,023	£-35,365
35% SR : 35% THLR : 30% LLR	25%	£65,042	£6,122	£2,369	£-100,320	£-114,395	£-123,779
35% SR : 35% THLR : 30% LLR	30%	£-126,929	£-81,947	£-85,718	£-188,881	£-203,020	£-212,446
35% SR : 35% THLR : 30% LLR	35%	£-119,124	£-170,238	£-174,028	£-277,690	£-291,898	£-301,370
35% SR : 35% THLR : 30% LLR	43%	£-257,839	£-303,090	£-306,908	£-411,372	£-425,691	£-435,236
35% SR : 35% THLR : 30% LLR	50%	£-397,063	£-436,440	£-440,291	£-545,617	£-560,053	£-569,677

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£947,225	£868,863	£865,182	£764,451	£750,645	£741,440
35% SR : 35% THLR : 30% LLR	10%	£765,313	£694,716	£691,009	£589,577	£575,674	£566,405
35% SR : 35% THLR : 30% LLR	20%	£582,499	£519,684	£515,948	£413,703	£399,690	£390,344
35% SR : 35% THLR : 30% LLR	25%	£490,755	£431,835	£428,082	£325,393	£311,318	£301,938
35% SR : 35% THLR : 30% LLR	30%	£398,784	£343,766	£339,995	£236,832	£222,693	£213,267
35% SR : 35% THLR : 30% LLR	35%	£306,589	£255,475	£251,686	£148,023	£133,815	£124,343
35% SR : 35% THLR : 30% LLR	43%	£167,874	£122,623	£118,805	£14,341	£22	£-9,523
35% SR : 35% THLR : 30% LLR	50%	£28,650	£-10,727	£-14,577	£-119,903	£-134,340	£-143,963

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,227,164	£1,148,801	£1,145,120	£1,044,389	£1,030,584	£1,021,379
35% SR : 35% THLR : 30% LLR	10%	£1,045,252	£974,655	£970,948	£869,515	£855,612	£846,344
35% SR : 35% THLR : 30% LLR	20%	£862,438	£799,623	£795,886	£693,642	£679,628	£670,286
35% SR : 35% THLR : 30% LLR	25%	£770,693	£711,774	£708,021	£605,332	£591,257	£581,873
35% SR : 35% THLR : 30% LLR	30%	£678,723	£623,705	£619,934	£516,771	£502,632	£493,205
35% SR : 35% THLR : 30% LLR	35%	£586,528	£535,413	£531,624	£427,962	£413,754	£404,281
35% SR : 35% THLR : 30% LLR	43%	£447,812	£402,561	£398,744	£294,280	£279,961	£270,416
35% SR : 35% THLR : 30% LLR	50%	£308,589	£269,212	£265,361	£160,035	£145,599	£135,975

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,344,019	£1,265,657	£1,261,975	£1,161,245	£1,147,439	£1,138,234
35% SR : 35% THLR : 30% LLR	10%	£1,162,107	£1,091,510	£1,087,803	£986,371	£972,468	£963,199
35% SR : 35% THLR : 30% LLR	20%	£979,293	£916,478	£912,742	£810,497	£796,484	£787,142
35% SR : 35% THLR : 30% LLR	25%	£887,549	£828,629	£824,876	£722,187	£708,112	£698,728
35% SR : 35% THLR : 30% LLR	30%	£795,578	£740,560	£736,789	£633,626	£619,487	£610,061
35% SR : 35% THLR : 30% LLR	35%	£703,383	£652,269	£648,479	£544,817	£530,609	£521,137
35% SR : 35% THLR : 30% LLR	43%	£564,668	£519,417	£515,599	£411,135	£396,816	£387,271
35% SR : 35% THLR : 30% LLR	50%	£425,444	£386,067	£382,216	£276,890	£262,454	£252,830

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,172,906	£1,099,696	£1,096,014	£995,284	£981,478	£972,274
35% SR : 35% THLR : 30% LLR	10%	£1,013,348	£947,519	£943,811	£842,379	£828,476	£819,207
35% SR : 35% THLR : 30% LLR	20%	£852,888	£794,455	£790,719	£688,475	£674,461	£665,119
35% SR : 35% THLR : 30% LLR	25%	£772,320	£717,592	£713,838	£611,149	£597,074	£587,690
35% SR : 35% THLR : 30% LLR	30%	£691,527	£640,507	£636,736	£533,574	£519,433	£510,007
35% SR : 35% THLR : 30% LLR	35%	£610,508	£563,200	£559,412	£455,748	£441,540	£432,068
35% SR : 35% THLR : 30% LLR	43%	£488,558	£446,825	£443,007	£338,542	£324,225	£314,680
35% SR : 35% THLR : 30% LLR	50%	£366,101	£329,952	£326,102	£220,776	£206,340	£196,715

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£221,981	£148,771	£145,089	£44,359	£30,553	£21,349
35% SR : 35% THLR : 30% LLR	10%	£62,423	£-3,406	£-7,114	£-108,546	£-122,449	£-131,718
35% SR : 35% THLR : 30% LLR	20%	£-98,037	£-156,470	£-160,206	£-276,450	£-285,464	£-285,806
35% SR : 35% THLR : 30% LLR	25%	£-178,605	£-233,333	£-237,087	£-339,776	£-353,851	£-363,235
35% SR : 35% THLR : 30% LLR	30%	£-259,398	£-310,418	£-314,189	£-417,351	£-431,492	£-440,918
35% SR : 35% THLR : 30% LLR	35%	£-340,417	£-387,725	£-391,513	£-495,177	£-509,385	£-518,857
35% SR : 35% THLR : 30% LLR	43%	£-462,367	£-504,100	£-507,918	£-612,383	£-626,700	£-636,245
35% SR : 35% THLR : 30% LLR	50%	£-584,824	£-620,973	£-624,823	£-730,149	£-744,586	£-754,210

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£647,694	£574,484	£570,802	£470,072	£456,266	£447,062
35% SR : 35% THLR : 30% LLR	10%	£488,136	£422,307	£418,599	£317,167	£303,264	£293,995
35% SR : 35% THLR : 30% LLR	20%	£327,676	£269,243	£265,507	£163,263	£149,249	£139,907
35% SR : 35% THLR : 30% LLR	25%	£247,108	£192,381	£188,626	£85,937	£71,862	£62,479
35% SR : 35% THLR : 30% LLR	30%	£166,315	£115,295	£111,524	£8,362	£-5,779	£-15,205
35% SR : 35% THLR : 30% LLR	35%	£85,296	£37,988	£34,200	£-69,464	£-83,672	£-93,144
35% SR : 35% THLR : 30% LLR	43%	£-38,654	£-78,387	£-82,205	£-166,670	£-200,987	£-210,532
35% SR : 35% THLR : 30% LLR	50%	£-159,111	£-196,260	£-199,110	£-304,436	£-318,872	£-328,497

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£927,633	£854,423	£850,741	£750,011	£736,204	£727,001
35% SR : 35% THLR : 30% LLR	10%	£768,075	£702,246	£698,538	£597,105	£583,202	£573,934
35% SR : 35% THLR : 30% LLR	20%	£607,614	£549,182	£545,445	£443,202	£429,187	£419,845
35% SR : 35% THLR : 30% LLR	25%	£527,046	£472,319	£468,565	£365,676	£351,801	£342,417
35% SR : 35% THLR : 30% LLR	30%	£446,253	£395,234	£391,463	£288,300	£274,160	£264,734
35% SR : 35% THLR : 30% LLR	35%	£365,234	£317,927	£314,138	£210,475	£196,267	£186,795
35% SR : 35% THLR : 30% LLR	43%	£243,285	£201,652	£197,734	£93,269	£78,951	£69,406
35% SR : 35% THLR : 30% LLR	50%	£120,828	£84,678	£80,829	£-24,497	£-38,934	£-48,556

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,044,488	£971,278	£967,596	£866,866	£853,060	£843,856
35% SR : 35% THLR : 30% LLR	10%	£884,930	£819,101	£815,393	£713,961	£700,058	£690,789
35% SR : 35% THLR : 30% LLR	20%	£724,470	£666,037	£662,301	£560,057	£546,043	£536,701
35% SR : 35% THLR : 30% LLR	25%	£643,902	£589,179	£585,420	£482,731	£468,656	£459,272
35% SR : 35% THLR : 30% LLR	30%	£563,109	£512,088	£508,318	£406,156	£391,015	£381,589
35% SR : 35% THLR : 30% LLR	35%	£482,090	£434,782	£430,994	£327,330	£313,122	£303,650
35% SR : 35% THLR : 30% LLR	43%	£360,140	£318,407	£314,589	£210,124	£195,807	£186,262
35% SR : 35% THLR : 30% LLR	50%	£237,683	£201,534	£197,684	£92,358	£77,921	£68,297

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£948,259	£878,911	£875,230	£774,499	£760,694	£751,489
35% SR : 35% THLR : 30% LLR	10%	£805,116	£742,868	£739,161	£637,728	£623,826	£614,557
35% SR : 35% THLR : 30% LLR	20%	£661,072	£605,939	£602,202	£499,958	£485,945	£476,601
35% SR : 35% THLR : 30% LLR	25%	£588,713	£537,142	£533,389	£430,699	£416,625	£407,241
35% SR : 35% THLR : 30% LLR	30%	£516,127	£468,124	£464,353	£361,190	£347,051	£337,624
35% SR : 35% THLR : 30% LLR	35%	£443,317	£398,884	£395,095	£291,432	£277,223	£267,751
35% SR : 35% THLR : 30% LLR	43%	£333,678	£294,609	£290,791	£186,327	£172,009	£162,463
35% SR : 35% THLR : 30% LLR	50%	£223,534	£189,836	£185,987	£80,661	£66,224	£56,600

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£2,666	-£72,014	-£75,695	-£176,426	-£190,231	-£199,436
35% SR : 35% THLR : 30% LLR	10%	-£145,809	-£208,057	-£211,764	-£313,198	-£327,100	-£336,368
35% SR : 35% THLR : 30% LLR	20%	-£289,853	-£344,986	-£348,723	-£450,967	-£464,980	-£474,324
35% SR : 35% THLR : 30% LLR	25%	-£362,213	-£413,783	-£417,537	-£520,226	-£534,300	-£543,684
35% SR : 35% THLR : 30% LLR	30%	-£434,798	-£482,801	-£486,572	-£589,735	-£603,874	-£613,301
35% SR : 35% THLR : 30% LLR	35%	-£507,608	-£552,041	-£555,830	-£659,493	-£673,702	-£683,174
35% SR : 35% THLR : 30% LLR	43%	-£617,247	-£656,316	-£660,134	-£764,598	-£778,916	-£788,462
35% SR : 35% THLR : 30% LLR	50%	-£727,391	-£761,089	-£764,939	-£870,264	-£884,701	-£894,325

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£423,047	£353,699	£350,018	£249,287	£235,482	£226,277
35% SR : 35% THLR : 30% LLR	10%	£279,904	£217,656	£213,949	£112,516	£98,614	£89,345
35% SR : 35% THLR : 30% LLR	20%	£135,860	£80,727	£76,990	-£25,254	-£39,267	-£48,610
35% SR : 35% THLR : 30% LLR	25%	£63,501	£11,930	£8,177	-£94,513	-£108,587	-£117,971
35% SR : 35% THLR : 30% LLR	30%	-£9,084	-£57,088	-£60,859	-£164,022	-£178,161	-£187,588
35% SR : 35% THLR : 30% LLR	35%	-£81,895	-£126,328	-£130,117	-£233,779	-£247,988	-£257,481
35% SR : 35% THLR : 30% LLR	43%	-£191,534	-£230,602	-£234,421	-£338,885	-£353,203	-£362,749
35% SR : 35% THLR : 30% LLR	50%	-£301,678	-£335,376	-£339,225	-£444,551	-£458,988	-£468,612

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£702,985	£633,638	£629,957	£529,226	£515,420	£506,215
35% SR : 35% THLR : 30% LLR	10%	£559,843	£497,595	£493,888	£392,454	£378,552	£369,283
35% SR : 35% THLR : 30% LLR	20%	£415,798	£360,666	£356,929	£254,684	£240,671	£231,328
35% SR : 35% THLR : 30% LLR	25%	£343,439	£291,868	£288,115	£185,426	£171,351	£161,967
35% SR : 35% THLR : 30% LLR	30%	£270,854	£222,850	£219,080	£115,917	£101,777	£92,350
35% SR : 35% THLR : 30% LLR	35%	£198,043	£153,611	£149,822	£46,159	£31,950	£22,478
35% SR : 35% THLR : 30% LLR	43%	£88,405	£49,336	£45,517	-£59,947	-£73,264	-£82,810
35% SR : 35% THLR : 30% LLR	50%	-£21,740	-£56,437	-£59,287	-£164,613	-£179,049	-£188,674

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£819,841	£760,493	£746,812	£646,081	£632,276	£623,071
35% SR : 35% THLR : 30% LLR	10%	£676,698	£614,450	£610,743	£509,309	£495,507	£486,139
35% SR : 35% THLR : 30% LLR	20%	£532,654	£477,521	£473,784	£371,540	£357,527	£348,183
35% SR : 35% THLR : 30% LLR	25%	£460,294	£408,724	£404,970	£302,281	£288,207	£278,823
35% SR : 35% THLR : 30% LLR	30%	£387,709	£339,706	£335,935	£232,772	£218,633	£209,206
35% SR : 35% THLR : 30% LLR	35%	£314,899	£270,466	£266,677	£163,014	£148,805	£139,333
35% SR : 35% THLR : 30% LLR	43%	£205,260	£166,191	£162,373	£57,909	£43,591	£34,045
35% SR : 35% THLR : 30% LLR	50%	£95,116	£61,418	£57,568	-£47,757	-£62,194	-£71,818

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,322,672	£1,260,053	£1,256,371	£1,155,641	£1,141,834	£1,132,630
35% SR : 35% THLR : 30% LLR	10%	£1,153,583	£1,097,192	£1,093,485	£992,053	£978,150	£968,881
35% SR : 35% THLR : 30% LLR	20%	£983,593	£933,446	£929,709	£827,466	£813,452	£804,109
35% SR : 35% THLR : 30% LLR	25%	£898,260	£851,241	£847,488	£744,799	£730,723	£721,340
35% SR : 35% THLR : 30% LLR	30%	£812,702	£768,814	£765,044	£661,881	£647,741	£638,315
35% SR : 35% THLR : 30% LLR	35%	£726,918	£686,166	£682,378	£578,714	£564,506	£555,034
35% SR : 35% THLR : 30% LLR	43%	£597,820	£561,779	£557,961	£453,497	£439,179	£429,633
35% SR : 35% THLR : 30% LLR	50%	£468,215	£436,894	£433,045	£327,718	£313,282	£303,668

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£371,747	£309,128	£305,446	£204,716	£190,909	£181,705
35% SR : 35% THLR : 30% LLR	10%	£202,658	£146,267	£142,560	£41,128	£27,225	£17,956
35% SR : 35% THLR : 30% LLR	20%	£32,668	£-17,479	£-21,216	£-123,459	£-137,474	£-146,816
35% SR : 35% THLR : 30% LLR	25%	£-52,665	£-99,884	£-103,437	£-206,126	£-220,202	£-229,585
35% SR : 35% THLR : 30% LLR	30%	£-138,223	£-182,111	£-185,881	£-289,044	£-303,184	£-312,610
35% SR : 35% THLR : 30% LLR	35%	£-224,007	£-264,759	£-268,547	£-372,211	£-386,419	£-395,891
35% SR : 35% THLR : 30% LLR	43%	£-353,105	£-389,146	£-392,964	£-497,428	£-511,746	£-521,292
35% SR : 35% THLR : 30% LLR	50%	£-482,710	£-514,031	£-517,881	£-623,207	£-637,643	£-647,267

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£797,460	£734,841	£731,159	£630,429	£616,622	£607,418
35% SR : 35% THLR : 30% LLR	10%	£628,371	£571,980	£568,273	£466,841	£452,938	£443,669
35% SR : 35% THLR : 30% LLR	20%	£458,381	£408,234	£404,497	£302,254	£288,240	£278,897
35% SR : 35% THLR : 30% LLR	25%	£373,048	£326,029	£322,276	£219,587	£205,511	£196,128
35% SR : 35% THLR : 30% LLR	30%	£287,490	£243,602	£239,832	£136,669	£122,530	£113,103
35% SR : 35% THLR : 30% LLR	35%	£201,706	£160,954	£157,166	£53,502	£39,294	£29,822
35% SR : 35% THLR : 30% LLR	43%	£72,608	£36,568	£32,749	£-71,715	£-86,033	£-95,579
35% SR : 35% THLR : 30% LLR	50%	£-56,997	£-88,318	£-92,167	£-197,494	£-211,930	£-221,554

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,077,398	£1,014,780	£1,011,097	£910,367	£896,561	£887,357
35% SR : 35% THLR : 30% LLR	10%	£908,310	£851,919	£848,212	£746,779	£732,876	£723,608
35% SR : 35% THLR : 30% LLR	20%	£738,320	£688,173	£684,436	£582,192	£568,178	£558,836
35% SR : 35% THLR : 30% LLR	25%	£652,987	£605,968	£602,214	£499,525	£485,449	£476,067
35% SR : 35% THLR : 30% LLR	30%	£567,428	£523,541	£519,770	£416,608	£402,468	£393,042
35% SR : 35% THLR : 30% LLR	35%	£481,646	£440,893	£437,105	£333,441	£319,233	£309,761
35% SR : 35% THLR : 30% LLR	43%	£352,547	£316,506	£312,687	£208,223	£193,905	£184,360
35% SR : 35% THLR : 30% LLR	50%	£222,942	£191,621	£187,771	£82,444	£68,009	£58,384

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,194,254	£1,131,635	£1,127,953	£1,027,223	£1,013,416	£1,004,212
35% SR : 35% THLR : 30% LLR	10%	£1,025,165	£968,774	£965,067	£863,635	£849,732	£840,463
35% SR : 35% THLR : 30% LLR	20%	£855,175	£805,028	£801,291	£699,048	£685,033	£675,691
35% SR : 35% THLR : 30% LLR	25%	£769,842	£722,823	£719,070	£616,381	£602,305	£592,922
35% SR : 35% THLR : 30% LLR	30%	£684,284	£640,396	£636,626	£533,463	£519,323	£509,897
35% SR : 35% THLR : 30% LLR	35%	£598,500	£557,748	£553,960	£450,296	£436,088	£426,616
35% SR : 35% THLR : 30% LLR	43%	£469,402	£433,361	£429,543	£325,079	£310,761	£301,215
35% SR : 35% THLR : 30% LLR	50%	£339,797	£308,476	£304,626	£199,300	£184,864	£175,240

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£948,259	£892,079	£888,397	£787,667	£773,860	£764,657
35% SR : 35% THLR : 30% LLR	10%	£808,840	£758,379	£754,672	£653,239	£639,336	£630,067
35% SR : 35% THLR : 30% LLR	20%	£668,521	£623,793	£620,057	£517,813	£503,799	£494,457
35% SR : 35% THLR : 30% LLR	25%	£598,023	£556,168	£552,415	£449,725	£435,650	£426,267
35% SR : 35% THLR : 30% LLR	30%	£527,300	£488,322	£484,551	£381,388	£367,249	£357,823
35% SR : 35% THLR : 30% LLR	35%	£456,353	£420,255	£416,465	£312,803	£298,594	£289,122
35% SR : 35% THLR : 30% LLR	43%	£349,507	£317,737	£313,919	£209,455	£195,137	£185,591
35% SR : 35% THLR : 30% LLR	50%	£242,156	£214,723	£210,872	£105,546	£91,110	£81,486

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£2,666	-£58,846	-£62,528	-£163,258	-£177,065	-£186,268
35% SR : 35% THLR : 30% LLR	10%	-£142,085	-£192,546	-£196,254	-£297,686	-£311,589	-£320,858
35% SR : 35% THLR : 30% LLR	20%	-£282,404	-£327,132	-£330,868	-£433,112	-£447,126	-£456,468
35% SR : 35% THLR : 30% LLR	25%	-£352,902	-£394,757	-£398,510	-£501,200	-£515,275	-£524,658
35% SR : 35% THLR : 30% LLR	30%	-£423,625	-£462,603	-£466,374	-£569,537	-£583,676	-£593,102
35% SR : 35% THLR : 30% LLR	35%	-£494,573	-£530,670	-£534,460	-£638,122	-£652,331	-£661,804
35% SR : 35% THLR : 30% LLR	43%	-£601,418	-£633,188	-£637,006	-£741,470	-£755,788	-£765,334
35% SR : 35% THLR : 30% LLR	50%	-£708,769	-£736,202	-£740,053	-£845,379	-£859,816	-£869,439

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£423,047	£366,867	£363,185	£262,455	£248,649	£239,445
35% SR : 35% THLR : 30% LLR	10%	£283,629	£233,167	£229,460	£128,027	£114,124	£104,855
35% SR : 35% THLR : 30% LLR	20%	£143,309	£98,581	£94,845	-£7,399	-£21,413	-£30,755
35% SR : 35% THLR : 30% LLR	25%	£72,811	£30,956	£27,203	-£75,487	-£89,562	-£98,945
35% SR : 35% THLR : 30% LLR	30%	£2,088	-£36,890	-£40,661	-£143,824	-£157,963	-£167,389
35% SR : 35% THLR : 30% LLR	35%	-£68,859	-£104,957	-£108,747	-£212,409	-£226,618	-£236,090
35% SR : 35% THLR : 30% LLR	43%	-£175,705	-£207,475	-£211,293	-£315,757	-£330,075	-£339,620
35% SR : 35% THLR : 30% LLR	50%	-£283,056	-£310,489	-£314,340	-£419,666	-£434,102	-£443,726

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£702,985	£646,806	£643,123	£542,394	£528,587	£519,383
35% SR : 35% THLR : 30% LLR	10%	£563,567	£513,106	£509,398	£407,966	£394,063	£384,794
35% SR : 35% THLR : 30% LLR	20%	£423,248	£378,520	£374,783	£272,540	£258,525	£249,183
35% SR : 35% THLR : 30% LLR	25%	£352,750	£310,895	£307,142	£204,452	£190,377	£180,994
35% SR : 35% THLR : 30% LLR	30%	£282,027	£243,048	£239,278	£136,115	£121,976	£112,549
35% SR : 35% THLR : 30% LLR	35%	£211,079	£174,981	£171,192	£67,529	£53,320	£43,848
35% SR : 35% THLR : 30% LLR	43%	£104,234	£72,464	£68,646	-£38,618	-£50,136	-£59,682
35% SR : 35% THLR : 30% LLR	50%	-£3,117	-£30,551	-£34,401	-£139,727	-£154,164	-£163,787

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£819,841	£763,661	£759,979	£659,249	£645,442	£636,239
35% SR : 35% THLR : 30% LLR	10%	£680,422	£629,961	£626,253	£524,821	£510,918	£501,649
35% SR : 35% THLR : 30% LLR	20%	£540,103	£495,375	£491,639	£389,395	£375,381	£366,039
35% SR : 35% THLR : 30% LLR	25%	£469,605	£427,750	£423,997	£321,307	£307,232	£297,849
35% SR : 35% THLR : 30% LLR	30%	£398,882	£359,904	£356,133	£252,970	£238,831	£229,405
35% SR : 35% THLR : 30% LLR	35%	£327,934	£291,837	£288,047	£184,385	£170,176	£160,703
35% SR : 35% THLR : 30% LLR	43%	£221,089	£189,319	£185,501	£81,037	£66,719	£57,173
35% SR : 35% THLR : 30% LLR	50%	£113,738	£86,305	£82,454	-£22,872	-£37,309	-£46,932

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£648,728	£597,700	£594,018	£493,288	£479,481	£470,277
35% SR : 35% THLR : 30% LLR	10%	£535,538	£489,777	£486,070	£384,637	£370,735	£361,466
35% SR : 35% THLR : 30% LLR	20%	£421,448	£380,969	£377,233	£274,988	£260,975	£251,633
35% SR : 35% THLR : 30% LLR	25%	£364,064	£326,233	£322,479	£219,790	£205,715	£196,331
35% SR : 35% THLR : 30% LLR	30%	£306,456	£271,275	£267,504	£164,342	£150,202	£140,776
35% SR : 35% THLR : 30% LLR	35%	£248,621	£216,096	£212,308	£108,644	£94,436	£84,964
35% SR : 35% THLR : 30% LLR	43%	£161,449	£132,913	£129,094	£24,630	£10,312	£767
35% SR : 35% THLR : 30% LLR	50%	£73,768	£49,230	£45,381	£-60,926	£-75,598	£-85,380

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-302,197	£-353,225	£-356,907	£-457,637	£-471,444	£-480,648
35% SR : 35% THLR : 30% LLR	10%	£-415,387	£-461,148	£-464,855	£-566,288	£-580,190	£-589,459
35% SR : 35% THLR : 30% LLR	20%	£-529,477	£-569,956	£-573,692	£-675,937	£-689,950	£-699,292
35% SR : 35% THLR : 30% LLR	25%	£-586,861	£-624,692	£-628,446	£-731,135	£-745,210	£-754,594
35% SR : 35% THLR : 30% LLR	30%	£-644,469	£-679,650	£-683,421	£-786,584	£-800,723	£-810,149
35% SR : 35% THLR : 30% LLR	35%	£-702,304	£-734,829	£-738,617	£-842,281	£-856,489	£-865,961
35% SR : 35% THLR : 30% LLR	43%	£-789,476	£-818,012	£-821,831	£-926,295	£-940,613	£-950,159
35% SR : 35% THLR : 30% LLR	50%	£-877,157	£-901,695	£-905,544	£-1,011,851	£-1,026,523	£-1,036,305

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£123,516	£72,488	£68,807	£-31,924	£-45,731	£-54,935
35% SR : 35% THLR : 30% LLR	10%	£10,326	£-35,435	£-39,142	£-140,575	£-154,477	£-163,746
35% SR : 35% THLR : 30% LLR	20%	£-103,764	£-144,243	£-147,979	£-250,224	£-264,237	£-273,579
35% SR : 35% THLR : 30% LLR	25%	£-161,148	£-198,978	£-202,733	£-305,422	£-319,497	£-328,890
35% SR : 35% THLR : 30% LLR	30%	£-218,756	£-253,937	£-257,708	£-360,870	£-375,010	£-384,436
35% SR : 35% THLR : 30% LLR	35%	£-276,590	£-309,116	£-312,904	£-416,568	£-430,776	£-440,248
35% SR : 35% THLR : 30% LLR	43%	£-363,763	£-392,299	£-396,118	£-500,582	£-514,900	£-524,445
35% SR : 35% THLR : 30% LLR	50%	£-451,444	£-475,982	£-479,831	£-586,138	£-600,810	£-610,592

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£403,454	£352,426	£348,745	£248,014	£234,208	£225,004
35% SR : 35% THLR : 30% LLR	10%	£290,264	£244,504	£240,797	£139,363	£125,461	£116,193
35% SR : 35% THLR : 30% LLR	20%	£176,175	£135,696	£131,959	£29,715	£15,702	£6,359
35% SR : 35% THLR : 30% LLR	25%	£118,790	£80,960	£77,206	£-25,483	£-39,558	£-48,942
35% SR : 35% THLR : 30% LLR	30%	£61,183	£26,002	£22,231	£-80,932	£-95,071	£-104,498
35% SR : 35% THLR : 30% LLR	35%	£3,348	£-29,177	£-32,966	£-136,629	£-150,837	£-160,309
35% SR : 35% THLR : 30% LLR	43%	£-83,625	£-112,360	£-116,179	£-220,643	£-234,961	£-244,507
35% SR : 35% THLR : 30% LLR	50%	£-171,505	£-196,043	£-199,893	£-306,200	£-320,871	£-330,654

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£520,310	£469,282	£465,600	£364,870	£351,063	£341,859
35% SR : 35% THLR : 30% LLR	10%	£407,120	£361,359	£357,652	£256,219	£242,317	£233,048
35% SR : 35% THLR : 30% LLR	20%	£293,030	£252,551	£248,815	£146,570	£132,557	£123,215
35% SR : 35% THLR : 30% LLR	25%	£235,646	£197,815	£194,061	£91,372	£77,297	£67,913
35% SR : 35% THLR : 30% LLR	30%	£178,038	£142,857	£139,086	£35,923	£21,784	£12,358
35% SR : 35% THLR : 30% LLR	35%	£120,203	£87,678	£83,900	£-19,774	£-33,982	£-43,454
35% SR : 35% THLR : 30% LLR	43%	£33,031	£4,495	£676	£-103,788	£-118,106	£-127,652
35% SR : 35% THLR : 30% LLR	50%	£-54,650	£-79,188	£-83,037	£-189,344	£-204,016	£-213,798

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,201,325	£3,941,916	£3,935,781	£3,835,050	£3,812,039	£3,796,700
35% SR : 35% THLR : 30% LLR	10%	£3,723,411	£3,489,826	£3,483,647	£3,382,215	£3,359,044	£3,343,597
35% SR : 35% THLR : 30% LLR	20%	£3,243,996	£3,036,260	£3,030,032	£2,927,789	£2,904,432	£2,888,861
35% SR : 35% THLR : 30% LLR	25%	£3,003,724	£2,808,923	£2,802,668	£2,699,978	£2,676,520	£2,660,881
35% SR : 35% THLR : 30% LLR	30%	£2,763,078	£2,581,218	£2,574,933	£2,471,770	£2,448,204	£2,432,493
35% SR : 35% THLR : 30% LLR	35%	£2,522,055	£2,353,142	£2,346,828	£2,243,165	£2,219,484	£2,203,697
35% SR : 35% THLR : 30% LLR	43%	£2,159,819	£2,010,338	£2,003,974	£1,899,510	£1,875,647	£1,859,738
35% SR : 35% THLR : 30% LLR	50%	£1,796,736	£1,666,703	£1,660,287	£1,554,961	£1,530,900	£1,514,860

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,840,873	£1,581,464	£1,575,328	£1,474,598	£1,451,587	£1,436,248
35% SR : 35% THLR : 30% LLR	10%	£1,362,959	£1,129,374	£1,123,195	£1,021,763	£998,592	£983,145
35% SR : 35% THLR : 30% LLR	20%	£883,543	£675,808	£669,580	£567,336	£543,980	£528,409
35% SR : 35% THLR : 30% LLR	25%	£643,272	£448,471	£442,216	£339,526	£316,067	£300,428
35% SR : 35% THLR : 30% LLR	30%	£402,625	£220,765	£214,481	£111,318	£87,752	£72,041
35% SR : 35% THLR : 30% LLR	35%	£161,603	£-7,310	£-13,625	£-117,287	£-140,969	£-156,755
35% SR : 35% THLR : 30% LLR	43%	£-200,634	£-350,114	£-356,478	£-460,942	£-484,806	£-500,714
35% SR : 35% THLR : 30% LLR	50%	£-563,716	£-693,749	£-700,165	£-805,491	£-829,552	£-845,592

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,897,607	£2,638,199	£2,632,063	£2,531,332	£2,508,322	£2,492,982
35% SR : 35% THLR : 30% LLR	10%	£2,419,694	£2,186,109	£2,179,930	£2,078,497	£2,055,327	£2,039,879
35% SR : 35% THLR : 30% LLR	20%	£1,940,278	£1,732,542	£1,726,315	£1,624,071	£1,600,715	£1,585,144
35% SR : 35% THLR : 30% LLR	25%	£1,700,007	£1,505,206	£1,498,951	£1,396,261	£1,372,802	£1,357,163
35% SR : 35% THLR : 30% LLR	30%	£1,459,360	£1,277,500	£1,271,215	£1,168,053	£1,144,487	£1,128,776
35% SR : 35% THLR : 30% LLR	35%	£1,218,338	£1,049,425	£1,043,110	£939,448	£915,766	£899,979
35% SR : 35% THLR : 30% LLR	43%	£856,101	£706,621	£700,257	£595,793	£571,929	£556,020
35% SR : 35% THLR : 30% LLR	50%	£493,019	£362,986	£356,569	£251,243	£227,183	£211,143

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,592,490	£3,333,082	£3,326,946	£3,226,215	£3,203,205	£3,187,885
35% SR : 35% THLR : 30% LLR	10%	£3,114,577	£2,880,992	£2,874,813	£2,773,380	£2,750,210	£2,734,762
35% SR : 35% THLR : 30% LLR	20%	£2,635,161	£2,427,425	£2,421,198	£2,318,954	£2,295,598	£2,280,027
35% SR : 35% THLR : 30% LLR	25%	£2,394,890	£2,200,089	£2,193,834	£2,091,144	£2,067,685	£2,052,046
35% SR : 35% THLR : 30% LLR	30%	£2,154,243	£1,972,383	£1,966,098	£1,862,935	£1,839,370	£1,823,659
35% SR : 35% THLR : 30% LLR	35%	£1,913,221	£1,744,307	£1,737,993	£1,634,330	£1,610,649	£1,594,862
35% SR : 35% THLR : 30% LLR	43%	£1,550,984	£1,401,504	£1,395,140	£1,290,676	£1,266,812	£1,250,903
35% SR : 35% THLR : 30% LLR	50%	£1,187,902	£1,057,869	£1,051,452	£946,126	£922,065	£906,026

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,882,557	£3,623,148	£3,617,012	£3,516,282	£3,493,271	£3,477,932
35% SR : 35% THLR : 30% LLR	10%	£3,404,643	£3,171,058	£3,164,879	£3,063,447	£3,040,276	£3,024,829
35% SR : 35% THLR : 30% LLR	20%	£2,925,227	£2,717,492	£2,711,264	£2,609,020	£2,585,664	£2,570,093
35% SR : 35% THLR : 30% LLR	25%	£2,684,956	£2,490,155	£2,483,900	£2,381,210	£2,357,751	£2,342,112
35% SR : 35% THLR : 30% LLR	30%	£2,444,309	£2,262,449	£2,256,165	£2,153,002	£2,129,436	£2,113,725
35% SR : 35% THLR : 30% LLR	35%	£2,203,287	£2,034,374	£2,028,059	£1,924,397	£1,900,715	£1,884,929
35% SR : 35% THLR : 30% LLR	43%	£1,841,050	£1,691,570	£1,685,206	£1,580,742	£1,556,878	£1,540,970
35% SR : 35% THLR : 30% LLR	50%	£1,477,968	£1,347,935	£1,341,519	£1,236,193	£1,212,132	£1,196,092

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,703,670	£2,470,021	£2,463,886	£2,363,155	£2,340,144	£2,324,804
35% SR : 35% THLR : 30% LLR	10%	£2,366,339	£2,156,094	£2,149,915	£2,048,483	£2,025,311	£2,009,864
35% SR : 35% THLR : 30% LLR	20%	£2,027,504	£1,840,691	£1,834,463	£1,732,219	£1,708,863	£1,693,292
35% SR : 35% THLR : 30% LLR	25%	£1,857,523	£1,682,436	£1,676,181	£1,573,490	£1,550,033	£1,534,394
35% SR : 35% THLR : 30% LLR	30%	£1,687,167	£1,523,812	£1,517,527	£1,414,364	£1,390,797	£1,375,087
35% SR : 35% THLR : 30% LLR	35%	£1,516,435	£1,364,818	£1,358,503	£1,254,840	£1,231,160	£1,215,373
35% SR : 35% THLR : 30% LLR	43%	£1,259,633	£1,125,636	£1,119,272	£1,014,808	£990,944	£975,035
35% SR : 35% THLR : 30% LLR	50%	£1,001,987	£885,624	£879,207	£773,881	£749,820	£733,780

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£343,218	£109,569	£103,433	£2,703	-£20,308	-£35,648
35% SR : 35% THLR : 30% LLR	10%	£5,886	-£204,358	-£210,537	-£311,970	-£335,141	-£350,588
35% SR : 35% THLR : 30% LLR	20%	-£332,948	-£519,761	-£525,990	-£628,233	-£651,590	-£667,161
35% SR : 35% THLR : 30% LLR	25%	-£502,929	-£678,017	-£684,272	-£786,962	-£810,420	-£826,058
35% SR : 35% THLR : 30% LLR	30%	-£673,285	-£836,641	-£842,925	-£946,088	-£969,655	-£985,365
35% SR : 35% THLR : 30% LLR	35%	-£844,017	-£995,634	-£1,001,949	-£1,105,612	-£1,129,293	-£1,145,080
35% SR : 35% THLR : 30% LLR	43%	-£1,100,819	-£1,234,817	-£1,241,180	-£1,345,644	-£1,369,508	-£1,385,417
35% SR : 35% THLR : 30% LLR	50%	-£1,358,465	-£1,474,829	-£1,481,245	-£1,586,571	-£1,610,632	-£1,626,672

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,399,953	£1,166,304	£1,160,168	£1,059,437	£1,036,427	£1,021,086
35% SR : 35% THLR : 30% LLR	10%	£1,062,621	£852,376	£846,198	£744,765	£721,593	£706,147
35% SR : 35% THLR : 30% LLR	20%	£723,787	£536,974	£530,745	£428,501	£405,145	£389,574
35% SR : 35% THLR : 30% LLR	25%	£553,806	£378,718	£372,463	£269,773	£246,315	£230,676
35% SR : 35% THLR : 30% LLR	30%	£383,449	£220,094	£213,809	£110,647	£87,000	£71,370
35% SR : 35% THLR : 30% LLR	35%	£212,718	£61,100	£54,786	-£48,878	-£72,568	-£88,345
35% SR : 35% THLR : 30% LLR	43%	-£44,084	-£178,082	-£184,446	-£288,910	-£312,773	-£328,682
35% SR : 35% THLR : 30% LLR	50%	-£301,730	-£418,094	-£424,510	-£529,836	-£553,897	-£569,938

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,094,836	£1,861,187	£1,855,051	£1,754,320	£1,731,310	£1,715,969
35% SR : 35% THLR : 30% LLR	10%	£1,757,504	£1,547,259	£1,541,080	£1,439,648	£1,416,476	£1,401,030
35% SR : 35% THLR : 30% LLR	20%	£1,418,669	£1,231,857	£1,225,628	£1,123,384	£1,100,028	£1,084,457
35% SR : 35% THLR : 30% LLR	25%	£1,248,689	£1,073,601	£1,067,346	£964,656	£941,196	£925,559
35% SR : 35% THLR : 30% LLR	30%	£1,078,332	£914,977	£908,692	£805,529	£781,963	£766,253
35% SR : 35% THLR : 30% LLR	35%	£907,601	£755,983	£749,669	£646,005	£622,325	£606,538
35% SR : 35% THLR : 30% LLR	43%	£650,799	£516,801	£510,437	£405,973	£382,110	£366,201
35% SR : 35% THLR : 30% LLR	50%	£393,153	£276,789	£270,373	£165,047	£140,986	£124,945

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,384,902	£2,151,253	£2,145,117	£2,044,387	£2,021,376	£2,006,036
35% SR : 35% THLR : 30% LLR	10%	£2,047,570	£1,837,326	£1,831,147	£1,729,714	£1,706,543	£1,691,096
35% SR : 35% THLR : 30% LLR	20%	£1,708,736	£1,521,923	£1,515,694	£1,413,451	£1,390,094	£1,374,523
35% SR : 35% THLR : 30% LLR	25%	£1,538,755	£1,363,667	£1,357,412	£1,254,722	£1,231,264	£1,215,626
35% SR : 35% THLR : 30% LLR	30%	£1,368,399	£1,205,043	£1,198,759	£1,095,596	£1,072,029	£1,056,319
35% SR : 35% THLR : 30% LLR	35%	£1,197,667	£1,046,050	£1,039,735	£936,072	£912,391	£896,604
35% SR : 35% THLR : 30% LLR	43%	£940,865	£806,868	£800,504	£696,040	£672,176	£656,267
35% SR : 35% THLR : 30% LLR	50%	£683,219	£566,855	£560,439	£455,113	£431,052	£415,012

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,079,648	£1,856,731	£1,850,595	£1,749,865	£1,726,854	£1,711,515
35% SR : 35% THLR : 30% LLR	10%	£1,797,363	£1,596,906	£1,590,726	£1,489,293	£1,466,123	£1,450,675
35% SR : 35% THLR : 30% LLR	20%	£1,513,576	£1,335,603	£1,329,374	£1,227,131	£1,203,774	£1,188,203
35% SR : 35% THLR : 30% LLR	25%	£1,371,119	£1,204,397	£1,198,142	£1,095,452	£1,071,994	£1,056,356
35% SR : 35% THLR : 30% LLR	30%	£1,228,286	£1,072,823	£1,066,540	£963,377	£939,810	£924,099
35% SR : 35% THLR : 30% LLR	35%	£1,085,079	£940,881	£934,566	£830,903	£807,222	£791,435
35% SR : 35% THLR : 30% LLR	43%	£869,563	£742,274	£735,910	£631,446	£607,583	£591,674
35% SR : 35% THLR : 30% LLR	50%	£653,202	£542,837	£536,421	£431,095	£407,034	£390,994

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£280,804	-£503,721	-£509,857	-£610,588	-£633,598	-£648,938
35% SR : 35% THLR : 30% LLR	10%	-£563,089	-£763,547	-£769,726	-£871,159	-£894,330	-£909,777
35% SR : 35% THLR : 30% LLR	20%	-£846,676	-£1,024,849	-£1,031,078	-£1,133,322	-£1,156,678	-£1,172,249
35% SR : 35% THLR : 30% LLR	25%	-£989,333	-£1,156,055	-£1,162,310	-£1,265,000	-£1,288,458	-£1,304,097
35% SR : 35% THLR : 30% LLR	30%	-£1,132,166	-£1,287,629	-£1,293,913	-£1,397,076	-£1,420,642	-£1,436,353
35% SR : 35% THLR : 30% LLR	35%	-£1,275,373	-£1,419,572	-£1,425,886	-£1,529,550	-£1,553,230	-£1,569,017
35% SR : 35% THLR : 30% LLR	43%	-£1,490,890	-£1,618,178	-£1,624,542	-£1,729,006	-£1,752,869	-£1,768,778
35% SR : 35% THLR : 30% LLR	50%	-£1,707,251	-£1,817,615	-£1,824,031	-£1,929,357	-£1,953,418	-£1,969,458

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£775,931	£553,014	£546,878	£446,147	£423,137	£407,797
35% SR : 35% THLR : 30% LLR	10%	£493,646	£293,188	£287,008	£185,576	£162,405	£146,958
35% SR : 35% THLR : 30% LLR	20%	£209,858	£31,885	£25,657	-£78,587	-£99,943	-£115,514
35% SR : 35% THLR : 30% LLR	25%	£67,402	-£99,320	-£105,575	-£208,265	-£231,723	-£247,382
35% SR : 35% THLR : 30% LLR	30%	-£75,431	-£230,894	-£237,178	-£340,341	-£363,907	-£379,619
35% SR : 35% THLR : 30% LLR	35%	-£218,639	-£362,837	-£369,152	-£472,815	-£496,495	-£512,282
35% SR : 35% THLR : 30% LLR	43%	-£434,165	-£561,443	-£567,807	-£672,271	-£696,135	-£712,044
35% SR : 35% THLR : 30% LLR	50%	-£650,516	-£760,880	-£767,297	-£872,623	-£896,683	-£912,723

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,470,814	£1,247,897	£1,241,761	£1,141,030	£1,118,020	£1,102,680
35% SR : 35% THLR : 30% LLR	10%	£1,188,529	£988,071	£981,891	£880,459	£857,288	£841,841
35% SR : 35% THLR : 30% LLR	20%	£904,741	£726,768	£720,540	£618,296	£594,940	£579,369
35% SR : 35% THLR : 30% LLR	25%	£762,284	£595,563	£589,308	£486,617	£463,160	£447,521
35% SR : 35% THLR : 30% LLR	30%	£619,452	£463,989	£457,705	£354,542	£330,975	£315,264
35% SR : 35% THLR : 30% LLR	35%	£476,244	£332,046	£325,731	£222,068	£198,388	£182,601
35% SR : 35% THLR : 30% LLR	43%	£260,728	£133,440	£127,076	£22,612	-£1,252	-£17,161
35% SR : 35% THLR : 30% LLR	50%	£44,367	-£65,997	-£72,414	-£177,740	-£201,801	-£217,840

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,760,880	£1,537,963	£1,531,827	£1,431,096	£1,408,086	£1,392,746
35% SR : 35% THLR : 30% LLR	10%	£1,478,595	£1,278,137	£1,271,958	£1,170,525	£1,147,354	£1,131,907
35% SR : 35% THLR : 30% LLR	20%	£1,194,808	£1,016,835	£1,010,606	£908,362	£885,006	£869,435
35% SR : 35% THLR : 30% LLR	25%	£1,052,351	£885,629	£879,374	£776,684	£753,226	£737,587
35% SR : 35% THLR : 30% LLR	30%	£909,518	£754,055	£747,771	£644,608	£621,042	£605,331
35% SR : 35% THLR : 30% LLR	35%	£766,311	£622,112	£615,798	£512,134	£488,454	£472,667
35% SR : 35% THLR : 30% LLR	43%	£550,794	£423,506	£417,142	£312,678	£288,815	£272,906
35% SR : 35% THLR : 30% LLR	50%	£334,433	£224,069	£217,653	£112,327	£88,266	£72,226

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,454,062	£2,323,458	£2,317,322	£2,216,592	£2,193,581	£2,178,242
35% SR : 35% THLR : 30% LLR	10%	£2,150,874	£2,033,214	£2,027,036	£1,925,602	£1,902,431	£1,886,984
35% SR : 35% THLR : 30% LLR	20%	£1,846,186	£1,741,493	£1,735,266	£1,633,021	£1,609,666	£1,594,095
35% SR : 35% THLR : 30% LLR	25%	£1,693,277	£1,595,080	£1,588,824	£1,486,135	£1,462,676	£1,447,037
35% SR : 35% THLR : 30% LLR	30%	£1,539,994	£1,448,297	£1,442,013	£1,338,850	£1,315,283	£1,299,572
35% SR : 35% THLR : 30% LLR	35%	£1,386,335	£1,301,145	£1,294,829	£1,191,167	£1,167,487	£1,151,699
35% SR : 35% THLR : 30% LLR	43%	£1,155,142	£1,079,725	£1,073,361	£968,897	£945,033	£929,124
35% SR : 35% THLR : 30% LLR	50%	£923,105	£857,475	£851,058	£745,731	£721,672	£705,631

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£93,609	£-36,994	£-43,130	£-143,861	£-166,871	£-182,211
35% SR : 35% THLR : 30% LLR	10%	£-209,578	£-327,238	£-333,417	£-434,850	£-458,021	£-473,468
35% SR : 35% THLR : 30% LLR	20%	£-514,267	£-618,959	£-625,187	£-727,431	£-750,787	£-766,357
35% SR : 35% THLR : 30% LLR	25%	£-667,175	£-765,372	£-771,628	£-874,317	£-897,776	£-913,415
35% SR : 35% THLR : 30% LLR	30%	£-820,458	£-912,156	£-918,440	£-1,021,602	£-1,045,169	£-1,060,880
35% SR : 35% THLR : 30% LLR	35%	£-974,118	£-1,059,307	£-1,065,623	£-1,169,285	£-1,192,966	£-1,208,753
35% SR : 35% THLR : 30% LLR	43%	£-1,205,310	£-1,280,727	£-1,287,091	£-1,391,555	£-1,415,419	£-1,431,328
35% SR : 35% THLR : 30% LLR	50%	£-1,437,348	£-1,502,978	£-1,509,394	£-1,614,721	£-1,638,781	£-1,654,821

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,150,344	£1,019,741	£1,013,605	£912,874	£889,964	£874,524
35% SR : 35% THLR : 30% LLR	10%	£847,157	£729,497	£723,318	£621,885	£598,714	£583,266
35% SR : 35% THLR : 30% LLR	20%	£542,468	£437,776	£431,548	£329,304	£305,948	£290,377
35% SR : 35% THLR : 30% LLR	25%	£389,560	£291,362	£285,107	£182,417	£158,959	£143,320
35% SR : 35% THLR : 30% LLR	30%	£236,276	£144,579	£138,295	£35,132	£11,566	£-4,145
35% SR : 35% THLR : 30% LLR	35%	£82,617	£-2,572	£-8,888	£-112,551	£-136,231	£-152,019
35% SR : 35% THLR : 30% LLR	43%	£-148,576	£-223,993	£-230,357	£-334,821	£-358,684	£-374,593
35% SR : 35% THLR : 30% LLR	50%	£-380,613	£-446,243	£-452,659	£-557,986	£-582,046	£-598,087

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,845,227	£1,714,624	£1,708,488	£1,607,757	£1,584,747	£1,569,407
35% SR : 35% THLR : 30% LLR	10%	£1,542,040	£1,424,380	£1,418,201	£1,316,767	£1,293,597	£1,278,149
35% SR : 35% THLR : 30% LLR	20%	£1,237,351	£1,132,659	£1,126,431	£1,024,187	£1,000,831	£985,260
35% SR : 35% THLR : 30% LLR	25%	£1,084,443	£986,245	£979,989	£877,300	£853,842	£838,203
35% SR : 35% THLR : 30% LLR	30%	£931,159	£839,462	£833,178	£730,015	£706,449	£690,737
35% SR : 35% THLR : 30% LLR	35%	£777,500	£692,310	£685,995	£582,332	£558,652	£542,864
35% SR : 35% THLR : 30% LLR	43%	£546,307	£470,890	£464,526	£360,062	£336,199	£320,290
35% SR : 35% THLR : 30% LLR	50%	£314,270	£248,640	£242,224	£136,897	£112,837	£96,796

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,135,293	£2,004,690	£1,998,554	£1,897,824	£1,874,813	£1,859,473
35% SR : 35% THLR : 30% LLR	10%	£1,832,106	£1,714,446	£1,708,267	£1,606,834	£1,583,663	£1,568,216
35% SR : 35% THLR : 30% LLR	20%	£1,527,417	£1,422,725	£1,416,497	£1,314,255	£1,290,897	£1,275,327
35% SR : 35% THLR : 30% LLR	25%	£1,374,509	£1,276,312	£1,270,056	£1,167,367	£1,143,908	£1,128,269
35% SR : 35% THLR : 30% LLR	30%	£1,221,226	£1,129,528	£1,123,244	£1,020,082	£996,615	£980,804
35% SR : 35% THLR : 30% LLR	35%	£1,067,566	£982,377	£976,061	£872,399	£848,718	£832,931
35% SR : 35% THLR : 30% LLR	43%	£836,374	£760,957	£754,593	£650,129	£626,265	£610,356
35% SR : 35% THLR : 30% LLR	50%	£604,336	£538,706	£532,290	£426,963	£402,903	£386,863

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,954,844	£1,832,826	£1,826,690	£1,725,961	£1,702,949	£1,687,610
35% SR : 35% THLR : 30% LLR	10%	£1,688,913	£1,579,198	£1,573,019	£1,471,586	£1,448,415	£1,432,968
35% SR : 35% THLR : 30% LLR	20%	£1,421,480	£1,324,092	£1,317,865	£1,215,621	£1,192,265	£1,176,694
35% SR : 35% THLR : 30% LLR	25%	£1,287,200	£1,195,986	£1,189,732	£1,087,041	£1,063,584	£1,047,945
35% SR : 35% THLR : 30% LLR	30%	£1,152,545	£1,067,511	£1,061,227	£958,064	£934,498	£918,787
35% SR : 35% THLR : 30% LLR	35%	£1,017,514	£938,668	£932,352	£828,689	£805,008	£789,221
35% SR : 35% THLR : 30% LLR	43%	£814,263	£744,709	£738,345	£633,881	£610,017	£594,108
35% SR : 35% THLR : 30% LLR	50%	£610,168	£549,920	£543,503	£438,177	£414,116	£398,077

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£405,608	-£527,626	-£533,762	-£634,492	-£657,503	-£672,843
35% SR : 35% THLR : 30% LLR	10%	-£671,539	-£781,254	-£787,434	-£888,666	-£912,037	-£927,484
35% SR : 35% THLR : 30% LLR	20%	-£938,972	-£1,036,360	-£1,042,588	-£1,144,831	-£1,168,188	-£1,183,758
35% SR : 35% THLR : 30% LLR	25%	-£1,073,252	-£1,164,466	-£1,170,721	-£1,273,411	-£1,296,869	-£1,312,507
35% SR : 35% THLR : 30% LLR	30%	-£1,207,907	-£1,292,941	-£1,299,226	-£1,402,388	-£1,425,954	-£1,441,665
35% SR : 35% THLR : 30% LLR	35%	-£1,342,938	-£1,421,785	-£1,428,100	-£1,531,763	-£1,555,444	-£1,571,231
35% SR : 35% THLR : 30% LLR	43%	-£1,546,189	-£1,615,744	-£1,622,108	-£1,726,572	-£1,750,435	-£1,766,344
35% SR : 35% THLR : 30% LLR	50%	-£1,750,285	-£1,810,533	-£1,816,949	-£1,922,275	-£1,946,336	-£1,962,375

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£651,127	£529,109	£522,973	£422,243	£399,232	£383,892
35% SR : 35% THLR : 30% LLR	10%	£385,196	£275,481	£269,301	£167,869	£144,698	£129,250
35% SR : 35% THLR : 30% LLR	20%	£117,763	£20,375	£14,147	-£88,096	-£111,453	-£127,024
35% SR : 35% THLR : 30% LLR	25%	-£16,518	-£107,731	-£113,986	-£216,676	-£240,134	-£255,773
35% SR : 35% THLR : 30% LLR	30%	-£151,173	-£236,206	-£242,491	-£345,654	-£369,219	-£384,931
35% SR : 35% THLR : 30% LLR	35%	-£286,203	-£365,050	-£371,366	-£475,028	-£498,709	-£514,496
35% SR : 35% THLR : 30% LLR	43%	-£489,454	-£559,009	-£565,373	-£669,837	-£693,701	-£709,609
35% SR : 35% THLR : 30% LLR	50%	-£693,550	-£753,798	-£760,214	-£865,540	-£889,601	-£905,641

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,346,009	£1,223,992	£1,217,856	£1,117,126	£1,094,115	£1,078,775
35% SR : 35% THLR : 30% LLR	10%	£1,080,079	£970,364	£964,184	£862,751	£839,591	£824,133
35% SR : 35% THLR : 30% LLR	20%	£812,645	£715,258	£709,030	£606,786	£583,430	£567,859
35% SR : 35% THLR : 30% LLR	25%	£678,365	£587,152	£580,897	£478,207	£454,749	£439,110
35% SR : 35% THLR : 30% LLR	30%	£543,710	£458,677	£452,392	£349,229	£325,664	£309,952
35% SR : 35% THLR : 30% LLR	35%	£409,679	£329,833	£323,517	£219,855	£196,174	£180,387
35% SR : 35% THLR : 30% LLR	43%	£205,429	£135,874	£129,510	£25,046	£1,182	-£14,726
35% SR : 35% THLR : 30% LLR	50%	£1,333	-£58,915	-£65,331	-£170,657	-£184,718	-£210,758

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,636,076	£1,514,058	£1,507,922	£1,407,193	£1,384,181	£1,368,841
35% SR : 35% THLR : 30% LLR	10%	£1,370,145	£1,260,430	£1,254,250	£1,152,818	£1,129,647	£1,114,200
35% SR : 35% THLR : 30% LLR	20%	£1,102,712	£1,005,324	£999,096	£896,853	£873,496	£857,926
35% SR : 35% THLR : 30% LLR	25%	£968,432	£877,218	£870,963	£768,273	£744,815	£729,177
35% SR : 35% THLR : 30% LLR	30%	£833,777	£748,743	£742,458	£639,296	£615,730	£600,019
35% SR : 35% THLR : 30% LLR	35%	£698,746	£619,899	£613,584	£509,921	£486,240	£470,453
35% SR : 35% THLR : 30% LLR	43%	£495,495	£425,940	£419,576	£315,112	£291,249	£275,340
35% SR : 35% THLR : 30% LLR	50%	£291,399	£231,151	£224,735	£119,409	£95,348	£79,309

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,580,431	£1,464,853	£1,458,717	£1,357,986	£1,334,976	£1,319,636
35% SR : 35% THLR : 30% LLR	10%	£1,341,860	£1,238,114	£1,231,934	£1,130,502	£1,107,331	£1,091,884
35% SR : 35% THLR : 30% LLR	20%	£1,101,787	£1,009,898	£1,003,670	£901,426	£878,070	£862,499
35% SR : 35% THLR : 30% LLR	25%	£981,187	£895,237	£888,982	£786,291	£762,834	£747,195
35% SR : 35% THLR : 30% LLR	30%	£860,212	£780,206	£773,922	£670,759	£647,193	£631,482
35% SR : 35% THLR : 30% LLR	35%	£738,861	£664,807	£658,493	£554,829	£531,149	£515,362
35% SR : 35% THLR : 30% LLR	43%	£556,131	£491,016	£484,652	£380,188	£356,324	£340,415
35% SR : 35% THLR : 30% LLR	50%	£372,556	£316,393	£309,978	£204,651	£180,591	£164,551

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£780,021	-£895,600	-£901,736	-£1,002,466	-£1,025,477	-£1,040,816
35% SR : 35% THLR : 30% LLR	10%	-£1,018,593	-£1,122,338	-£1,128,518	-£1,229,590	-£1,253,121	-£1,268,569
35% SR : 35% THLR : 30% LLR	20%	-£1,258,666	-£1,350,555	-£1,356,782	-£1,459,026	-£1,482,382	-£1,497,953
35% SR : 35% THLR : 30% LLR	25%	-£1,379,265	-£1,465,216	-£1,471,471	-£1,574,161	-£1,597,619	-£1,613,257
35% SR : 35% THLR : 30% LLR	30%	-£1,500,240	-£1,580,246	-£1,586,530	-£1,689,694	-£1,713,259	-£1,728,970
35% SR : 35% THLR : 30% LLR	35%	-£1,621,591	-£1,695,645	-£1,701,960	-£1,805,623	-£1,829,304	-£1,845,090
35% SR : 35% THLR : 30% LLR	43%	-£1,804,321	-£1,869,436	-£1,875,800	-£1,980,264	-£2,004,128	-£2,020,037
35% SR : 35% THLR : 30% LLR	50%	-£1,987,897	-£2,044,059	-£2,050,474	-£2,155,801	-£2,179,861	-£2,195,902

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£276,713	£161,135	£154,999	£54,268	£31,258	£15,918
35% SR : 35% THLR : 30% LLR	10%	£38,142	-£85,603	-£71,783	-£173,216	-£196,386	-£211,834
35% SR : 35% THLR : 30% LLR	20%	-£201,931	-£293,820	-£300,048	-£402,291	-£425,648	-£441,218
35% SR : 35% THLR : 30% LLR	25%	-£322,531	-£408,481	-£414,736	-£517,426	-£540,884	-£556,523
35% SR : 35% THLR : 30% LLR	30%	-£443,505	-£523,511	-£529,795	-£632,959	-£656,525	-£672,236
35% SR : 35% THLR : 30% LLR	35%	-£564,856	-£638,910	-£645,225	-£748,888	-£772,569	-£788,356
35% SR : 35% THLR : 30% LLR	43%	-£747,587	-£812,702	-£819,086	-£923,530	-£947,393	-£963,302
35% SR : 35% THLR : 30% LLR	50%	-£931,162	-£987,324	-£993,739	-£1,099,066	-£1,123,126	-£1,139,167

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£971,596	£856,018	£849,882	£749,151	£726,141	£710,801
35% SR : 35% THLR : 30% LLR	10%	£733,025	£629,280	£623,100	£521,667	£498,497	£483,409
35% SR : 35% THLR : 30% LLR	20%	£492,952	£401,063	£394,835	£292,592	£269,235	£253,664
35% SR : 35% THLR : 30% LLR	25%	£372,352	£286,402	£280,147	£177,457	£153,999	£138,360
35% SR : 35% THLR : 30% LLR	30%	£251,377	£171,372	£165,088	£61,924	£38,358	£22,647
35% SR : 35% THLR : 30% LLR	35%	£130,027	£55,972	£49,659	£-4,006	£-17,886	£-33,473
35% SR : 35% THLR : 30% LLR	43%	£-52,764	£-117,819	£-124,183	£-228,647	£-252,510	£-268,419
35% SR : 35% THLR : 30% LLR	50%	£-236,279	£-292,441	£-298,856	£-404,183	£-428,243	£-444,284

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,261,663	£1,146,084	£1,139,949	£1,039,218	£1,016,207	£1,000,868
35% SR : 35% THLR : 30% LLR	10%	£1,023,091	£919,346	£913,166	£811,734	£788,563	£773,116
35% SR : 35% THLR : 30% LLR	20%	£783,019	£691,129	£684,902	£582,658	£559,502	£543,731
35% SR : 35% THLR : 30% LLR	25%	£662,419	£576,468	£570,213	£467,523	£444,065	£428,427
35% SR : 35% THLR : 30% LLR	30%	£541,444	£461,438	£455,154	£351,990	£328,425	£312,714
35% SR : 35% THLR : 30% LLR	35%	£420,093	£346,039	£339,724	£236,061	£212,380	£196,594
35% SR : 35% THLR : 30% LLR	43%	£237,363	£172,248	£165,884	£61,420	£37,556	£21,647
35% SR : 35% THLR : 30% LLR	50%	£53,787	£-2,375	£-8,790	£-114,117	£-138,177	£-154,218

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,204,453	£2,100,088	£2,093,951	£1,993,222	£1,970,211	£1,954,870
35% SR : 35% THLR : 30% LLR	10%	£1,922,639	£1,828,654	£1,822,475	£1,721,042	£1,697,871	£1,682,424
35% SR : 35% THLR : 30% LLR	20%	£1,639,322	£1,555,744	£1,549,515	£1,447,272	£1,423,916	£1,408,345
35% SR : 35% THLR : 30% LLR	25%	£1,497,101	£1,418,735	£1,412,480	£1,309,790	£1,286,331	£1,270,693
35% SR : 35% THLR : 30% LLR	30%	£1,354,503	£1,281,357	£1,275,073	£1,171,911	£1,148,344	£1,132,634
35% SR : 35% THLR : 30% LLR	35%	£1,211,530	£1,143,611	£1,137,296	£1,033,633	£1,009,952	£994,165
35% SR : 35% THLR : 30% LLR	43%	£996,367	£936,298	£929,936	£825,471	£801,608	£785,698
35% SR : 35% THLR : 30% LLR	50%	£780,359	£728,156	£721,740	£616,414	£592,353	£576,313

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£155,999	-£260,364	-£266,901	-£367,231	-£390,241	-£405,582
35% SR : 35% THLR : 30% LLR	10%	-£437,814	-£531,798	-£537,977	-£639,410	-£662,581	-£678,028
35% SR : 35% THLR : 30% LLR	20%	-£721,130	-£804,708	-£810,937	-£913,180	-£936,527	-£952,108
35% SR : 35% THLR : 30% LLR	25%	-£863,352	-£941,717	-£947,972	-£1,050,662	-£1,074,121	-£1,089,760
35% SR : 35% THLR : 30% LLR	30%	-£1,005,949	-£1,079,095	-£1,085,379	-£1,188,542	-£1,212,108	-£1,227,818
35% SR : 35% THLR : 30% LLR	35%	-£1,148,922	-£1,216,841	-£1,223,156	-£1,326,819	-£1,350,500	-£1,366,287
35% SR : 35% THLR : 30% LLR	43%	-£1,364,085	-£1,424,154	-£1,430,517	-£1,534,981	-£1,558,844	-£1,574,754
35% SR : 35% THLR : 30% LLR	50%	-£1,580,093	-£1,632,296	-£1,638,712	-£1,744,038	-£1,768,099	-£1,784,140

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£900,735	£796,371	£790,234	£689,504	£666,494	£651,153
35% SR : 35% THLR : 30% LLR	10%	£618,921	£524,937	£518,758	£417,324	£394,154	£378,706
35% SR : 35% THLR : 30% LLR	20%	£335,604	£252,027	£245,798	£143,554	£120,198	£104,627
35% SR : 35% THLR : 30% LLR	25%	£193,383	£115,018	£108,763	£6,073	-£17,386	-£33,025
35% SR : 35% THLR : 30% LLR	30%	£50,786	-£22,380	-£28,644	-£131,807	-£155,374	-£171,084
35% SR : 35% THLR : 30% LLR	35%	-£92,187	-£160,106	-£166,422	-£270,084	-£293,766	-£309,552
35% SR : 35% THLR : 30% LLR	43%	-£307,350	-£367,419	-£373,782	-£478,246	-£502,110	-£518,019
35% SR : 35% THLR : 30% LLR	50%	-£523,358	-£575,561	-£581,977	-£687,303	-£711,364	-£727,405

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,595,618	£1,491,254	£1,485,117	£1,384,387	£1,361,376	£1,346,036
35% SR : 35% THLR : 30% LLR	10%	£1,313,804	£1,219,820	£1,213,641	£1,112,207	£1,089,037	£1,073,589
35% SR : 35% THLR : 30% LLR	20%	£1,030,487	£946,910	£940,681	£838,437	£815,081	£799,510
35% SR : 35% THLR : 30% LLR	25%	£888,266	£809,901	£803,646	£700,956	£677,497	£661,858
35% SR : 35% THLR : 30% LLR	30%	£745,669	£672,523	£666,239	£563,076	£539,509	£523,799
35% SR : 35% THLR : 30% LLR	35%	£602,695	£534,777	£528,461	£424,799	£401,117	£385,331
35% SR : 35% THLR : 30% LLR	43%	£387,533	£327,464	£321,101	£216,637	£192,773	£176,863
35% SR : 35% THLR : 30% LLR	50%	£171,524	£119,322	£112,906	£7,580	-£16,481	-£32,522

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,885,685	£1,781,320	£1,775,183	£1,674,453	£1,651,443	£1,636,102
35% SR : 35% THLR : 30% LLR	10%	£1,603,870	£1,509,886	£1,503,707	£1,402,274	£1,379,103	£1,363,656
35% SR : 35% THLR : 30% LLR	20%	£1,320,554	£1,236,976	£1,230,747	£1,128,504	£1,105,147	£1,089,576
35% SR : 35% THLR : 30% LLR	25%	£1,178,332	£1,099,967	£1,093,712	£991,022	£967,563	£951,924
35% SR : 35% THLR : 30% LLR	30%	£1,035,735	£962,589	£956,305	£853,142	£829,576	£813,866
35% SR : 35% THLR : 30% LLR	35%	£892,762	£824,843	£818,528	£714,865	£691,184	£675,397
35% SR : 35% THLR : 30% LLR	43%	£677,599	£617,530	£611,167	£506,703	£482,840	£466,930
35% SR : 35% THLR : 30% LLR	50%	£461,591	£409,388	£402,972	£297,646	£273,585	£257,544

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,580,431	£1,486,798	£1,480,662	£1,379,931	£1,356,921	£1,341,580
35% SR : 35% THLR : 30% LLR	10%	£1,348,067	£1,263,965	£1,257,786	£1,156,353	£1,133,182	£1,117,735
35% SR : 35% THLR : 30% LLR	20%	£1,114,202	£1,039,656	£1,033,428	£931,184	£907,828	£892,257
35% SR : 35% THLR : 30% LLR	25%	£996,706	£926,948	£920,692	£818,002	£794,544	£778,905
35% SR : 35% THLR : 30% LLR	30%	£878,834	£813,870	£807,585	£704,423	£680,857	£665,146
35% SR : 35% THLR : 30% LLR	35%	£760,587	£700,424	£694,109	£590,446	£566,765	£550,979
35% SR : 35% THLR : 30% LLR	43%	£582,513	£529,562	£523,199	£418,735	£394,871	£378,962
35% SR : 35% THLR : 30% LLR	50%	£403,593	£357,870	£351,454	£246,128	£222,068	£206,027

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£780,021	-£873,654	-£879,790	-£980,521	-£1,003,531	-£1,018,872
35% SR : 35% THLR : 30% LLR	10%	-£1,012,385	-£1,096,488	-£1,102,666	-£1,204,099	-£1,227,271	-£1,242,717
35% SR : 35% THLR : 30% LLR	20%	-£1,246,251	-£1,320,797	-£1,327,025	-£1,429,268	-£1,452,624	-£1,468,195
35% SR : 35% THLR : 30% LLR	25%	-£1,363,746	-£1,433,504	-£1,439,760	-£1,542,450	-£1,565,908	-£1,581,547
35% SR : 35% THLR : 30% LLR	30%	-£1,481,618	-£1,546,582	-£1,552,867	-£1,656,030	-£1,679,595	-£1,695,306
35% SR : 35% THLR : 30% LLR	35%	-£1,599,865	-£1,660,029	-£1,666,343	-£1,770,007	-£1,793,687	-£1,809,474
35% SR : 35% THLR : 30% LLR	43%	-£1,777,940	-£1,830,890	-£1,837,253	-£1,941,717	-£1,965,581	-£1,981,491
35% SR : 35% THLR : 30% LLR	50%	-£1,956,859	-£2,002,582	-£2,008,999	-£2,114,324	-£2,138,384	-£2,154,425

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£276,713	£183,080	£176,945	£76,214	£53,203	£37,863
35% SR : 35% THLR : 30% LLR	10%	£44,350	-£39,753	-£45,932	-£147,364	-£170,536	-£185,982
35% SR : 35% THLR : 30% LLR	20%	-£189,516	-£264,062	-£270,290	-£372,533	-£395,890	-£411,461
35% SR : 35% THLR : 30% LLR	25%	-£307,012	-£376,770	-£383,026	-£485,716	-£509,173	-£524,812
35% SR : 35% THLR : 30% LLR	30%	-£424,883	-£489,847	-£496,132	-£598,295	-£622,861	-£638,572
35% SR : 35% THLR : 30% LLR	35%	-£543,131	-£603,294	-£609,608	-£713,272	-£736,952	-£752,739
35% SR : 35% THLR : 30% LLR	43%	-£721,205	-£774,156	-£780,519	-£884,983	-£908,846	-£924,756
35% SR : 35% THLR : 30% LLR	50%	-£900,125	-£945,848	-£952,264	-£1,057,590	-£1,081,650	-£1,097,690

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£971,596	£877,963	£871,827	£771,097	£748,086	£732,746
35% SR : 35% THLR : 30% LLR	10%	£739,233	£655,130	£648,951	£547,519	£524,347	£508,901
35% SR : 35% THLR : 30% LLR	20%	£505,367	£430,821	£424,593	£322,350	£298,993	£283,422
35% SR : 35% THLR : 30% LLR	25%	£387,871	£318,113	£311,857	£209,167	£185,710	£170,071
35% SR : 35% THLR : 30% LLR	30%	£270,000	£205,036	£198,751	£95,588	£72,022	£56,311
35% SR : 35% THLR : 30% LLR	35%	£151,752	£91,589	£85,275	-£18,389	-£42,969	-£57,856
35% SR : 35% THLR : 30% LLR	43%	£26,322	-£79,273	-£85,636	-£190,100	-£213,963	-£229,873
35% SR : 35% THLR : 30% LLR	50%	-£206,242	-£250,965	-£257,381	-£362,707	-£386,767	-£402,807

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,261,663	£1,168,030	£1,161,894	£1,061,163	£1,038,153	£1,022,812
35% SR : 35% THLR : 30% LLR	10%	£1,029,299	£945,196	£939,018	£837,585	£814,413	£798,967
35% SR : 35% THLR : 30% LLR	20%	£795,433	£720,887	£714,659	£612,416	£589,060	£573,489
35% SR : 35% THLR : 30% LLR	25%	£677,938	£608,180	£601,924	£499,234	£475,776	£460,137
35% SR : 35% THLR : 30% LLR	30%	£560,066	£495,102	£488,817	£385,654	£362,089	£346,378
35% SR : 35% THLR : 30% LLR	35%	£441,819	£381,656	£375,341	£271,677	£247,997	£232,210
35% SR : 35% THLR : 30% LLR	43%	£263,744	£210,794	£204,431	£99,967	£76,103	£60,193
35% SR : 35% THLR : 30% LLR	50%	£84,825	£39,102	£32,686	-£72,640	-£96,700	-£112,741

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,081,212	£996,166	£990,030	£889,299	£866,289	£850,949
35% SR : 35% THLR : 30% LLR	10%	£892,563	£816,296	£810,117	£708,683	£685,513	£670,065
35% SR : 35% THLR : 30% LLR	20%	£702,413	£634,949	£628,721	£526,477	£503,121	£487,550
35% SR : 35% THLR : 30% LLR	25%	£606,774	£543,721	£537,467	£434,776	£411,319	£395,680
35% SR : 35% THLR : 30% LLR	30%	£510,759	£452,125	£445,842	£342,679	£319,112	£303,401
35% SR : 35% THLR : 30% LLR	35%	£414,369	£360,160	£353,846	£250,182	£226,502	£210,715
35% SR : 35% THLR : 30% LLR	43%	£269,081	£221,521	£215,157	£110,693	£86,830	£70,921
35% SR : 35% THLR : 30% LLR	50%	£122,947	£82,050	£75,635	£-30,177	£-54,631	£-70,934

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,279,240	£-1,364,286	£-1,370,422	£-1,471,153	£-1,494,163	£-1,509,503
35% SR : 35% THLR : 30% LLR	10%	£-1,467,889	£-1,544,157	£-1,550,335	£-1,651,769	£-1,674,940	£-1,690,387
35% SR : 35% THLR : 30% LLR	20%	£-1,658,040	£-1,725,504	£-1,731,731	£-1,833,975	£-1,857,331	£-1,872,902
35% SR : 35% THLR : 30% LLR	25%	£-1,753,679	£-1,816,731	£-1,822,986	£-1,925,676	£-1,949,134	£-1,964,772
35% SR : 35% THLR : 30% LLR	30%	£-1,849,693	£-1,908,327	£-1,914,811	£-2,017,774	£-2,041,340	£-2,057,051
35% SR : 35% THLR : 30% LLR	35%	£-1,946,083	£-2,000,292	£-2,006,606	£-2,110,270	£-2,133,950	£-2,149,737
35% SR : 35% THLR : 30% LLR	43%	£-2,091,371	£-2,138,931	£-2,145,295	£-2,249,759	£-2,273,623	£-2,289,531
35% SR : 35% THLR : 30% LLR	50%	£-2,237,505	£-2,278,402	£-2,284,817	£-2,390,629	£-2,415,084	£-2,431,387

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-222,505	£-307,552	£-313,687	£-414,418	£-437,429	£-452,768
35% SR : 35% THLR : 30% LLR	10%	£-411,154	£-487,422	£-493,601	£-595,034	£-618,205	£-633,652
35% SR : 35% THLR : 30% LLR	20%	£-601,305	£-668,769	£-674,997	£-777,240	£-800,597	£-816,168
35% SR : 35% THLR : 30% LLR	25%	£-696,944	£-759,996	£-766,251	£-868,941	£-892,399	£-908,038
35% SR : 35% THLR : 30% LLR	30%	£-792,958	£-851,592	£-857,876	£-961,039	£-984,605	£-1,000,317
35% SR : 35% THLR : 30% LLR	35%	£-889,348	£-943,557	£-949,872	£-1,053,535	£-1,077,216	£-1,093,002
35% SR : 35% THLR : 30% LLR	43%	£-1,034,637	£-1,082,196	£-1,088,560	£-1,193,024	£-1,216,888	£-1,232,797
35% SR : 35% THLR : 30% LLR	50%	£-1,180,771	£-1,221,667	£-1,228,083	£-1,333,895	£-1,358,349	£-1,374,652

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£472,378	£387,331	£381,195	£280,465	£257,454	£242,115
35% SR : 35% THLR : 30% LLR	10%	£283,729	£207,461	£201,282	£99,849	£76,678	£61,231
35% SR : 35% THLR : 30% LLR	20%	£93,578	£26,114	£19,886	£-82,357	£-105,714	£-121,285
35% SR : 35% THLR : 30% LLR	25%	£-92,061	£-65,113	£-71,368	£-174,058	£-197,516	£-213,155
35% SR : 35% THLR : 30% LLR	30%	£-199,076	£-156,709	£-162,993	£-266,156	£-289,723	£-305,434
35% SR : 35% THLR : 30% LLR	35%	£-314,465	£-248,674	£-254,989	£-358,652	£-382,333	£-398,119
35% SR : 35% THLR : 30% LLR	43%	£-438,754	£-387,313	£-393,677	£-498,141	£-522,005	£-537,914
35% SR : 35% THLR : 30% LLR	50%	£-485,888	£-426,784	£-433,200	£-539,012	£-563,466	£-579,769

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£762,444	£677,398	£671,262	£570,531	£547,521	£532,181
35% SR : 35% THLR : 30% LLR	10%	£573,795	£497,527	£491,349	£389,915	£366,745	£351,297
35% SR : 35% THLR : 30% LLR	20%	£383,644	£316,180	£309,953	£207,709	£184,353	£168,782
35% SR : 35% THLR : 30% LLR	25%	£288,006	£224,953	£218,698	£116,008	£92,550	£76,912
35% SR : 35% THLR : 30% LLR	30%	£191,991	£133,357	£127,073	£23,911	£344	£-15,367
35% SR : 35% THLR : 30% LLR	35%	£95,601	£41,392	£35,078	£-68,586	£-92,266	£-108,053
35% SR : 35% THLR : 30% LLR	43%	£-49,587	£-97,247	£-103,611	£-208,075	£-231,939	£-247,847
35% SR : 35% THLR : 30% LLR	50%	£-196,821	£-236,718	£-243,133	£-348,945	£-373,400	£-389,703

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,621,457	£4,336,109	£4,329,359	£4,228,628	£4,203,317	£4,186,442
35% SR : 35% THLR : 30% LLR	10%	£4,095,752	£3,838,809	£3,832,012	£3,730,580	£3,705,091	£3,688,099
35% SR : 35% THLR : 30% LLR	20%	£3,568,395	£3,339,886	£3,333,035	£3,230,791	£3,205,100	£3,187,971
35% SR : 35% THLR : 30% LLR	25%	£3,304,097	£3,089,816	£3,082,935	£2,980,245	£2,954,441	£2,937,238
35% SR : 35% THLR : 30% LLR	30%	£3,039,385	£2,839,339	£2,832,426	£2,729,263	£2,703,341	£2,686,058
35% SR : 35% THLR : 30% LLR	35%	£2,774,261	£2,588,457	£2,581,510	£2,477,848	£2,451,798	£2,434,433
35% SR : 35% THLR : 30% LLR	43%	£2,375,800	£2,211,372	£2,204,372	£2,099,908	£2,073,658	£2,056,158
35% SR : 35% THLR : 30% LLR	50%	£1,976,409	£1,833,374	£1,826,315	£1,720,989	£1,694,523	£1,676,879

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,024,959	£1,739,611	£1,732,861	£1,632,130	£1,606,819	£1,589,944
35% SR : 35% THLR : 30% LLR	10%	£1,499,254	£1,242,312	£1,235,515	£1,134,082	£1,108,594	£1,091,602
35% SR : 35% THLR : 30% LLR	20%	£971,897	£743,388	£736,537	£634,294	£608,602	£591,474
35% SR : 35% THLR : 30% LLR	25%	£707,600	£493,318	£486,437	£383,747	£357,943	£340,741
35% SR : 35% THLR : 30% LLR	30%	£442,888	£242,842	£235,929	£132,766	£106,844	£89,561
35% SR : 35% THLR : 30% LLR	35%	£177,763	£-8,404	£-14,987	£-118,650	£-144,899	£-162,065
35% SR : 35% THLR : 30% LLR	43%	£-220,698	£-385,126	£-392,126	£-496,590	£-522,840	£-540,339
35% SR : 35% THLR : 30% LLR	50%	£-620,088	£-763,123	£-770,182	£-875,508	£-901,975	£-919,618

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,187,367	£2,902,020	£2,895,269	£2,794,539	£2,769,227	£2,752,353
35% SR : 35% THLR : 30% LLR	10%	£2,661,662	£2,404,720	£2,397,923	£2,296,491	£2,271,002	£2,254,010
35% SR : 35% THLR : 30% LLR	20%	£2,134,306	£1,905,797	£1,898,946	£1,796,702	£1,771,011	£1,753,882
35% SR : 35% THLR : 30% LLR	25%	£1,870,008	£1,655,727	£1,648,846	£1,546,155	£1,520,352	£1,503,149
35% SR : 35% THLR : 30% LLR	30%	£1,605,296	£1,405,250	£1,398,337	£1,295,174	£1,269,252	£1,251,969
35% SR : 35% THLR : 30% LLR	35%	£1,340,172	£1,154,368	£1,147,421	£1,043,758	£1,017,709	£1,000,343
35% SR : 35% THLR : 30% LLR	43%	£941,710	£777,282	£770,283	£665,819	£639,569	£622,069
35% SR : 35% THLR : 30% LLR	50%	£542,320	£399,285	£392,226	£286,900	£260,434	£242,790

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,951,739	£3,666,391	£3,659,641	£3,558,910	£3,533,598	£3,516,724
35% SR : 35% THLR : 30% LLR	10%	£3,426,034	£3,169,091	£3,162,294	£3,060,862	£3,035,373	£3,018,381
35% SR : 35% THLR : 30% LLR	20%	£2,898,677	£2,670,168	£2,663,317	£2,561,073	£2,535,382	£2,518,253
35% SR : 35% THLR : 30% LLR	25%	£2,634,379	£2,420,098	£2,413,217	£2,310,527	£2,284,723	£2,267,520
35% SR : 35% THLR : 30% LLR	30%	£2,369,667	£2,169,621	£2,162,708	£2,059,545	£2,033,623	£2,016,340
35% SR : 35% THLR : 30% LLR	35%	£2,104,543	£1,918,739	£1,911,792	£1,808,130	£1,782,080	£1,764,715
35% SR : 35% THLR : 30% LLR	43%	£1,706,082	£1,541,654	£1,534,654	£1,430,190	£1,403,940	£1,386,440
35% SR : 35% THLR : 30% LLR	50%	£1,306,691	£1,163,656	£1,156,597	£1,051,271	£1,024,805	£1,007,161

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,270,812	£3,985,464	£3,978,714	£3,877,983	£3,852,671	£3,835,797
35% SR : 35% THLR : 30% LLR	10%	£3,745,107	£3,488,164	£3,481,367	£3,379,935	£3,354,446	£3,337,454
35% SR : 35% THLR : 30% LLR	20%	£3,217,750	£2,989,241	£2,982,390	£2,880,146	£2,854,455	£2,837,326
35% SR : 35% THLR : 30% LLR	25%	£2,953,452	£2,739,171	£2,732,290	£2,629,600	£2,603,796	£2,586,593
35% SR : 35% THLR : 30% LLR	30%	£2,688,740	£2,488,694	£2,481,781	£2,378,618	£2,352,696	£2,335,413
35% SR : 35% THLR : 30% LLR	35%	£2,423,616	£2,237,812	£2,230,865	£2,127,203	£2,101,153	£2,083,788
35% SR : 35% THLR : 30% LLR	43%	£2,025,155	£1,860,727	£1,853,727	£1,749,263	£1,723,013	£1,705,513
35% SR : 35% THLR : 30% LLR	50%	£1,625,764	£1,482,729	£1,475,670	£1,370,344	£1,343,878	£1,326,234

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,974,038	£2,717,023	£2,710,274	£2,609,543	£2,584,232	£2,567,357
35% SR : 35% THLR : 30% LLR	10%	£2,602,973	£2,371,703	£2,364,907	£2,263,474	£2,237,985	£2,220,993
35% SR : 35% THLR : 30% LLR	20%	£2,230,254	£2,024,760	£2,017,909	£1,915,665	£1,889,973	£1,872,846
35% SR : 35% THLR : 30% LLR	25%	£2,043,276	£1,850,679	£1,843,798	£1,741,108	£1,715,304	£1,698,102
35% SR : 35% THLR : 30% LLR	30%	£1,855,883	£1,676,193	£1,669,280	£1,566,117	£1,540,194	£1,522,912
35% SR : 35% THLR : 30% LLR	35%	£1,668,079	£1,501,300	£1,494,354	£1,390,690	£1,364,642	£1,347,276
35% SR : 35% THLR : 30% LLR	43%	£1,385,597	£1,238,199	£1,231,199	£1,126,735	£1,100,485	£1,082,986
35% SR : 35% THLR : 30% LLR	50%	£1,102,186	£974,186	£967,128	£861,802	£835,335	£817,691

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£377,540	£120,526	£113,776	£13,046	-£12,266	-£29,140
35% SR : 35% THLR : 30% LLR	10%	£6,475	-£224,794	-£231,591	-£333,023	-£358,512	-£375,504
35% SR : 35% THLR : 30% LLR	20%	-£366,243	-£571,737	-£578,588	-£680,833	-£706,524	-£723,652
35% SR : 35% THLR : 30% LLR	25%	-£553,222	-£745,818	-£752,699	-£855,389	-£881,193	-£898,396
35% SR : 35% THLR : 30% LLR	30%	-£740,614	-£920,305	-£927,218	-£1,030,381	-£1,056,304	-£1,073,586
35% SR : 35% THLR : 30% LLR	35%	-£928,418	-£1,095,198	-£1,102,144	-£1,205,807	-£1,231,856	-£1,249,221
35% SR : 35% THLR : 30% LLR	43%	-£1,210,900	-£1,358,298	-£1,365,298	-£1,469,762	-£1,496,012	-£1,513,512
35% SR : 35% THLR : 30% LLR	50%	-£1,494,312	-£1,622,312	-£1,629,370	-£1,734,696	-£1,761,162	-£1,778,807

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,539,948	£1,282,934	£1,276,185	£1,175,454	£1,150,143	£1,133,268
35% SR : 35% THLR : 30% LLR	10%	£1,168,883	£937,614	£930,817	£829,385	£803,896	£786,904
35% SR : 35% THLR : 30% LLR	20%	£796,165	£590,671	£583,820	£481,575	£455,884	£438,756
35% SR : 35% THLR : 30% LLR	25%	£609,186	£416,590	£409,709	£307,019	£281,215	£264,012
35% SR : 35% THLR : 30% LLR	30%	£421,794	£242,104	£235,190	£132,028	£106,104	£88,822
35% SR : 35% THLR : 30% LLR	35%	£233,990	£67,210	£60,264	-£43,399	-£69,447	-£86,813
35% SR : 35% THLR : 30% LLR	43%	-£48,492	-£195,890	-£202,890	-£307,354	-£333,604	-£351,104
35% SR : 35% THLR : 30% LLR	50%	-£331,904	-£459,904	-£466,961	-£572,287	-£598,754	-£616,399

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,304,320	£2,047,305	£2,040,556	£1,939,825	£1,914,514	£1,897,639
35% SR : 35% THLR : 30% LLR	10%	£1,933,254	£1,701,985	£1,695,189	£1,593,756	£1,568,267	£1,551,275
35% SR : 35% THLR : 30% LLR	20%	£1,560,536	£1,355,042	£1,348,191	£1,245,947	£1,220,255	£1,203,128
35% SR : 35% THLR : 30% LLR	25%	£1,373,557	£1,180,961	£1,174,080	£1,071,390	£1,045,586	£1,028,384
35% SR : 35% THLR : 30% LLR	30%	£1,186,165	£1,006,475	£999,562	£896,399	£870,476	£853,194
35% SR : 35% THLR : 30% LLR	35%	£998,361	£831,582	£824,635	£720,972	£694,924	£677,558
35% SR : 35% THLR : 30% LLR	43%	£715,879	£568,481	£561,481	£457,017	£430,767	£413,267
35% SR : 35% THLR : 30% LLR	50%	£432,468	£304,467	£297,410	£192,084	£165,617	£147,973

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,623,393	£2,366,378	£2,359,629	£2,258,898	£2,233,587	£2,216,712
35% SR : 35% THLR : 30% LLR	10%	£2,252,327	£2,021,058	£2,014,262	£1,912,829	£1,887,340	£1,870,348
35% SR : 35% THLR : 30% LLR	20%	£1,879,609	£1,674,115	£1,667,264	£1,565,020	£1,539,328	£1,522,201
35% SR : 35% THLR : 30% LLR	25%	£1,692,630	£1,500,034	£1,493,153	£1,390,463	£1,364,659	£1,347,457
35% SR : 35% THLR : 30% LLR	30%	£1,505,238	£1,325,548	£1,318,635	£1,215,472	£1,189,549	£1,172,267
35% SR : 35% THLR : 30% LLR	35%	£1,317,434	£1,150,655	£1,143,708	£1,040,045	£1,013,997	£996,631
35% SR : 35% THLR : 30% LLR	43%	£1,034,952	£887,554	£880,554	£776,090	£749,840	£732,340
35% SR : 35% THLR : 30% LLR	50%	£751,541	£623,540	£616,483	£511,157	£484,690	£467,046

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,287,614	£2,042,404	£2,035,655	£1,934,924	£1,909,613	£1,892,738
35% SR : 35% THLR : 30% LLR	10%	£1,977,100	£1,756,595	£1,749,799	£1,648,366	£1,622,878	£1,605,885
35% SR : 35% THLR : 30% LLR	20%	£1,664,934	£1,469,163	£1,462,312	£1,360,068	£1,334,376	£1,317,248
35% SR : 35% THLR : 30% LLR	25%	£1,508,231	£1,324,837	£1,317,956	£1,215,266	£1,189,462	£1,172,260
35% SR : 35% THLR : 30% LLR	30%	£1,351,116	£1,180,106	£1,173,193	£1,070,030	£1,044,107	£1,026,825
35% SR : 35% THLR : 30% LLR	35%	£1,193,587	£1,034,968	£1,028,022	£924,359	£898,311	£880,945
35% SR : 35% THLR : 30% LLR	43%	£956,519	£816,502	£809,502	£705,038	£678,788	£661,288
35% SR : 35% THLR : 30% LLR	50%	£718,523	£597,121	£590,063	£484,737	£458,270	£440,626

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£308,884	-£554,093	-£560,842	-£661,573	-£686,885	-£703,759
35% SR : 35% THLR : 30% LLR	10%	-£619,398	-£839,902	-£846,699	-£948,131	-£973,619	-£990,612
35% SR : 35% THLR : 30% LLR	20%	-£931,564	-£1,127,335	-£1,134,186	-£1,236,429	-£1,262,122	-£1,279,249
35% SR : 35% THLR : 30% LLR	25%	-£1,088,267	-£1,271,660	-£1,278,541	-£1,381,231	-£1,407,035	-£1,424,238
35% SR : 35% THLR : 30% LLR	30%	-£1,245,382	-£1,416,391	-£1,423,304	-£1,526,467	-£1,552,390	-£1,569,672
35% SR : 35% THLR : 30% LLR	35%	-£1,402,911	-£1,561,529	-£1,568,475	-£1,672,139	-£1,698,187	-£1,715,563
35% SR : 35% THLR : 30% LLR	43%	-£1,639,978	-£1,779,996	-£1,786,996	-£1,891,460	-£1,917,710	-£1,935,210
35% SR : 35% THLR : 30% LLR	50%	-£1,877,975	-£1,999,377	-£2,006,435	-£2,111,761	-£2,138,227	-£2,155,872

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£853,524	£608,315	£601,566	£500,835	£475,524	£458,649
35% SR : 35% THLR : 30% LLR	10%	£543,010	£322,506	£315,709	£214,277	£188,789	£171,796
35% SR : 35% THLR : 30% LLR	20%	£230,844	£35,074	£28,223	-£74,021	-£99,713	-£116,841
35% SR : 35% THLR : 30% LLR	25%	£74,142	-£109,252	-£116,133	-£218,823	-£244,627	-£261,830
35% SR : 35% THLR : 30% LLR	30%	-£82,973	-£253,983	-£260,896	-£364,069	-£389,982	-£407,284
35% SR : 35% THLR : 30% LLR	35%	-£240,503	-£399,121	-£406,067	-£509,730	-£535,779	-£553,144
35% SR : 35% THLR : 30% LLR	43%	-£477,570	-£617,588	-£624,587	-£729,052	-£755,302	-£772,801
35% SR : 35% THLR : 30% LLR	50%	-£715,567	-£836,969	-£844,026	-£949,352	-£975,819	-£993,464

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,617,896	£1,372,686	£1,365,937	£1,265,206	£1,239,895	£1,223,020
35% SR : 35% THLR : 30% LLR	10%	£1,307,382	£1,086,877	£1,080,081	£978,648	£953,160	£936,167
35% SR : 35% THLR : 30% LLR	20%	£995,216	£799,445	£792,594	£690,350	£664,658	£647,530
35% SR : 35% THLR : 30% LLR	25%	£838,513	£655,119	£648,238	£545,548	£519,744	£502,542
35% SR : 35% THLR : 30% LLR	30%	£681,398	£510,388	£503,475	£400,312	£374,389	£357,107
35% SR : 35% THLR : 30% LLR	35%	£523,869	£365,250	£358,304	£254,641	£228,593	£211,227
35% SR : 35% THLR : 30% LLR	43%	£286,601	£146,783	£139,784	£35,320	£9,070	£3,430
35% SR : 35% THLR : 30% LLR	50%	£48,805	-£72,598	-£79,655	-£164,981	-£211,448	-£229,092

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,936,969	£1,691,759	£1,685,010	£1,584,279	£1,558,968	£1,542,093
35% SR : 35% THLR : 30% LLR	10%	£1,626,455	£1,405,950	£1,399,154	£1,297,721	£1,272,233	£1,256,240
35% SR : 35% THLR : 30% LLR	20%	£1,314,289	£1,118,518	£1,111,667	£1,009,423	£983,731	£966,603
35% SR : 35% THLR : 30% LLR	25%	£1,157,586	£974,192	£967,311	£864,621	£838,817	£821,615
35% SR : 35% THLR : 30% LLR	30%	£1,000,471	£829,461	£822,548	£719,385	£693,462	£676,180
35% SR : 35% THLR : 30% LLR	35%	£842,942	£684,323	£677,377	£573,714	£547,666	£530,300
35% SR : 35% THLR : 30% LLR	43%	£605,874	£465,856	£458,857	£354,393	£328,143	£310,643
35% SR : 35% THLR : 30% LLR	50%	£367,878	£246,475	£239,418	£134,092	£107,625	£89,981

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,699,468	£2,555,804	£2,549,054	£2,448,325	£2,423,013	£2,406,139
35% SR : 35% THLR : 30% LLR	10%	£2,365,962	£2,236,535	£2,229,739	£2,128,306	£2,102,818	£2,085,825
35% SR : 35% THLR : 30% LLR	20%	£2,030,804	£1,915,643	£1,908,792	£1,806,548	£1,780,856	£1,763,728
35% SR : 35% THLR : 30% LLR	25%	£1,862,605	£1,754,588	£1,747,707	£1,645,017	£1,619,213	£1,602,010
35% SR : 35% THLR : 30% LLR	30%	£1,693,993	£1,593,126	£1,586,214	£1,483,051	£1,457,128	£1,439,846
35% SR : 35% THLR : 30% LLR	35%	£1,524,968	£1,431,259	£1,424,319	£1,320,650	£1,294,601	£1,277,235
35% SR : 35% THLR : 30% LLR	43%	£1,270,656	£1,187,697	£1,180,697	£1,076,233	£1,049,983	£1,032,484
35% SR : 35% THLR : 30% LLR	50%	£1,015,415	£943,221	£936,164	£830,838	£804,371	£786,726

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£102,970	£40,693	£47,443	£148,173	£173,484	£190,359
35% SR : 35% THLR : 30% LLR	10%	£230,536	£359,962	£366,759	£468,191	£493,679	£510,672
35% SR : 35% THLR : 30% LLR	20%	£565,693	£680,855	£687,706	£789,949	£815,642	£832,789
35% SR : 35% THLR : 30% LLR	25%	£733,892	£841,910	£848,791	£951,481	£977,285	£994,487
35% SR : 35% THLR : 30% LLR	30%	£902,504	£1,003,371	£1,010,283	£1,113,446	£1,139,370	£1,156,851
35% SR : 35% THLR : 30% LLR	35%	£1,071,529	£1,165,239	£1,172,185	£1,275,847	£1,301,896	£1,319,262
35% SR : 35% THLR : 30% LLR	43%	£1,325,841	£1,408,800	£1,415,800	£1,520,264	£1,546,514	£1,564,014
35% SR : 35% THLR : 30% LLR	50%	£1,581,082	£1,653,276	£1,660,334	£1,765,660	£1,792,126	£1,809,771

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,265,379	£1,121,715	£1,114,965	£1,014,235	£988,924	£972,049
35% SR : 35% THLR : 30% LLR	10%	£931,873	£802,446	£795,649	£694,217	£668,729	£651,736
35% SR : 35% THLR : 30% LLR	20%	£596,715	£481,554	£474,703	£372,459	£346,767	£329,639
35% SR : 35% THLR : 30% LLR	25%	£428,516	£320,499	£313,617	£210,927	£185,124	£167,921
35% SR : 35% THLR : 30% LLR	30%	£259,904	£159,037	£152,125	£48,962	£23,039	£5,757
35% SR : 35% THLR : 30% LLR	35%	£90,879	£2,880	£9,777	£113,439	£139,488	£156,854
35% SR : 35% THLR : 30% LLR	43%	£163,433	£246,392	£253,392	£357,856	£384,106	£401,606
35% SR : 35% THLR : 30% LLR	50%	£418,674	£490,868	£497,926	£603,252	£629,719	£647,363

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,029,750	£1,886,086	£1,879,336	£1,778,606	£1,753,295	£1,736,420
35% SR : 35% THLR : 30% LLR	10%	£1,696,244	£1,566,817	£1,560,021	£1,458,588	£1,433,100	£1,416,107
35% SR : 35% THLR : 30% LLR	20%	£1,361,086	£1,246,925	£1,239,074	£1,136,830	£1,111,138	£1,094,010
35% SR : 35% THLR : 30% LLR	25%	£1,192,887	£1,084,870	£1,077,989	£975,299	£949,495	£932,292
35% SR : 35% THLR : 30% LLR	30%	£1,024,275	£923,408	£916,496	£813,333	£787,410	£770,128
35% SR : 35% THLR : 30% LLR	35%	£855,250	£761,541	£754,595	£650,932	£624,983	£607,517
35% SR : 35% THLR : 30% LLR	43%	£600,938	£517,979	£510,979	£406,515	£380,265	£362,765
35% SR : 35% THLR : 30% LLR	50%	£345,697	£273,503	£266,446	£161,120	£134,653	£117,008

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,348,823	£2,205,159	£2,198,409	£2,097,679	£2,072,368	£2,055,493
35% SR : 35% THLR : 30% LLR	10%	£2,015,317	£1,885,890	£1,879,094	£1,777,661	£1,752,173	£1,735,180
35% SR : 35% THLR : 30% LLR	20%	£1,680,159	£1,564,998	£1,558,147	£1,455,903	£1,430,211	£1,413,083
35% SR : 35% THLR : 30% LLR	25%	£1,511,960	£1,403,943	£1,397,062	£1,294,372	£1,268,568	£1,251,365
35% SR : 35% THLR : 30% LLR	30%	£1,343,348	£1,242,481	£1,235,569	£1,132,406	£1,106,483	£1,089,201
35% SR : 35% THLR : 30% LLR	35%	£1,174,323	£1,080,614	£1,073,668	£970,005	£943,956	£926,590
35% SR : 35% THLR : 30% LLR	43%	£920,011	£837,052	£830,052	£725,588	£699,338	£681,838
35% SR : 35% THLR : 30% LLR	50%	£664,770	£592,576	£585,519	£480,193	£453,726	£436,081

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,150,328	£2,016,110	£2,009,359	£1,908,630	£1,883,318	£1,866,444
35% SR : 35% THLR : 30% LLR	10%	£1,857,804	£1,737,118	£1,730,320	£1,628,888	£1,603,400	£1,586,408
35% SR : 35% THLR : 30% LLR	20%	£1,563,628	£1,456,502	£1,449,650	£1,347,407	£1,321,715	£1,304,588
35% SR : 35% THLR : 30% LLR	25%	£1,415,921	£1,315,585	£1,308,704	£1,206,015	£1,180,210	£1,163,007
35% SR : 35% THLR : 30% LLR	30%	£1,267,800	£1,174,262	£1,167,350	£1,064,186	£1,038,264	£1,020,982
35% SR : 35% THLR : 30% LLR	35%	£1,119,265	£1,032,534	£1,025,588	£921,924	£895,876	£878,510
35% SR : 35% THLR : 30% LLR	43%	£895,689	£819,180	£812,179	£707,715	£681,465	£663,965
35% SR : 35% THLR : 30% LLR	50%	£671,184	£604,912	£597,854	£492,527	£466,062	£448,417

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£446,169	-£580,388	-£587,138	-£687,868	-£713,179	-£730,054
35% SR : 35% THLR : 30% LLR	10%	-£738,693	-£859,379	-£866,177	-£967,610	-£993,097	-£1,010,089
35% SR : 35% THLR : 30% LLR	20%	-£1,032,869	-£1,139,995	-£1,146,847	-£1,249,091	-£1,274,782	-£1,291,910
35% SR : 35% THLR : 30% LLR	25%	-£1,180,577	-£1,280,912	-£1,287,793	-£1,390,483	-£1,416,287	-£1,433,490
35% SR : 35% THLR : 30% LLR	30%	-£1,328,698	-£1,422,235	-£1,429,147	-£1,532,311	-£1,558,233	-£1,575,515
35% SR : 35% THLR : 30% LLR	35%	-£1,477,232	-£1,563,964	-£1,570,910	-£1,674,573	-£1,700,621	-£1,717,987
35% SR : 35% THLR : 30% LLR	43%	-£1,700,808	-£1,777,318	-£1,784,318	-£1,888,782	-£1,915,032	-£1,932,532
35% SR : 35% THLR : 30% LLR	50%	-£1,925,313	-£1,991,586	-£1,998,643	-£2,103,970	-£2,130,436	-£2,148,080

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£716,239	£582,020	£575,270	£474,540	£449,229	£432,354
35% SR : 35% THLR : 30% LLR	10%	£423,715	£303,029	£296,231	£194,799	£169,311	£152,319
35% SR : 35% THLR : 30% LLR	20%	£129,539	£22,413	£15,561	-£88,682	-£112,374	-£129,501
35% SR : 35% THLR : 30% LLR	25%	-£18,169	-£118,504	-£125,385	-£228,074	-£253,879	-£271,082
35% SR : 35% THLR : 30% LLR	30%	-£166,290	-£259,827	-£266,739	-£369,903	-£395,825	-£413,107
35% SR : 35% THLR : 30% LLR	35%	-£314,824	-£401,555	-£408,502	-£512,165	-£538,213	-£555,579
35% SR : 35% THLR : 30% LLR	43%	-£538,400	-£614,909	-£621,910	-£726,374	-£752,624	-£770,124
35% SR : 35% THLR : 30% LLR	50%	-£762,905	-£829,177	-£836,235	-£941,562	-£968,028	-£985,672

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,480,610	£1,346,392	£1,339,641	£1,238,912	£1,213,600	£1,196,726
35% SR : 35% THLR : 30% LLR	10%	£1,188,086	£1,067,400	£1,060,602	£959,170	£933,682	£916,690
35% SR : 35% THLR : 30% LLR	20%	£893,910	£786,784	£779,932	£677,689	£651,997	£634,870
35% SR : 35% THLR : 30% LLR	25%	£746,202	£645,867	£638,966	£536,297	£510,492	£493,289
35% SR : 35% THLR : 30% LLR	30%	£598,081	£504,544	£497,632	£394,468	£368,546	£351,264
35% SR : 35% THLR : 30% LLR	35%	£449,547	£362,816	£355,870	£252,206	£226,158	£208,792
35% SR : 35% THLR : 30% LLR	43%	£226,971	£149,462	£142,461	£37,997	£11,747	£5,763
35% SR : 35% THLR : 30% LLR	50%	£1,466	-£64,806	-£71,864	-£177,191	-£203,656	-£221,301

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,799,683	£1,665,465	£1,658,714	£1,557,985	£1,532,673	£1,515,799
35% SR : 35% THLR : 30% LLR	10%	£1,507,159	£1,386,473	£1,379,675	£1,278,243	£1,252,755	£1,236,763
35% SR : 35% THLR : 30% LLR	20%	£1,212,983	£1,105,857	£1,099,005	£996,762	£971,070	£953,943
35% SR : 35% THLR : 30% LLR	25%	£1,065,275	£964,940	£958,059	£855,370	£829,565	£812,362
35% SR : 35% THLR : 30% LLR	30%	£917,154	£823,617	£816,705	£713,541	£687,619	£670,337
35% SR : 35% THLR : 30% LLR	35%	£768,620	£681,889	£674,943	£571,279	£545,231	£527,865
35% SR : 35% THLR : 30% LLR	43%	£545,044	£468,535	£461,534	£357,070	£330,820	£313,320
35% SR : 35% THLR : 30% LLR	50%	£320,539	£254,267	£247,209	£141,882	£115,417	£97,772

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,738,474	£1,611,339	£1,604,588	£1,503,858	£1,478,546	£1,461,672
35% SR : 35% THLR : 30% LLR	10%	£1,476,046	£1,361,925	£1,355,128	£1,253,696	£1,228,207	£1,211,215
35% SR : 35% THLR : 30% LLR	20%	£1,211,965	£1,110,888	£1,104,037	£1,001,793	£976,101	£958,973
35% SR : 35% THLR : 30% LLR	25%	£1,079,305	£984,761	£977,880	£875,190	£849,386	£832,183
35% SR : 35% THLR : 30% LLR	30%	£946,234	£858,227	£851,314	£748,152	£722,228	£704,946
35% SR : 35% THLR : 30% LLR	35%	£812,747	£731,287	£724,341	£620,678	£594,630	£577,264
35% SR : 35% THLR : 30% LLR	43%	£611,743	£540,117	£533,117	£428,653	£402,403	£384,903
35% SR : 35% THLR : 30% LLR	50%	£409,811	£348,033	£340,976	£235,650	£209,183	£191,538

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£868,023	-£985,159	-£991,909	-£1,092,640	-£1,117,951	-£1,134,826
35% SR : 35% THLR : 30% LLR	10%	-£1,120,451	-£1,234,573	-£1,241,369	-£1,342,802	-£1,368,291	-£1,385,283
35% SR : 35% THLR : 30% LLR	20%	-£1,384,532	-£1,485,610	-£1,492,461	-£1,594,704	-£1,620,397	-£1,637,524
35% SR : 35% THLR : 30% LLR	25%	-£1,517,192	-£1,611,737	-£1,618,618	-£1,721,308	-£1,747,112	-£1,764,314
35% SR : 35% THLR : 30% LLR	30%	-£1,650,264	-£1,738,270	-£1,745,183	-£1,848,346	-£1,874,269	-£1,891,551
35% SR : 35% THLR : 30% LLR	35%	-£1,783,750	-£1,865,210	-£1,872,156	-£1,975,820	-£2,001,868	-£2,019,234
35% SR : 35% THLR : 30% LLR	43%	-£1,984,754	-£2,056,381	-£2,063,380	-£2,167,844	-£2,194,094	-£2,211,594
35% SR : 35% THLR : 30% LLR	50%	-£2,196,686	-£2,248,464	-£2,255,522	-£2,360,848	-£2,387,314	-£2,404,959

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£304,385	£177,249	£170,499	£69,768	£44,457	£27,582
35% SR : 35% THLR : 30% LLR	10%	£41,957	-£72,164	-£78,961	-£180,394	-£205,882	-£222,874
35% SR : 35% THLR : 30% LLR	20%	-£222,124	-£323,201	-£330,052	-£432,296	-£457,988	-£475,116
35% SR : 35% THLR : 30% LLR	25%	-£354,784	-£449,328	-£456,209	-£558,900	-£584,703	-£601,906
35% SR : 35% THLR : 30% LLR	30%	-£487,856	-£575,862	-£582,775	-£685,938	-£711,861	-£729,143
35% SR : 35% THLR : 30% LLR	35%	-£621,342	-£702,802	-£709,748	-£813,412	-£839,460	-£856,825
35% SR : 35% THLR : 30% LLR	43%	-£822,346	-£893,972	-£900,972	-£1,005,436	-£1,031,686	-£1,049,186
35% SR : 35% THLR : 30% LLR	50%	-£1,024,278	-£1,086,056	-£1,093,114	-£1,198,440	-£1,224,906	-£1,242,551

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,068,756	£941,621	£934,870	£834,140	£808,828	£791,954
35% SR : 35% THLR : 30% LLR	10%	£806,328	£692,207	£685,410	£583,978	£558,489	£541,497
35% SR : 35% THLR : 30% LLR	20%	£542,247	£441,170	£434,319	£332,075	£306,383	£289,255
35% SR : 35% THLR : 30% LLR	25%	£409,587	£315,043	£308,162	£205,472	£179,668	£162,465
35% SR : 35% THLR : 30% LLR	30%	£276,515	£188,509	£181,596	£78,433	£52,510	£35,228
35% SR : 35% THLR : 30% LLR	35%	£143,029	£61,569	£54,623	£49,040	£25,089	£12,454
35% SR : 35% THLR : 30% LLR	43%	£57,975	£15,601	£13,601	£241,065	£267,315	£284,815
35% SR : 35% THLR : 30% LLR	50%	-£259,907	-£321,685	-£328,742	-£434,068	-£460,535	-£478,180

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,387,829	£1,260,694	£1,253,943	£1,153,213	£1,127,901	£1,111,027
35% SR : 35% THLR : 30% LLR	10%	£1,125,401	£1,011,280	£1,004,483	£903,051	£877,562	£860,570
35% SR : 35% THLR : 30% LLR	20%	£861,320	£760,243	£753,392	£651,148	£625,456	£608,328
35% SR : 35% THLR : 30% LLR	25%	£728,660	£634,116	£627,235	£524,545	£498,741	£481,538
35% SR : 35% THLR : 30% LLR	30%	£595,588	£507,582	£500,669	£397,506	£371,583	£354,301
35% SR : 35% THLR : 30% LLR	35%	£462,102	£380,642	£373,696	£270,033	£243,984	£226,619
35% SR : 35% THLR : 30% LLR	43%	£261,098	£189,472	£182,472	£78,008	£51,758	£34,258
35% SR : 35% THLR : 30% LLR	50%	£59,166	-£2,612	-£9,669	-£114,995	-£141,462	-£159,107

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,424,898	£2,310,096	£2,303,347	£2,202,616	£2,177,305	£2,160,430
35% SR : 35% THLR : 30% LLR	10%	£2,114,902	£2,011,520	£2,004,723	£1,903,289	£1,877,802	£1,860,810
35% SR : 35% THLR : 30% LLR	20%	£1,803,254	£1,711,319	£1,704,468	£1,602,224	£1,576,532	£1,559,404
35% SR : 35% THLR : 30% LLR	25%	£1,646,810	£1,560,609	£1,553,728	£1,451,038	£1,425,234	£1,408,031
35% SR : 35% THLR : 30% LLR	30%	£1,489,953	£1,409,493	£1,402,581	£1,299,418	£1,273,495	£1,256,213
35% SR : 35% THLR : 30% LLR	35%	£1,332,684	£1,257,972	£1,251,025	£1,147,363	£1,121,314	£1,103,948
35% SR : 35% THLR : 30% LLR	43%	£1,096,004	£1,029,929	£1,022,929	£918,465	£892,215	£874,715
35% SR : 35% THLR : 30% LLR	50%	£858,395	£800,972	£793,914	£688,588	£662,122	£644,477

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£171,599	-£286,401	-£293,150	-£393,881	-£419,192	-£436,067
35% SR : 35% THLR : 30% LLR	10%	-£481,595	-£584,978	-£591,775	-£693,208	-£718,696	-£735,888
35% SR : 35% THLR : 30% LLR	20%	-£793,244	-£885,179	-£892,030	-£994,274	-£1,019,966	-£1,037,094
35% SR : 35% THLR : 30% LLR	25%	-£949,688	-£1,035,888	-£1,042,770	-£1,145,460	-£1,171,263	-£1,188,464
35% SR : 35% THLR : 30% LLR	30%	-£1,106,544	-£1,187,004	-£1,193,917	-£1,297,079	-£1,323,003	-£1,340,284
35% SR : 35% THLR : 30% LLR	35%	-£1,263,814	-£1,338,525	-£1,345,472	-£1,449,135	-£1,475,184	-£1,492,550
35% SR : 35% THLR : 30% LLR	43%	-£1,500,494	-£1,566,569	-£1,573,569	-£1,678,033	-£1,704,283	-£1,721,782
35% SR : 35% THLR : 30% LLR	50%	-£1,738,103	-£1,795,526	-£1,802,583	-£1,907,909	-£1,934,376	-£1,952,021

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£990,809	£876,007	£869,258	£768,527	£743,216	£726,341
35% SR : 35% THLR : 30% LLR	10%	£680,813	£577,430	£570,634	£469,200	£443,712	£426,720
35% SR : 35% THLR : 30% LLR	20%	£369,164	£277,229	£270,378	£168,135	£142,442	£125,315
35% SR : 35% THLR : 30% LLR	25%	£212,720	£126,520	£119,639	£16,949	-£8,855	-£26,058
35% SR : 35% THLR : 30% LLR	30%	£55,864	-£24,596	-£31,508	-£134,671	-£160,594	-£177,876
35% SR : 35% THLR : 30% LLR	35%	-£101,406	-£176,117	-£183,064	-£286,726	-£312,774	-£330,141
35% SR : 35% THLR : 30% LLR	43%	-£338,086	-£404,161	-£411,160	-£515,624	-£541,874	-£559,374
35% SR : 35% THLR : 30% LLR	50%	-£575,695	-£633,117	-£640,175	-£745,901	-£771,998	-£789,612

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,755,180	£1,640,378	£1,633,629	£1,532,898	£1,507,587	£1,490,712
35% SR : 35% THLR : 30% LLR	10%	£1,445,184	£1,341,802	£1,335,005	£1,233,571	£1,208,084	£1,191,092
35% SR : 35% THLR : 30% LLR	20%	£1,133,536	£1,041,600	£1,034,749	£932,506	£906,813	£889,686
35% SR : 35% THLR : 30% LLR	25%	£977,092	£890,891	£884,010	£781,320	£755,516	£738,313
35% SR : 35% THLR : 30% LLR	30%	£820,235	£739,775	£732,863	£629,700	£603,777	£586,495
35% SR : 35% THLR : 30% LLR	35%	£662,966	£588,254	£581,307	£477,645	£451,596	£434,230
35% SR : 35% THLR : 30% LLR	43%	£426,286	£360,211	£353,211	£248,747	£222,497	£204,997
35% SR : 35% THLR : 30% LLR	50%	£188,676	£131,254	£124,196	£18,870	-£7,596	-£25,241

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,074,253	£1,959,451	£1,952,702	£1,851,971	£1,826,660	£1,809,785
35% SR : 35% THLR : 30% LLR	10%	£1,764,257	£1,660,875	£1,654,078	£1,552,644	£1,527,157	£1,510,165
35% SR : 35% THLR : 30% LLR	20%	£1,452,609	£1,360,673	£1,353,822	£1,251,579	£1,225,886	£1,208,759
35% SR : 35% THLR : 30% LLR	25%	£1,296,165	£1,209,964	£1,203,083	£1,100,393	£1,074,589	£1,057,386
35% SR : 35% THLR : 30% LLR	30%	£1,139,308	£1,058,848	£1,051,936	£948,773	£922,850	£905,568
35% SR : 35% THLR : 30% LLR	35%	£982,039	£907,327	£900,380	£796,718	£770,669	£753,303
35% SR : 35% THLR : 30% LLR	43%	£745,359	£679,284	£672,284	£567,820	£541,570	£524,070
35% SR : 35% THLR : 30% LLR	50%	£507,749	£450,327	£443,269	£337,943	£311,477	£293,832

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,738,474	£1,635,478	£1,628,728	£1,527,998	£1,502,686	£1,485,812
35% SR : 35% THLR : 30% LLR	10%	£1,482,874	£1,390,361	£1,383,565	£1,282,132	£1,256,644	£1,239,651
35% SR : 35% THLR : 30% LLR	20%	£1,225,622	£1,143,622	£1,136,771	£1,034,527	£1,008,835	£991,707
35% SR : 35% THLR : 30% LLR	25%	£1,096,377	£1,019,642	£1,012,762	£910,072	£884,268	£867,065
35% SR : 35% THLR : 30% LLR	30%	£966,718	£895,257	£888,344	£785,182	£759,258	£741,976
35% SR : 35% THLR : 30% LLR	35%	£836,646	£770,467	£763,520	£659,857	£633,808	£616,443
35% SR : 35% THLR : 30% LLR	43%	£640,764	£582,519	£575,518	£471,054	£444,804	£427,304
35% SR : 35% THLR : 30% LLR	50%	£443,953	£393,657	£386,599	£281,273	£254,807	£237,162

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£888,023	-£961,020	-£967,769	-£1,068,500	-£1,093,811	-£1,110,686
35% SR : 35% THLR : 30% LLR	10%	-£1,113,624	-£1,206,136	-£1,212,933	-£1,314,366	-£1,339,853	-£1,356,846
35% SR : 35% THLR : 30% LLR	20%	-£1,370,875	-£1,452,876	-£1,459,727	-£1,561,971	-£1,587,663	-£1,604,791
35% SR : 35% THLR : 30% LLR	25%	-£1,500,121	-£1,576,856	-£1,583,736	-£1,686,426	-£1,712,230	-£1,729,432
35% SR : 35% THLR : 30% LLR	30%	-£1,629,780	-£1,701,240	-£1,708,153	-£1,811,316	-£1,837,239	-£1,854,521
35% SR : 35% THLR : 30% LLR	35%	-£1,759,852	-£1,826,031	-£1,832,977	-£1,936,641	-£1,962,690	-£1,980,054
35% SR : 35% THLR : 30% LLR	43%	-£1,955,734	-£2,013,979	-£2,020,979	-£2,125,443	-£2,151,693	-£2,169,193
35% SR : 35% THLR : 30% LLR	50%	-£2,152,545	-£2,202,840	-£2,209,898	-£2,315,224	-£2,341,691	-£2,359,335

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£304,385	£201,388	£194,639	£93,908	£68,597	£51,722
35% SR : 35% THLR : 30% LLR	10%	£48,784	-£43,728	-£50,525	-£151,957	-£177,445	-£194,438
35% SR : 35% THLR : 30% LLR	20%	-£208,467	-£290,468	-£297,319	-£399,562	-£425,255	-£442,382
35% SR : 35% THLR : 30% LLR	25%	-£337,713	-£414,447	-£421,328	-£524,018	-£549,821	-£567,024
35% SR : 35% THLR : 30% LLR	30%	-£467,371	-£538,832	-£545,745	-£648,908	-£674,831	-£692,113
35% SR : 35% THLR : 30% LLR	35%	-£597,443	-£663,623	-£670,589	-£774,232	-£800,281	-£817,646
35% SR : 35% THLR : 30% LLR	43%	-£793,325	-£851,570	-£858,571	-£963,035	-£989,285	-£1,006,785
35% SR : 35% THLR : 30% LLR	50%	-£990,136	-£1,040,432	-£1,047,490	-£1,152,816	-£1,179,282	-£1,196,927

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,068,756	£965,760	£959,010	£858,280	£832,968	£816,094
35% SR : 35% THLR : 30% LLR	10%	£813,155	£720,643	£713,846	£612,414	£586,926	£569,933
35% SR : 35% THLR : 30% LLR	20%	£555,904	£473,903	£467,052	£364,809	£339,116	£321,989
35% SR : 35% THLR : 30% LLR	25%	£426,659	£349,924	£343,044	£240,353	£214,550	£197,347
35% SR : 35% THLR : 30% LLR	30%	£297,000	£225,539	£218,626	£115,463	£89,540	£72,258
35% SR : 35% THLR : 30% LLR	35%	£166,928	£100,748	£93,802	£9,861	£36,910	£53,275
35% SR : 35% THLR : 30% LLR	43%	-£28,964	-£97,199	-£94,200	-£198,664	-£224,914	-£242,414
35% SR : 35% THLR : 30% LLR	50%	-£226,765	-£276,061	-£283,119	-£388,445	-£414,911	-£432,556

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,387,829	£1,284,833	£1,278,083	£1,177,353	£1,152,041	£1,135,167
35% SR : 35% THLR : 30% LLR	10%	£1,132,228	£1,039,716	£1,032,919	£931,487	£905,999	£889,006
35% SR : 35% THLR : 30% LLR	20%	£874,977	£792,976	£786,125	£683,882	£658,189	£641,062
35% SR : 35% THLR : 30% LLR	25%	£745,732	£668,997	£662,117	£559,426	£533,623	£516,420
35% SR : 35% THLR : 30% LLR	30%	£616,073	£544,612	£537,699	£434,536	£408,613	£391,331
35% SR : 35% THLR : 30% LLR	35%	£486,001	£419,821	£412,875	£309,212	£283,163	£265,798
35% SR : 35% THLR : 30% LLR	43%	£290,119	£231,874	£224,873	£120,409	£94,159	£76,659
35% SR : 35% THLR : 30% LLR	50%	£93,308	£43,012	£35,954	-£68,372	-£96,838	-£113,483

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,189,334	£1,095,783	£1,089,033	£988,303	£962,991	£946,117
35% SR : 35% THLR : 30% LLR	10%	£981,820	£897,925	£891,128	£789,696	£764,207	£747,215
35% SR : 35% THLR : 30% LLR	20%	£772,654	£698,444	£691,592	£589,349	£563,657	£546,528
35% SR : 35% THLR : 30% LLR	25%	£667,451	£598,094	£591,213	£488,523	£462,719	£445,517
35% SR : 35% THLR : 30% LLR	30%	£561,836	£497,339	£490,426	£387,263	£361,340	£344,058
35% SR : 35% THLR : 30% LLR	35%	£455,807	£396,176	£389,230	£285,568	£259,518	£242,153
35% SR : 35% THLR : 30% LLR	43%	£295,988	£243,673	£236,673	£132,209	£105,959	£88,459
35% SR : 35% THLR : 30% LLR	50%	£135,242	£90,256	£83,198	£-22,490	£-49,389	£-67,322

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,407,163	£-1,500,715	£-1,507,464	£-1,608,195	£-1,633,506	£-1,650,381
35% SR : 35% THLR : 30% LLR	10%	£-1,614,678	£-1,898,572	£-1,705,369	£-1,806,802	£-1,832,291	£-1,849,282
35% SR : 35% THLR : 30% LLR	20%	£-1,823,844	£-1,898,053	£-1,904,905	£-2,007,149	£-2,032,840	£-2,049,969
35% SR : 35% THLR : 30% LLR	25%	£-1,929,046	£-1,998,404	£-2,005,285	£-2,107,974	£-2,133,779	£-2,150,991
35% SR : 35% THLR : 30% LLR	30%	£-2,034,662	£-2,099,159	£-2,106,072	£-2,209,235	£-2,235,158	£-2,252,440
35% SR : 35% THLR : 30% LLR	35%	£-2,140,691	£-2,200,321	£-2,207,267	£-2,310,930	£-2,336,979	£-2,354,345
35% SR : 35% THLR : 30% LLR	43%	£-2,300,509	£-2,352,825	£-2,359,825	£-2,464,289	£-2,490,539	£-2,508,039
35% SR : 35% THLR : 30% LLR	50%	£-2,461,256	£-2,506,242	£-2,513,299	£-2,618,988	£-2,645,887	£-2,663,820

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-244,755	£-338,307	£-345,056	£-445,787	£-471,088	£-487,973
35% SR : 35% THLR : 30% LLR	10%	£-452,269	£-536,164	£-542,991	£-644,393	£-669,882	£-686,874
35% SR : 35% THLR : 30% LLR	20%	£-661,436	£-735,645	£-742,497	£-844,741	£-870,432	£-887,581
35% SR : 35% THLR : 30% LLR	25%	£-766,638	£-835,996	£-842,877	£-945,566	£-971,317	£-988,572
35% SR : 35% THLR : 30% LLR	30%	£-872,254	£-936,751	£-943,684	£-1,046,826	£-1,072,750	£-1,090,032
35% SR : 35% THLR : 30% LLR	35%	£-978,283	£-1,037,913	£-1,044,859	£-1,148,522	£-1,174,571	£-1,191,937
35% SR : 35% THLR : 30% LLR	43%	£-1,138,101	£-1,190,417	£-1,197,416	£-1,301,880	£-1,328,131	£-1,345,630
35% SR : 35% THLR : 30% LLR	50%	£-1,298,848	£-1,343,833	£-1,350,891	£-1,456,579	£-1,483,478	£-1,501,412

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£519,616	£426,065	£419,315	£318,585	£293,273	£276,399
35% SR : 35% THLR : 30% LLR	10%	£312,102	£228,207	£221,410	£119,978	£94,489	£77,497
35% SR : 35% THLR : 30% LLR	20%	£102,936	£28,726	£21,874	£-80,370	£-106,061	£-123,190
35% SR : 35% THLR : 30% LLR	25%	£-22,267	£-71,624	£-78,505	£-161,195	£-206,999	£-224,201
35% SR : 35% THLR : 30% LLR	30%	£-107,863	£-172,379	£-179,292	£-262,455	£-308,379	£-325,660
35% SR : 35% THLR : 30% LLR	35%	£-213,911	£-273,542	£-280,488	£-394,151	£-440,200	£-447,585
35% SR : 35% THLR : 30% LLR	43%	£-373,730	£-426,046	£-433,045	£-537,509	£-563,759	£-581,259
35% SR : 35% THLR : 30% LLR	50%	£-534,476	£-579,462	£-586,520	£-692,208	£-719,107	£-737,040

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£838,689	£745,138	£738,388	£637,658	£612,346	£595,472
35% SR : 35% THLR : 30% LLR	10%	£631,175	£547,280	£540,483	£439,051	£413,562	£396,570
35% SR : 35% THLR : 30% LLR	20%	£422,009	£347,799	£340,947	£238,703	£213,012	£195,883
35% SR : 35% THLR : 30% LLR	25%	£316,806	£247,449	£240,568	£137,878	£112,074	£94,872
35% SR : 35% THLR : 30% LLR	30%	£211,190	£146,694	£139,781	£36,618	£10,694	£-5,587
35% SR : 35% THLR : 30% LLR	35%	£105,162	£45,531	£38,585	£-65,078	£-91,127	£-108,492
35% SR : 35% THLR : 30% LLR	43%	£-54,557	£-106,973	£-113,972	£-218,436	£-244,686	£-262,186
35% SR : 35% THLR : 30% LLR	50%	£-215,403	£-260,389	£-267,447	£-373,135	£-400,034	£-417,967

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,400,183	£8,769,160	£8,750,500	£8,750,500	£8,680,523	£8,633,872
35% SR : 35% THLR : 30% LLR	10%	£8,200,974	£7,634,781	£7,615,983	£7,615,983	£7,545,491	£7,498,496
35% SR : 35% THLR : 30% LLR	20%	£6,996,614	£6,495,340	£6,476,384	£6,476,384	£6,405,297	£6,357,906
35% SR : 35% THLR : 30% LLR	25%	£6,392,504	£5,923,722	£5,904,678	£5,904,678	£5,833,264	£5,785,654
35% SR : 35% THLR : 30% LLR	30%	£5,787,106	£5,350,838	£5,331,702	£5,331,702	£5,259,941	£5,212,099
35% SR : 35% THLR : 30% LLR	35%	£5,180,419	£4,776,688	£4,757,455	£4,757,455	£4,685,326	£4,637,241
35% SR : 35% THLR : 30% LLR	43%	£4,267,977	£3,913,092	£3,893,701	£3,893,701	£3,820,985	£3,772,508
35% SR : 35% THLR : 30% LLR	50%	£3,352,636	£3,046,648	£3,027,089	£3,027,089	£2,953,740	£2,904,842

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,702,141	£5,071,118	£5,052,458	£5,052,458	£4,982,481	£4,935,830
35% SR : 35% THLR : 30% LLR	10%	£4,502,932	£3,936,739	£3,917,941	£3,917,941	£3,847,449	£3,800,454
35% SR : 35% THLR : 30% LLR	20%	£3,298,572	£2,797,298	£2,778,342	£2,778,342	£2,707,255	£2,659,864
35% SR : 35% THLR : 30% LLR	25%	£2,694,462	£2,225,680	£2,206,636	£2,206,636	£2,135,222	£2,087,612
35% SR : 35% THLR : 30% LLR	30%	£2,089,064	£1,652,796	£1,633,660	£1,633,660	£1,561,899	£1,514,057
35% SR : 35% THLR : 30% LLR	35%	£1,482,377	£1,078,647	£1,059,413	£1,059,413	£987,284	£939,199
35% SR : 35% THLR : 30% LLR	43%	£569,935	£215,050	£195,659	£195,659	£122,944	£74,466
35% SR : 35% THLR : 30% LLR	50%	£-345,406	£-681,394	£-670,953	£-670,953	£-744,301	£-793,200

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,357,692	£6,726,669	£6,708,009	£6,708,009	£6,638,032	£6,591,381
35% SR : 35% THLR : 30% LLR	10%	£6,158,483	£5,592,290	£5,573,492	£5,573,492	£5,503,000	£5,456,005
35% SR : 35% THLR : 30% LLR	20%	£4,954,123	£4,452,849	£4,433,893	£4,433,893	£4,362,806	£4,315,414
35% SR : 35% THLR : 30% LLR	25%	£4,350,013	£3,881,231	£3,862,188	£3,862,188	£3,790,773	£3,743,165
35% SR : 35% THLR : 30% LLR	30%	£3,744,615	£3,308,348	£3,289,211	£3,289,211	£3,217,450	£3,169,608
35% SR : 35% THLR : 30% LLR	35%	£3,137,928	£2,734,198	£2,714,964	£2,714,964	£2,642,835	£2,594,750
35% SR : 35% THLR : 30% LLR	43%	£2,225,486	£1,870,601	£1,851,210	£1,851,210	£1,778,495	£1,730,017
35% SR : 35% THLR : 30% LLR	50%	£1,310,145	£1,004,157	£984,598	£984,598	£911,250	£862,351

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,446,342	£7,815,319	£7,796,659	£7,796,659	£7,726,682	£7,680,031
35% SR : 35% THLR : 30% LLR	10%	£7,247,133	£6,680,940	£6,662,142	£6,662,142	£6,591,650	£6,544,655
35% SR : 35% THLR : 30% LLR	20%	£6,042,773	£5,541,499	£5,522,543	£5,522,543	£5,451,456	£5,404,065
35% SR : 35% THLR : 30% LLR	25%	£5,438,663	£4,969,881	£4,950,837	£4,950,837	£4,879,423	£4,831,813
35% SR : 35% THLR : 30% LLR	30%	£4,833,265	£4,396,997	£4,377,861	£4,377,861	£4,306,100	£4,258,258
35% SR : 35% THLR : 30% LLR	35%	£4,226,578	£3,822,848	£3,803,614	£3,803,614	£3,731,485	£3,683,400
35% SR : 35% THLR : 30% LLR	43%	£3,314,136	£2,959,251	£2,939,860	£2,939,860	£2,867,145	£2,818,667
35% SR : 35% THLR : 30% LLR	50%	£2,398,795	£2,092,807	£2,073,248	£2,073,248	£1,999,900	£1,951,001

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,900,779	£8,269,756	£8,251,097	£8,251,097	£8,181,119	£8,134,468
35% SR : 35% THLR : 30% LLR	10%	£7,701,571	£7,135,377	£7,116,579	£7,116,579	£7,046,088	£6,999,092
35% SR : 35% THLR : 30% LLR	20%	£6,497,211	£5,995,937	£5,976,980	£5,976,980	£5,905,993	£5,858,502
35% SR : 35% THLR : 30% LLR	25%	£5,893,100	£5,424,318	£5,405,275	£5,405,275	£5,333,860	£5,286,251
35% SR : 35% THLR : 30% LLR	30%	£5,287,702	£4,851,435	£4,832,298	£4,832,298	£4,760,537	£4,712,696
35% SR : 35% THLR : 30% LLR	35%	£4,681,015	£4,277,285	£4,258,051	£4,258,051	£4,185,922	£4,137,837
35% SR : 35% THLR : 30% LLR	43%	£3,768,573	£3,413,688	£3,394,297	£3,394,297	£3,321,582	£3,273,104
35% SR : 35% THLR : 30% LLR	50%	£2,853,233	£2,547,245	£2,527,685	£2,527,685	£2,454,337	£2,405,438

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,683,804	£5,116,699	£5,098,039	£5,098,039	£5,028,062	£4,981,410
35% SR : 35% THLR : 30% LLR	10%	£4,833,649	£4,325,371	£4,306,573	£4,306,573	£4,236,082	£4,189,086
35% SR : 35% THLR : 30% LLR	20%	£3,978,345	£3,528,983	£3,510,026	£3,510,026	£3,438,938	£3,391,547
35% SR : 35% THLR : 30% LLR	25%	£3,548,761	£3,128,890	£3,109,845	£3,109,845	£3,038,432	£2,990,822
35% SR : 35% THLR : 30% LLR	30%	£3,117,891	£2,727,532	£2,708,395	£2,708,395	£2,636,634	£2,588,793
35% SR : 35% THLR : 30% LLR	35%	£2,685,732	£2,324,908	£2,305,674	£2,305,674	£2,233,545	£2,185,460
35% SR : 35% THLR : 30% LLR	43%	£2,035,081	£1,718,601	£1,699,209	£1,699,209	£1,626,493	£1,578,016
35% SR : 35% THLR : 30% LLR	50%	£1,381,532	£1,109,445	£1,089,885	£1,089,885	£1,016,537	£967,638

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,985,762	£1,418,658	£1,399,997	£1,399,997	£1,330,020	£1,283,368
35% SR : 35% THLR : 30% LLR	10%	£1,135,607	£627,330	£608,531	£608,531	£538,040	£491,044
35% SR : 35% THLR : 30% LLR	20%	£280,303	£-169,059	£-188,016	£-188,016	£-259,104	£-306,495
35% SR : 35% THLR : 30% LLR	25%	£-149,280	£-569,152	£-588,197	£-588,197	£-659,610	£-720,220
35% SR : 35% THLR : 30% LLR	30%	£-580,151	£-970,510	£-989,647	£-989,647	£-1,061,408	£-1,109,249
35% SR : 35% THLR : 30% LLR	35%	£-1,012,310	£-1,373,134	£-1,392,368	£-1,392,368	£-1,464,497	£-1,512,582
35% SR : 35% THLR : 30% LLR	43%	£-1,662,961	£-1,979,441	£-1,998,833	£-1,998,833	£-2,071,549	£-2,120,026
35% SR : 35% THLR : 30% LLR	50%	£-2,316,510	£-2,588,597	£-2,608,157	£-2,608,157	£-2,681,505	£-2,730,404

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,641,313	£3,074,209	£3,055,548	£3,055,548	£2,985,571	£2,938,920
35% SR : 35% THLR : 30% LLR	10%	£2,791,159	£2,282,881	£2,264,082	£2,264,082	£2,193,591	£2,146,595
35% SR : 35% THLR : 30% LLR	20%	£1,935,854	£1,486,492	£1,467,535	£1,467,535	£1,396,447	£1,349,056
35% SR : 35% THLR : 30% LLR	25%	£1,506,271	£1,086,399	£1,067,354	£1,067,354	£995,941	£948,332
35% SR : 35% THLR : 30% LLR	30%	£1,075,400	£685,041	£665,904	£665,904	£594,143	£546,302
35% SR : 35% THLR : 30% LLR	35%	£643,241	£282,418	£263,183	£263,183	£191,054	£142,969
35% SR : 35% THLR : 30% LLR	43%	£-7,410	£-323,890	£-343,282	£-343,282	£-415,998	£-464,475
35% SR : 35% THLR : 30% LLR	50%	£-660,959	£-933,046	£-952,606	£-952,606	£-1,025,954	£-1,074,853

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,729,963	£4,162,859	£4,144,198	£4,144,198	£4,074,221	£4,027,569
35% SR : 35% THLR : 30% LLR	10%	£3,879,808	£3,371,531	£3,352,732	£3,352,732	£3,282,241	£3,235,245
35% SR : 35% THLR : 30% LLR	20%	£3,024,504	£2,575,142	£2,556,185	£2,556,185	£2,485,097	£2,437,706
35% SR : 35% THLR : 30% LLR	25%	£2,594,321	£2,175,049	£2,156,004	£2,156,004	£2,084,591	£2,036,981
35% SR : 35% THLR : 30% LLR	30%	£2,164,050	£1,773,691	£1,754,554	£1,754,554	£1,682,793	£1,634,952
35% SR : 35% THLR : 30% LLR	35%	£1,731,891	£1,371,067	£1,351,833	£1,351,833	£1,279,704	£1,231,619
35% SR : 35% THLR : 30% LLR	43%	£1,081,240	£764,760	£745,368	£745,368	£672,652	£624,175
35% SR : 35% THLR : 30% LLR	50%	£427,691	£155,604	£136,044	£136,044	£62,696	£13,797

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,184,400	£4,617,296	£4,598,635	£4,598,635	£4,528,659	£4,482,007
35% SR : 35% THLR : 30% LLR	10%	£4,334,246	£3,825,968	£3,807,169	£3,807,169	£3,736,678	£3,689,683
35% SR : 35% THLR : 30% LLR	20%	£3,478,941	£3,029,579	£3,010,622	£3,010,622	£2,939,535	£2,892,144
35% SR : 35% THLR : 30% LLR	25%	£3,049,358	£2,629,486	£2,610,442	£2,610,442	£2,539,028	£2,491,419
35% SR : 35% THLR : 30% LLR	30%	£2,618,487	£2,228,128	£2,208,992	£2,208,992	£2,137,230	£2,089,389
35% SR : 35% THLR : 30% LLR	35%	£2,186,329	£1,825,505	£1,806,270	£1,806,270	£1,734,141	£1,686,056
35% SR : 35% THLR : 30% LLR	43%	£1,535,677	£1,219,197	£1,199,805	£1,199,805	£1,127,090	£1,078,612
35% SR : 35% THLR : 30% LLR	50%	£882,129	£610,041	£590,481	£590,481	£517,133	£468,235

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,135,313	£3,594,841	£3,576,180	£3,576,180	£3,506,204	£3,459,552
35% SR : 35% THLR : 30% LLR	10%	£3,421,923	£2,937,925	£2,919,127	£2,919,127	£2,848,636	£2,801,640
35% SR : 35% THLR : 30% LLR	20%	£2,703,384	£2,275,949	£2,256,993	£2,256,993	£2,185,905	£2,138,514
35% SR : 35% THLR : 30% LLR	25%	£2,342,183	£1,943,062	£1,924,019	£1,924,019	£1,852,604	£1,804,995
35% SR : 35% THLR : 30% LLR	30%	£1,979,695	£1,608,911	£1,589,775	£1,589,775	£1,518,013	£1,470,172
35% SR : 35% THLR : 30% LLR	35%	£1,615,918	£1,273,493	£1,254,260	£1,254,260	£1,182,131	£1,134,045
35% SR : 35% THLR : 30% LLR	43%	£1,067,840	£767,995	£748,605	£748,605	£675,888	£627,411
35% SR : 35% THLR : 30% LLR	50%	£516,865	£259,650	£240,091	£240,091	£166,741	£117,843

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£437,271	-£103,201	-£121,862	-£121,862	-£191,838	-£238,490
35% SR : 35% THLR : 30% LLR	10%	-£276,118	-£760,116	-£778,915	-£778,915	-£849,406	-£896,402
35% SR : 35% THLR : 30% LLR	20%	-£994,658	-£1,422,093	-£1,441,049	-£1,441,049	-£1,512,137	-£1,559,528
35% SR : 35% THLR : 30% LLR	25%	-£1,355,859	-£1,754,980	-£1,774,023	-£1,774,023	-£1,845,438	-£1,893,047
35% SR : 35% THLR : 30% LLR	30%	-£1,718,347	-£2,089,131	-£2,108,267	-£2,108,267	-£2,180,029	-£2,227,870
35% SR : 35% THLR : 30% LLR	35%	-£2,082,124	-£2,424,548	-£2,443,782	-£2,443,782	-£2,515,911	-£2,563,997
35% SR : 35% THLR : 30% LLR	43%	-£2,630,202	-£2,930,047	-£2,949,437	-£2,949,437	-£3,022,154	-£3,070,631
35% SR : 35% THLR : 30% LLR	50%	-£3,181,177	-£3,438,392	-£3,457,951	-£3,457,951	-£3,531,301	-£3,580,199

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,092,822	£1,552,350	£1,533,689	£1,533,689	£1,463,713	£1,417,061
35% SR : 35% THLR : 30% LLR	10%	£1,379,433	£895,435	£876,636	£876,636	£806,145	£759,149
35% SR : 35% THLR : 30% LLR	20%	£660,893	£233,458	£214,502	£214,502	£143,414	£96,023
35% SR : 35% THLR : 30% LLR	25%	£299,692	-£99,429	-£118,472	-£118,472	-£189,887	-£237,496
35% SR : 35% THLR : 30% LLR	30%	-£62,796	-£433,580	-£452,716	-£452,716	-£524,478	-£572,319
35% SR : 35% THLR : 30% LLR	35%	-£426,573	-£768,997	-£788,231	-£788,231	-£860,360	-£908,446
35% SR : 35% THLR : 30% LLR	43%	-£974,650	-£1,274,496	-£1,293,886	-£1,293,886	-£1,366,603	-£1,415,080
35% SR : 35% THLR : 30% LLR	50%	-£1,525,626	-£1,782,841	-£1,802,400	-£1,802,400	-£1,875,749	-£1,924,648

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,181,472	£2,641,000	£2,622,339	£2,622,339	£2,552,363	£2,505,711
35% SR : 35% THLR : 30% LLR	10%	£2,468,083	£1,984,085	£1,965,286	£1,965,286	£1,894,795	£1,847,799
35% SR : 35% THLR : 30% LLR	20%	£1,749,543	£1,322,108	£1,303,152	£1,303,152	£1,232,064	£1,184,673
35% SR : 35% THLR : 30% LLR	25%	£1,388,342	£989,221	£970,178	£970,178	£898,763	£851,154
35% SR : 35% THLR : 30% LLR	30%	£1,025,854	£655,070	£635,934	£635,934	£564,172	£516,331
35% SR : 35% THLR : 30% LLR	35%	£662,077	£319,653	£300,419	£300,419	£228,290	£180,204
35% SR : 35% THLR : 30% LLR	43%	£113,999	-£185,846	-£208,236	-£208,236	-£277,653	-£328,430
35% SR : 35% THLR : 30% LLR	50%	-£436,576	-£694,191	-£713,750	-£713,750	-£787,099	-£835,998

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,635,909	£3,095,437	£3,076,776	£3,076,776	£3,006,800	£2,960,148
35% SR : 35% THLR : 30% LLR	10%	£2,922,520	£2,438,522	£2,419,723	£2,419,723	£2,349,232	£2,302,236
35% SR : 35% THLR : 30% LLR	20%	£2,203,980	£1,776,546	£1,757,599	£1,757,599	£1,686,501	£1,639,110
35% SR : 35% THLR : 30% LLR	25%	£1,842,779	£1,443,658	£1,424,615	£1,424,615	£1,353,200	£1,305,591
35% SR : 35% THLR : 30% LLR	30%	£1,480,291	£1,109,507	£1,090,371	£1,090,371	£1,018,610	£970,768
35% SR : 35% THLR : 30% LLR	35%	£1,116,514	£774,090	£754,856	£754,856	£682,727	£634,641
35% SR : 35% THLR : 30% LLR	43%	£568,437	£268,592	£249,201	£249,201	£176,484	£128,007
35% SR : 35% THLR : 30% LLR	50%	£17,462	-£239,753	-£259,313	-£259,313	-£332,662	-£381,561

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,064,407	£4,755,934	£4,737,274	£4,737,274	£4,667,298	£4,620,646
35% SR : 35% THLR : 30% LLR	10%	£4,298,775	£4,022,878	£4,004,080	£4,004,080	£3,933,588	£3,886,594
35% SR : 35% THLR : 30% LLR	20%	£3,527,994	£3,284,760	£3,265,803	£3,265,803	£3,194,716	£3,147,325
35% SR : 35% THLR : 30% LLR	25%	£3,140,672	£2,913,803	£2,894,759	£2,894,759	£2,823,345	£2,775,736
35% SR : 35% THLR : 30% LLR	30%	£2,752,063	£2,541,580	£2,522,444	£2,522,444	£2,450,683	£2,402,841
35% SR : 35% THLR : 30% LLR	35%	£2,362,165	£2,168,092	£2,148,858	£2,148,858	£2,076,730	£2,028,644
35% SR : 35% THLR : 30% LLR	43%	£1,774,905	£1,605,487	£1,586,097	£1,586,097	£1,513,381	£1,464,904
35% SR : 35% THLR : 30% LLR	50%	£1,184,748	£1,040,036	£1,020,477	£1,020,477	£947,128	£898,229

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,366,365	£1,057,892	£1,039,232	£1,039,232	£969,256	£922,604
35% SR : 35% THLR : 30% LLR	10%	£600,733	£324,836	£306,039	£306,039	£235,546	£188,552
35% SR : 35% THLR : 30% LLR	20%	£-170,047	£-413,282	£-432,239	£-432,239	£-503,326	£-550,717
35% SR : 35% THLR : 30% LLR	25%	£-557,370	£-784,239	£-803,283	£-803,283	£-874,697	£-922,306
35% SR : 35% THLR : 30% LLR	30%	£-945,979	£-1,156,462	£-1,175,598	£-1,175,598	£-1,247,359	£-1,295,201
35% SR : 35% THLR : 30% LLR	35%	£-1,335,877	£-1,529,950	£-1,549,184	£-1,549,184	£-1,621,312	£-1,669,398
35% SR : 35% THLR : 30% LLR	43%	£-1,923,137	£-2,092,555	£-2,111,945	£-2,111,945	£-2,184,661	£-2,233,138
35% SR : 35% THLR : 30% LLR	50%	£-2,513,293	£-2,658,005	£-2,677,565	£-2,677,565	£-2,750,914	£-2,799,813

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,021,917	£2,713,444	£2,694,784	£2,694,784	£2,624,807	£2,578,155
35% SR : 35% THLR : 30% LLR	10%	£2,256,285	£1,980,387	£1,961,590	£1,961,590	£1,891,097	£1,844,103
35% SR : 35% THLR : 30% LLR	20%	£1,485,504	£1,242,269	£1,223,312	£1,223,312	£1,152,225	£1,104,834
35% SR : 35% THLR : 30% LLR	25%	£1,098,181	£871,312	£852,268	£852,268	£780,854	£733,245
35% SR : 35% THLR : 30% LLR	30%	£709,572	£499,090	£479,953	£479,953	£408,192	£360,350
35% SR : 35% THLR : 30% LLR	35%	£319,674	£125,601	£106,367	£106,367	£34,239	£-13,847
35% SR : 35% THLR : 30% LLR	43%	£-267,586	£-437,004	£-456,394	£-456,394	£-529,110	£-577,587
35% SR : 35% THLR : 30% LLR	50%	£-857,742	£-1,002,454	£-1,022,014	£-1,022,014	£-1,095,383	£-1,144,262

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,110,566	£3,802,093	£3,783,433	£3,783,433	£3,713,457	£3,666,805
35% SR : 35% THLR : 30% LLR	10%	£3,344,934	£3,069,037	£3,050,240	£3,050,240	£2,979,747	£2,932,753
35% SR : 35% THLR : 30% LLR	20%	£2,574,154	£2,330,919	£2,311,962	£2,311,962	£2,240,875	£2,193,484
35% SR : 35% THLR : 30% LLR	25%	£2,186,831	£1,959,962	£1,940,918	£1,940,918	£1,869,504	£1,821,895
35% SR : 35% THLR : 30% LLR	30%	£1,798,222	£1,587,739	£1,568,603	£1,568,603	£1,496,842	£1,449,000
35% SR : 35% THLR : 30% LLR	35%	£1,408,324	£1,214,251	£1,195,017	£1,195,017	£1,122,889	£1,074,803
35% SR : 35% THLR : 30% LLR	43%	£821,064	£651,646	£632,256	£632,256	£559,540	£511,063
35% SR : 35% THLR : 30% LLR	50%	£230,908	£86,196	£66,636	£66,636	£-6,713	£-55,612

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,565,004	£4,256,531	£4,237,871	£4,237,871	£4,167,894	£4,121,243
35% SR : 35% THLR : 30% LLR	10%	£3,799,372	£3,523,474	£3,504,677	£3,504,677	£3,434,184	£3,387,190
35% SR : 35% THLR : 30% LLR	20%	£3,028,591	£2,785,356	£2,766,399	£2,766,399	£2,695,313	£2,647,922
35% SR : 35% THLR : 30% LLR	25%	£2,641,268	£2,414,399	£2,395,355	£2,395,355	£2,323,941	£2,276,332
35% SR : 35% THLR : 30% LLR	30%	£2,252,659	£2,042,177	£2,023,040	£2,023,040	£1,951,279	£1,903,438
35% SR : 35% THLR : 30% LLR	35%	£1,862,761	£1,668,689	£1,649,454	£1,649,454	£1,577,326	£1,529,240
35% SR : 35% THLR : 30% LLR	43%	£1,275,501	£1,106,084	£1,086,693	£1,086,693	£1,013,977	£965,500
35% SR : 35% THLR : 30% LLR	50%	£685,345	£540,633	£521,073	£521,073	£447,724	£398,825

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,825,614	£3,538,448	£3,519,787	£3,519,787	£3,449,811	£3,403,160
35% SR : 35% THLR : 30% LLR	10%	£3,152,719	£2,896,533	£2,877,736	£2,877,736	£2,807,243	£2,760,249
35% SR : 35% THLR : 30% LLR	20%	£2,474,674	£2,249,556	£2,230,600	£2,230,600	£2,159,513	£2,112,122
35% SR : 35% THLR : 30% LLR	25%	£2,133,721	£1,924,170	£1,905,126	£1,905,126	£1,833,712	£1,786,103
35% SR : 35% THLR : 30% LLR	30%	£1,791,479	£1,597,519	£1,578,382	£1,578,382	£1,506,621	£1,458,779
35% SR : 35% THLR : 30% LLR	35%	£1,447,951	£1,269,601	£1,250,367	£1,250,367	£1,178,239	£1,130,153
35% SR : 35% THLR : 30% LLR	43%	£930,243	£775,353	£755,962	£755,962	£683,246	£634,768
35% SR : 35% THLR : 30% LLR	50%	£409,639	£278,258	£258,698	£258,698	£185,350	£136,450

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£127,572	-£159,594	-£178,255	-£178,255	-£248,231	-£294,882
35% SR : 35% THLR : 30% LLR	10%	-£545,323	-£801,509	-£820,306	-£820,306	-£890,799	-£937,793
35% SR : 35% THLR : 30% LLR	20%	-£1,223,368	-£1,448,486	-£1,467,442	-£1,467,442	-£1,538,529	-£1,585,920
35% SR : 35% THLR : 30% LLR	25%	-£1,564,321	-£1,773,872	-£1,792,916	-£1,792,916	-£1,864,330	-£1,911,939
35% SR : 35% THLR : 30% LLR	30%	-£1,906,562	-£2,100,523	-£2,119,660	-£2,119,660	-£2,191,421	-£2,239,263
35% SR : 35% THLR : 30% LLR	35%	-£2,250,091	-£2,428,441	-£2,447,675	-£2,447,675	-£2,519,803	-£2,567,889
35% SR : 35% THLR : 30% LLR	43%	-£2,767,799	-£2,922,689	-£2,942,080	-£2,942,080	-£3,014,796	-£3,063,274
35% SR : 35% THLR : 30% LLR	50%	-£3,288,403	-£3,419,784	-£3,439,344	-£3,439,344	-£3,512,692	-£3,561,592

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,783,123	£1,495,957	£1,477,296	£1,477,296	£1,407,320	£1,360,669
35% SR : 35% THLR : 30% LLR	10%	£1,110,228	£854,042	£835,245	£835,245	£764,752	£717,758
35% SR : 35% THLR : 30% LLR	20%	£432,183	£207,065	£188,109	£188,109	£117,022	£69,631
35% SR : 35% THLR : 30% LLR	25%	£91,230	-£118,321	-£137,365	-£137,365	-£208,779	-£256,388
35% SR : 35% THLR : 30% LLR	30%	-£251,011	-£444,972	-£464,109	-£464,109	-£535,870	-£583,711
35% SR : 35% THLR : 30% LLR	35%	-£594,539	-£772,890	-£792,124	-£792,124	-£864,252	-£912,338
35% SR : 35% THLR : 30% LLR	43%	-£1,112,247	-£1,267,138	-£1,286,529	-£1,286,529	-£1,359,245	-£1,407,723
35% SR : 35% THLR : 30% LLR	50%	-£1,632,852	-£1,764,233	-£1,783,793	-£1,783,793	-£1,857,141	-£1,906,041

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,871,773	£2,584,607	£2,565,946	£2,565,946	£2,495,970	£2,449,319
35% SR : 35% THLR : 30% LLR	10%	£2,198,878	£1,942,692	£1,923,895	£1,923,895	£1,853,402	£1,806,408
35% SR : 35% THLR : 30% LLR	20%	£1,520,833	£1,295,715	£1,276,759	£1,276,759	£1,205,672	£1,158,281
35% SR : 35% THLR : 30% LLR	25%	£1,179,880	£970,329	£951,285	£951,285	£879,871	£832,262
35% SR : 35% THLR : 30% LLR	30%	£837,639	£643,678	£624,541	£624,541	£552,780	£504,938
35% SR : 35% THLR : 30% LLR	35%	£494,110	£315,760	£296,526	£296,526	£224,398	£176,312
35% SR : 35% THLR : 30% LLR	43%	-£23,588	-£178,488	-£197,819	-£197,819	-£270,585	-£319,073
35% SR : 35% THLR : 30% LLR	50%	-£544,202	-£675,583	-£695,143	-£695,143	-£768,491	-£817,391

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,326,211	£3,039,044	£3,020,383	£3,020,383	£2,950,407	£2,903,756
35% SR : 35% THLR : 30% LLR	10%	£2,653,316	£2,397,129	£2,378,332	£2,378,332	£2,307,840	£2,260,845
35% SR : 35% THLR : 30% LLR	20%	£1,975,271	£1,750,153	£1,731,196	£1,731,196	£1,660,109	£1,612,718
35% SR : 35% THLR : 30% LLR	25%	£1,634,318	£1,424,767	£1,405,722	£1,405,722	£1,334,309	£1,286,699
35% SR : 35% THLR : 30% LLR	30%	£1,292,076	£1,098,115	£1,078,978	£1,078,978	£1,007,217	£959,376
35% SR : 35% THLR : 30% LLR	35%	£948,548	£770,198	£750,963	£750,963	£678,835	£630,749
35% SR : 35% THLR : 30% LLR	43%	£430,840	£275,949	£256,559	£256,559	£183,842	£135,365
35% SR : 35% THLR : 30% LLR	50%	-£89,785	-£221,146	-£240,705	-£240,705	-£314,054	-£362,853

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,896,519	£2,625,332	£2,606,672	£2,606,672	£2,536,695	£2,490,044
35% SR : 35% THLR : 30% LLR	10%	£2,291,746	£2,050,367	£2,031,570	£2,031,570	£1,961,077	£1,914,083
35% SR : 35% THLR : 30% LLR	20%	£1,681,823	£1,470,341	£1,451,384	£1,451,384	£1,380,298	£1,332,906
35% SR : 35% THLR : 30% LLR	25%	£1,374,930	£1,178,430	£1,159,386	£1,159,386	£1,087,971	£1,040,362
35% SR : 35% THLR : 30% LLR	30%	£1,066,749	£885,253	£866,117	£866,117	£794,355	£746,514
35% SR : 35% THLR : 30% LLR	35%	£757,282	£590,811	£571,577	£571,577	£499,449	£451,363
35% SR : 35% THLR : 30% LLR	43%	£290,665	£146,775	£127,384	£127,384	£54,667	£6,190
35% SR : 35% THLR : 30% LLR	50%	£-181,773	£-305,017	£-324,896	£-324,896	£-399,444	£-449,143

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-801,522	£-1,072,709	£-1,091,369	£-1,091,369	£-1,161,347	£-1,207,998
35% SR : 35% THLR : 30% LLR	10%	£-1,406,296	£-1,647,675	£-1,666,472	£-1,666,472	£-1,736,964	£-1,783,959
35% SR : 35% THLR : 30% LLR	20%	£-2,016,219	£-2,227,701	£-2,246,657	£-2,246,657	£-2,317,744	£-2,365,136
35% SR : 35% THLR : 30% LLR	25%	£-2,323,112	£-2,519,612	£-2,538,656	£-2,538,656	£-2,610,070	£-2,657,680
35% SR : 35% THLR : 30% LLR	30%	£-2,631,293	£-2,812,789	£-2,831,925	£-2,831,925	£-2,903,677	£-2,951,528
35% SR : 35% THLR : 30% LLR	35%	£-2,940,760	£-3,107,231	£-3,126,465	£-3,126,465	£-3,198,593	£-3,246,679
35% SR : 35% THLR : 30% LLR	43%	£-3,407,376	£-3,551,267	£-3,570,658	£-3,570,658	£-3,643,374	£-3,691,852
35% SR : 35% THLR : 30% LLR	50%	£-3,879,815	£-4,003,059	£-4,022,938	£-4,022,938	£-4,097,486	£-4,147,185

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£854,029	£582,842	£564,182	£564,182	£494,204	£447,553
35% SR : 35% THLR : 30% LLR	10%	£249,255	£7,876	£-10,921	£-10,921	£-81,413	£-128,408
35% SR : 35% THLR : 30% LLR	20%	£-360,668	£-572,150	£-591,106	£-591,106	£-662,193	£-709,585
35% SR : 35% THLR : 30% LLR	25%	£-667,561	£-864,061	£-883,105	£-883,105	£-954,519	£-1,002,129
35% SR : 35% THLR : 30% LLR	30%	£-975,742	£-1,157,238	£-1,176,374	£-1,176,374	£-1,248,135	£-1,295,977
35% SR : 35% THLR : 30% LLR	35%	£-1,285,209	£-1,451,680	£-1,470,914	£-1,470,914	£-1,543,042	£-1,591,128
35% SR : 35% THLR : 30% LLR	43%	£-1,751,825	£-1,895,716	£-1,915,107	£-1,915,107	£-1,987,823	£-2,036,301
35% SR : 35% THLR : 30% LLR	50%	£-2,224,264	£-2,347,508	£-2,367,386	£-2,367,386	£-2,441,936	£-2,491,634

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,942,679	£1,671,492	£1,652,832	£1,652,832	£1,582,854	£1,536,203
35% SR : 35% THLR : 30% LLR	10%	£1,337,905	£1,096,526	£1,077,729	£1,077,729	£1,007,237	£960,242
35% SR : 35% THLR : 30% LLR	20%	£727,982	£516,500	£497,544	£497,544	£426,457	£379,065
35% SR : 35% THLR : 30% LLR	25%	£421,089	£224,589	£205,545	£205,545	£134,131	£86,521
35% SR : 35% THLR : 30% LLR	30%	£112,908	£-88,568	£-87,724	£-87,724	£-159,486	£-207,327
35% SR : 35% THLR : 30% LLR	35%	£-196,559	£-363,030	£-382,264	£-382,264	£-454,392	£-502,478
35% SR : 35% THLR : 30% LLR	43%	£-563,175	£-807,066	£-826,457	£-826,457	£-899,173	£-947,651
35% SR : 35% THLR : 30% LLR	50%	£-1,135,614	£-1,258,858	£-1,278,737	£-1,278,737	£-1,353,285	£-1,402,984

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,397,116	£2,125,929	£2,107,269	£2,107,269	£2,037,292	£1,990,841
35% SR : 35% THLR : 30% LLR	10%	£1,792,343	£1,550,964	£1,532,166	£1,532,166	£1,461,674	£1,414,679
35% SR : 35% THLR : 30% LLR	20%	£1,182,419	£970,938	£951,981	£951,981	£880,994	£833,502
35% SR : 35% THLR : 30% LLR	25%	£875,526	£679,026	£659,983	£659,983	£588,568	£540,959
35% SR : 35% THLR : 30% LLR	30%	£567,345	£385,850	£366,713	£366,713	£294,952	£247,110
35% SR : 35% THLR : 30% LLR	35%	£257,878	£91,408	£72,173	£72,173	£45	£-48,041
35% SR : 35% THLR : 30% LLR	43%	£-206,738	£-352,629	£-372,020	£-372,020	£-444,736	£-493,213
35% SR : 35% THLR : 30% LLR	50%	£-681,177	£-804,420	£-824,299	£-824,299	£-898,848	£-948,546

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,445,011	£4,202,298	£4,183,637	£4,183,637	£4,113,661	£4,067,009
35% SR : 35% THLR : 30% LLR	10%	£3,732,496	£3,515,934	£3,497,136	£3,497,136	£3,426,643	£3,379,649
35% SR : 35% THLR : 30% LLR	20%	£3,014,831	£2,824,508	£2,805,551	£2,805,551	£2,734,465	£2,687,073
35% SR : 35% THLR : 30% LLR	25%	£2,654,068	£2,476,897	£2,457,854	£2,457,854	£2,386,439	£2,338,830
35% SR : 35% THLR : 30% LLR	30%	£2,292,016	£2,128,021	£2,108,885	£2,108,885	£2,037,123	£1,989,282
35% SR : 35% THLR : 30% LLR	35%	£1,928,677	£1,777,879	£1,758,645	£1,758,645	£1,686,516	£1,638,431
35% SR : 35% THLR : 30% LLR	43%	£1,381,255	£1,250,294	£1,230,903	£1,230,903	£1,158,187	£1,109,709
35% SR : 35% THLR : 30% LLR	50%	£830,936	£719,862	£700,302	£700,302	£626,954	£578,054

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£746,969	£504,256	£485,595	£485,595	£415,619	£368,967
35% SR : 35% THLR : 30% LLR	10%	£34,454	£-182,108	£-200,906	£-200,906	£-271,399	£-318,393
35% SR : 35% THLR : 30% LLR	20%	£-688,211	£-873,534	£-892,491	£-892,491	£-963,577	£-1,010,969
35% SR : 35% THLR : 30% LLR	25%	£-1,043,974	£-1,221,145	£-1,240,188	£-1,240,188	£-1,311,603	£-1,359,212
35% SR : 35% THLR : 30% LLR	30%	£-1,406,026	£-1,570,021	£-1,589,157	£-1,589,157	£-1,660,919	£-1,708,760
35% SR : 35% THLR : 30% LLR	35%	£-1,769,365	£-1,920,163	£-1,939,397	£-1,939,397	£-2,011,526	£-2,059,611
35% SR : 35% THLR : 30% LLR	43%	£-2,316,787	£-2,447,748	£-2,467,139	£-2,467,139	£-2,539,855	£-2,588,332
35% SR : 35% THLR : 30% LLR	50%	£-2,867,106	£-2,978,180	£-2,997,740	£-2,997,740	£-3,071,088	£-3,119,988

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,402,520	£2,159,807	£2,141,146	£2,141,146	£2,071,170	£2,024,518
35% SR : 35% THLR : 30% LLR	10%	£1,690,005	£1,473,443	£1,454,645	£1,454,645	£1,384,152	£1,337,158
35% SR : 35% THLR : 30% LLR	20%	£972,341	£782,017	£763,061	£763,061	£691,974	£644,582
35% SR : 35% THLR : 30% LLR	25%	£611,577	£434,406	£415,363	£415,363	£343,948	£296,339
35% SR : 35% THLR : 30% LLR	30%	£249,525	£85,530	£66,394	£66,394	£-5,367	£-53,209
35% SR : 35% THLR : 30% LLR	35%	£-113,813	£-264,612	£-283,846	£-283,846	£-355,975	£-404,080
35% SR : 35% THLR : 30% LLR	43%	£-661,235	£-792,197	£-811,587	£-811,587	£-884,304	£-932,781
35% SR : 35% THLR : 30% LLR	50%	£-1,211,555	£-1,322,629	£-1,342,189	£-1,342,189	£-1,415,537	£-1,464,437

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,491,170	£3,248,457	£3,229,796	£3,229,796	£3,159,820	£3,113,168
35% SR : 35% THLR : 30% LLR	10%	£2,778,655	£2,562,093	£2,543,295	£2,543,295	£2,472,802	£2,425,808
35% SR : 35% THLR : 30% LLR	20%	£2,060,990	£1,870,667	£1,851,710	£1,851,710	£1,780,624	£1,733,232
35% SR : 35% THLR : 30% LLR	25%	£1,700,227	£1,523,056	£1,504,013	£1,504,013	£1,432,598	£1,384,989
35% SR : 35% THLR : 30% LLR	30%	£1,338,175	£1,174,180	£1,155,044	£1,155,044	£1,083,262	£1,035,441
35% SR : 35% THLR : 30% LLR	35%	£974,836	£824,038	£804,804	£804,804	£732,675	£684,530
35% SR : 35% THLR : 30% LLR	43%	£427,414	£296,453	£277,062	£277,062	£204,346	£155,869
35% SR : 35% THLR : 30% LLR	50%	£-122,905	£-233,979	£-253,539	£-253,539	£-326,887	£-375,787

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,945,607	£3,702,895	£3,684,234	£3,684,234	£3,614,257	£3,567,605
35% SR : 35% THLR : 30% LLR	10%	£3,233,092	£3,016,530	£2,997,732	£2,997,732	£2,927,240	£2,880,245
35% SR : 35% THLR : 30% LLR	20%	£2,515,428	£2,325,104	£2,306,148	£2,306,148	£2,235,061	£2,187,669
35% SR : 35% THLR : 30% LLR	25%	£2,154,664	£1,977,493	£1,958,450	£1,958,450	£1,887,035	£1,839,426
35% SR : 35% THLR : 30% LLR	30%	£1,792,612	£1,628,618	£1,609,481	£1,609,481	£1,537,720	£1,489,878
35% SR : 35% THLR : 30% LLR	35%	£1,429,274	£1,278,475	£1,259,241	£1,259,241	£1,187,112	£1,139,027
35% SR : 35% THLR : 30% LLR	43%	£881,852	£750,891	£731,500	£731,500	£658,783	£610,306
35% SR : 35% THLR : 30% LLR	50%	£331,532	£220,458	£200,898	£200,898	£127,550	£78,651

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,896,519	£2,680,439	£2,661,779	£2,661,779	£2,591,802	£2,545,150
35% SR : 35% THLR : 30% LLR	10%	£2,307,009	£2,114,964	£2,096,166	£2,096,166	£2,025,674	£1,978,680
35% SR : 35% THLR : 30% LLR	20%	£1,712,350	£1,544,427	£1,525,472	£1,525,472	£1,454,384	£1,406,993
35% SR : 35% THLR : 30% LLR	25%	£1,413,088	£1,257,261	£1,238,218	£1,238,218	£1,166,803	£1,119,194
35% SR : 35% THLR : 30% LLR	30%	£1,112,540	£968,830	£949,693	£949,693	£877,932	£830,091
35% SR : 35% THLR : 30% LLR	35%	£810,703	£679,133	£659,899	£659,899	£587,770	£539,685
35% SR : 35% THLR : 30% LLR	43%	£355,535	£242,215	£222,823	£222,823	£150,108	£101,630
35% SR : 35% THLR : 30% LLR	50%	£-104,209	£-200,782	£-220,661	£-220,661	£-295,209	£-344,908

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-801,522	£-1,017,603	£-1,036,263	£-1,036,263	£-1,106,240	£-1,152,892
35% SR : 35% THLR : 30% LLR	10%	£-1,391,033	£-1,583,078	£-1,601,875	£-1,601,875	£-1,672,368	£-1,719,362
35% SR : 35% THLR : 30% LLR	20%	£-1,985,692	£-2,153,615	£-2,172,570	£-2,172,570	£-2,243,658	£-2,291,049
35% SR : 35% THLR : 30% LLR	25%	£-2,284,954	£-2,440,781	£-2,459,824	£-2,459,824	£-2,531,239	£-2,578,848
35% SR : 35% THLR : 30% LLR	30%	£-2,585,502	£-2,729,212	£-2,748,349	£-2,748,349	£-2,820,110	£-2,867,951
35% SR : 35% THLR : 30% LLR	35%	£-2,887,339	£-3,018,909	£-3,038,143	£-3,038,143	£-3,110,272	£-3,158,357
35% SR : 35% THLR : 30% LLR	43%	£-3,342,507	£-3,455,827	£-3,475,219	£-3,475,219	£-3,547,934	£-3,596,412
35% SR : 35% THLR : 30% LLR	50%	£-3,802,250	£-3,898,824	£-3,918,703	£-3,918,703	£-3,993,251	£-4,042,950

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£854,029	£637,948	£619,288	£619,288	£549,311	£502,660
35% SR : 35% THLR : 30% LLR	10%	£264,518	£72,473	£53,676	£53,676	£-16,817	£-63,811
35% SR : 35% THLR : 30% LLR	20%	£-330,141	£-498,063	£-517,019	£-517,019	£-588,107	£-635,498
35% SR : 35% THLR : 30% LLR	25%	£-629,403	£-785,230	£-804,273	£-804,273	£-875,688	£-923,297
35% SR : 35% THLR : 30% LLR	30%	£-929,951	£-1,073,681	£-1,092,797	£-1,092,797	£-1,164,559	£-1,212,400
35% SR : 35% THLR : 30% LLR	35%	£-1,231,788	£-1,363,358	£-1,382,592	£-1,382,592	£-1,454,721	£-1,502,806
35% SR : 35% THLR : 30% LLR	43%	£-1,686,956	£-1,800,276	£-1,819,668	£-1,819,668	£-1,892,383	£-1,940,861
35% SR : 35% THLR : 30% LLR	50%	£-2,146,699	£-2,243,273	£-2,263,152	£-2,263,152	£-2,337,700	£-2,387,399

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,942,679	£1,726,598	£1,707,938	£1,707,938	£1,637,961	£1,591,309
35% SR : 35% THLR : 30% LLR	10%	£1,353,168	£1,161,123	£1,142,326	£1,142,326	£1,071,833	£1,024,839
35% SR : 35% THLR : 30% LLR	20%	£758,509	£590,586	£571,631	£571,631	£500,543	£453,152
35% SR : 35% THLR : 30% LLR	25%	£459,247	£303,420	£284,377	£284,377	£212,962	£165,353
35% SR : 35% THLR : 30% LLR	30%	£158,699	£14,989	£-4,148	£-4,148	£-75,909	£-123,750
35% SR : 35% THLR : 30% LLR	35%	£-143,198	£-274,708	£-293,942	£-293,942	£-366,071	£-414,156
35% SR : 35% THLR : 30% LLR	43%	£-596,306	£-711,626	£-731,018	£-731,018	£-803,733	£-852,211
35% SR : 35% THLR : 30% LLR	50%	£-1,058,049	£-1,154,623	£-1,174,502	£-1,174,502	£-1,249,050	£-1,298,749

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,397,116	£2,181,035	£2,162,375	£2,162,375	£2,092,399	£2,045,747
35% SR : 35% THLR : 30% LLR	10%	£1,807,606	£1,615,560	£1,596,783	£1,596,783	£1,526,271	£1,479,276
35% SR : 35% THLR : 30% LLR	20%	£1,212,946	£1,045,024	£1,026,068	£1,026,068	£954,980	£907,589
35% SR : 35% THLR : 30% LLR	25%	£913,684	£757,857	£738,814	£738,814	£667,339	£619,790
35% SR : 35% THLR : 30% LLR	30%	£613,136	£469,426	£450,290	£450,290	£378,529	£330,687
35% SR : 35% THLR : 30% LLR	35%	£311,299	£179,730	£160,495	£160,495	£88,366	£40,281
35% SR : 35% THLR : 30% LLR	43%	£-143,869	£-257,189	£-276,590	£-276,590	£-349,296	£-397,773
35% SR : 35% THLR : 30% LLR	50%	£-603,612	£-700,186	£-720,065	£-720,065	£-794,613	£-844,312

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,657,726	£1,462,952	£1,444,292	£1,444,292	£1,374,315	£1,327,664
35% SR : 35% THLR : 30% LLR	10%	£1,176,833	£1,004,225	£985,427	£985,427	£914,935	£867,940
35% SR : 35% THLR : 30% LLR	20%	£690,788	£540,437	£521,480	£521,480	£450,393	£403,001
35% SR : 35% THLR : 30% LLR	25%	£445,835	£306,644	£287,600	£287,600	£216,186	£168,576
35% SR : 35% THLR : 30% LLR	30%	£199,594	£71,587	£52,450	£52,450	£-19,627	£-68,250
35% SR : 35% THLR : 30% LLR	35%	£-48,718	£-167,431	£-186,980	£-186,980	£-260,288	£-309,159
35% SR : 35% THLR : 30% LLR	43%	£-428,536	£-530,124	£-549,832	£-549,832	£-623,738	£-673,008
35% SR : 35% THLR : 30% LLR	50%	£-811,299	£-895,712	£-915,591	£-915,591	£-990,140	£-1,039,839

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,040,316	£-2,235,090	£-2,253,750	£-2,253,750	£-2,323,727	£-2,370,378
35% SR : 35% THLR : 30% LLR	10%	£-2,521,209	£-2,693,817	£-2,712,615	£-2,712,615	£-2,783,107	£-2,830,102
35% SR : 35% THLR : 30% LLR	20%	£-3,007,254	£-3,157,605	£-3,176,562	£-3,176,562	£-3,247,649	£-3,295,041
35% SR : 35% THLR : 30% LLR	25%	£-3,252,207	£-3,391,397	£-3,410,442	£-3,410,442	£-3,481,855	£-3,529,466
35% SR : 35% THLR : 30% LLR	30%	£-3,498,448	£-3,626,455	£-3,645,592	£-3,645,592	£-3,717,669	£-3,766,292
35% SR : 35% THLR : 30% LLR	35%	£-3,746,760	£-3,865,473	£-3,885,022	£-3,885,022	£-3,958,330	£-4,007,201
35% SR : 35% THLR : 30% LLR	43%	£-4,126,578	£-4,228,166	£-4,247,874	£-4,247,874	£-4,321,780	£-4,371,050
35% SR : 35% THLR : 30% LLR	50%	£-4,509,341	£-4,593,754	£-4,613,633	£-4,613,633	£-4,688,182	£-4,737,880

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-384,764	£-579,539	£-598,199	£-598,199	£-668,176	£-714,827
35% SR : 35% THLR : 30% LLR	10%	£-865,658	£-1,038,266	£-1,057,063	£-1,057,063	£-1,127,556	£-1,174,550
35% SR : 35% THLR : 30% LLR	20%	£-1,351,702	£-1,502,054	£-1,521,011	£-1,521,011	£-1,592,097	£-1,639,490
35% SR : 35% THLR : 30% LLR	25%	£-1,596,656	£-1,735,846	£-1,754,891	£-1,754,891	£-1,826,304	£-1,873,915
35% SR : 35% THLR : 30% LLR	30%	£-1,842,897	£-1,970,904	£-1,990,041	£-1,990,041	£-2,062,118	£-2,110,741
35% SR : 35% THLR : 30% LLR	35%	£-2,089,208	£-2,209,922	£-2,229,471	£-2,229,471	£-2,302,778	£-2,351,650
35% SR : 35% THLR : 30% LLR	43%	£-2,471,027	£-2,572,615	£-2,592,323	£-2,592,323	£-2,666,229	£-2,715,499
35% SR : 35% THLR : 30% LLR	50%	£-2,853,790	£-2,938,203	£-2,958,082	£-2,958,082	£-3,032,630	£-3,082,329

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£703,885	£509,111	£490,451	£490,451	£420,474	£373,823
35% SR : 35% THLR : 30% LLR	10%	£222,992	£50,384	£31,586	£31,586	£-38,906	£-85,901
35% SR : 35% THLR : 30% LLR	20%	£-263,053	£-413,404	£-432,361	£-432,361	£-503,448	£-550,840
35% SR : 35% THLR : 30% LLR	25%	£-508,006	£-647,196	£-666,241	£-666,241	£-737,654	£-785,265
35% SR : 35% THLR : 30% LLR	30%	£-754,247	£-882,254	£-901,391	£-901,391	£-973,469	£-1,022,091
35% SR : 35% THLR : 30% LLR	35%	£-1,002,559	£-1,121,272	£-1,140,821	£-1,140,821	£-1,214,129	£-1,263,000
35% SR : 35% THLR : 30% LLR	43%	£-1,382,377	£-1,483,965	£-1,503,673	£-1,503,673	£-1,577,579	£-1,626,849
35% SR : 35% THLR : 30% LLR	50%	£-1,765,140	£-1,849,553	£-1,869,432	£-1,869,432	£-1,943,981	£-1,993,679

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,158,323	£963,548	£944,888	£944,888	£874,911	£828,260
35% SR : 35% THLR : 30% LLR	10%	£677,429	£504,821	£486,024	£486,024	£415,531	£368,537
35% SR : 35% THLR : 30% LLR	20%	£191,385	£41,033	£22,076	£22,076	£-89,010	£-86,402
35% SR : 35% THLR : 30% LLR	25%	£-53,569	£-192,759	£-211,803	£-211,803	£-283,217	£-330,827
35% SR : 35% THLR : 30% LLR	30%	£-299,810	£-427,817	£-446,954	£-446,954	£-519,031	£-567,654
35% SR : 35% THLR : 30% LLR	35%	£-548,121	£-666,834	£-686,384	£-686,384	£-759,691	£-808,563
35% SR : 35% THLR : 30% LLR	43%	£-827,940	£-1,029,528	£-1,049,236	£-1,049,236	£-1,123,141	£-1,172,412
35% SR : 35% THLR : 30% LLR	50%	£-1,310,703	£-1,395,116	£-1,414,995	£-1,414,995	£-1,489,543	£-1,539,242

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,533,364	£15,302,970	£15,260,712	£15,260,712	£15,102,246	£14,996,602
35% SR : 35% THLR : 30% LLR	10%	£14,193,781	£13,092,863	£13,050,310	£13,050,310	£12,890,739	£12,782,889
35% SR : 35% THLR : 30% LLR	20%	£11,842,904	£10,862,281	£10,818,687	£10,818,687	£10,655,209	£10,546,224
35% SR : 35% THLR : 30% LLR	25%	£10,659,058	£9,740,965	£9,697,180	£9,697,180	£9,532,990	£9,423,529
35% SR : 35% THLR : 30% LLR	30%	£9,469,102	£8,616,824	£8,572,838	£8,572,838	£8,407,891	£8,297,925
35% SR : 35% THLR : 30% LLR	35%	£8,276,272	£7,489,858	£7,445,659	£7,445,659	£7,279,911	£7,169,413
35% SR : 35% THLR : 30% LLR	43%	£6,481,638	£5,794,112	£5,749,570	£5,749,570	£5,582,542	£5,471,190
35% SR : 35% THLR : 30% LLR	50%	£4,680,536	£4,092,009	£4,047,101	£4,047,101	£3,878,694	£3,766,424

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,234,597	£8,004,203	£7,961,945	£7,961,945	£7,803,479	£7,697,835
35% SR : 35% THLR : 30% LLR	10%	£6,895,014	£5,794,096	£5,751,543	£5,751,543	£5,591,972	£5,484,122
35% SR : 35% THLR : 30% LLR	20%	£4,544,137	£3,563,514	£3,519,921	£3,519,921	£3,356,442	£3,247,458
35% SR : 35% THLR : 30% LLR	25%	£3,360,291	£2,442,198	£2,398,413	£2,398,413	£2,234,223	£2,124,762
35% SR : 35% THLR : 30% LLR	30%	£2,170,335	£1,318,057	£1,274,071	£1,274,071	£1,109,124	£999,159
35% SR : 35% THLR : 30% LLR	35%	£977,505	£191,091	£146,892	£146,892	£18,856	£129,354
35% SR : 35% THLR : 30% LLR	43%	£-817,129	£-1,504,655	£-1,549,197	£-1,549,197	£-1,716,224	£-1,827,577
35% SR : 35% THLR : 30% LLR	50%	£-2,618,231	£-3,206,758	£-3,251,666	£-3,251,666	£-3,420,073	£-3,532,343

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,502,132	£11,271,738	£11,229,480	£11,229,480	£11,071,014	£10,965,370
35% SR : 35% THLR : 30% LLR	10%	£10,162,549	£9,061,631	£9,019,078	£9,019,078	£8,859,507	£8,751,657
35% SR : 35% THLR : 30% LLR	20%	£7,811,672	£6,831,049	£6,787,456	£6,787,456	£6,623,977	£6,514,993
35% SR : 35% THLR : 30% LLR	25%	£6,627,826	£5,709,733	£5,665,948	£5,665,948	£5,501,758	£5,392,297
35% SR : 35% THLR : 30% LLR	30%	£5,437,870	£4,585,592	£4,541,606	£4,541,606	£4,376,659	£4,266,694
35% SR : 35% THLR : 30% LLR	35%	£4,245,040	£3,458,626	£3,414,427	£3,414,427	£3,248,679	£3,138,181
35% SR : 35% THLR : 30% LLR	43%	£2,450,406	£1,762,880	£1,718,338	£1,718,338	£1,551,311	£1,439,958
35% SR : 35% THLR : 30% LLR	50%	£649,304	£60,777	£15,869	£15,869	£-152,538	£-264,808

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,650,783	£13,420,389	£13,378,131	£13,378,131	£13,219,665	£13,114,021
35% SR : 35% THLR : 30% LLR	10%	£12,311,200	£11,210,283	£11,167,730	£11,167,730	£11,008,159	£10,900,308
35% SR : 35% THLR : 30% LLR	20%	£9,960,323	£8,979,700	£8,936,107	£8,936,107	£8,772,628	£8,663,644
35% SR : 35% THLR : 30% LLR	25%	£8,776,477	£7,858,384	£7,814,600	£7,814,600	£7,650,409	£7,540,948
35% SR : 35% THLR : 30% LLR	30%	£7,586,521	£6,734,243	£6,690,257	£6,690,257	£6,525,310	£6,415,345
35% SR : 35% THLR : 30% LLR	35%	£6,393,692	£5,607,277	£5,563,078	£5,563,078	£5,397,331	£5,286,832
35% SR : 35% THLR : 30% LLR	43%	£4,599,057	£3,911,531	£3,866,969	£3,866,969	£3,699,962	£3,589,609
35% SR : 35% THLR : 30% LLR	50%	£2,797,955	£2,209,428	£2,164,520	£2,164,520	£1,996,114	£1,883,843

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,547,699	£14,317,305	£14,275,047	£14,275,047	£14,116,581	£14,010,937
35% SR : 35% THLR : 30% LLR	10%	£13,208,116	£12,107,198	£12,064,645	£12,064,645	£11,905,074	£11,797,224
35% SR : 35% THLR : 30% LLR	20%	£10,857,239	£9,876,616	£9,833,022	£9,833,022	£9,669,544	£9,560,559
35% SR : 35% THLR : 30% LLR	25%	£9,673,393	£8,755,300	£8,711,515	£8,711,515	£8,547,325	£8,437,864
35% SR : 35% THLR : 30% LLR	30%	£8,483,437	£7,631,159	£7,587,173	£7,587,173	£7,422,226	£7,312,260
35% SR : 35% THLR : 30% LLR	35%	£7,290,607	£6,504,193	£6,459,994	£6,459,994	£6,294,246	£6,183,748
35% SR : 35% THLR : 30% LLR	43%	£5,495,973	£4,808,447	£4,763,905	£4,763,905	£4,596,877	£4,485,525
35% SR : 35% THLR : 30% LLR	50%	£3,694,871	£3,106,344	£3,061,436	£3,061,436	£2,893,029	£2,780,759

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,273,671	£8,152,664	£8,109,715	£8,109,715	£7,948,657	£7,841,285
35% SR : 35% THLR : 30% LLR	10%	£7,604,113	£6,602,516	£6,559,269	£6,559,269	£6,397,088	£6,288,966
35% SR : 35% THLR : 30% LLR	20%	£5,923,057	£5,041,070	£4,997,475	£4,997,475	£4,833,998	£4,725,013
35% SR : 35% THLR : 30% LLR	25%	£5,078,216	£4,256,108	£4,212,325	£4,212,325	£4,048,134	£3,938,673
35% SR : 35% THLR : 30% LLR	30%	£4,230,503	£3,468,322	£3,424,337	£3,424,337	£3,259,389	£3,149,425
35% SR : 35% THLR : 30% LLR	35%	£3,379,914	£2,677,712	£2,633,513	£2,633,513	£2,467,765	£2,357,268
35% SR : 35% THLR : 30% LLR	43%	£2,098,642	£1,486,499	£1,441,959	£1,441,959	£1,274,930	£1,163,579
35% SR : 35% THLR : 30% LLR	50%	£810,903	£288,930	£244,022	£244,022	£75,615	£-37,255

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,974,904	£853,897	£810,948	£810,948	£649,890	£542,518
35% SR : 35% THLR : 30% LLR	10%	£305,346	£-696,251	£-739,498	£-739,498	£-901,679	£-1,009,801
35% SR : 35% THLR : 30% LLR	20%	£-1,375,710	£-2,257,697	£-2,301,292	£-2,301,292	£-2,464,769	£-2,573,754
35% SR : 35% THLR : 30% LLR	25%	£-2,220,551	£-3,042,659	£-3,086,442	£-3,086,442	£-3,250,633	£-3,360,094
35% SR : 35% THLR : 30% LLR	30%	£-3,068,264	£-3,830,444	£-3,874,430	£-3,874,430	£-4,039,378	£-4,149,342
35% SR : 35% THLR : 30% LLR	35%	£-3,918,852	£-4,621,055	£-4,665,254	£-4,665,254	£-4,831,002	£-4,941,499
35% SR : 35% THLR : 30% LLR	43%	£-5,200,125	£-5,812,268	£-5,856,808	£-5,856,808	£-6,023,837	£-6,135,188
35% SR : 35% THLR : 30% LLR	50%	£-6,487,864	£-7,009,837	£-7,054,745	£-7,054,745	£-7,223,152	£-7,336,022

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,242,439	£4,121,432	£4,078,483	£4,078,483	£3,917,425	£3,810,054
35% SR : 35% THLR : 30% LLR	10%	£3,572,881	£2,571,285	£2,528,037	£2,528,037	£2,365,856	£2,257,734
35% SR : 35% THLR : 30% LLR	20%	£1,891,825	£1,009,838	£966,243	£966,243	£802,766	£693,781
35% SR : 35% THLR : 30% LLR	25%	£1,046,984	£224,876	£181,093	£181,093	£16,902	£-92,559
35% SR : 35% THLR : 30% LLR	30%	£199,271	£-582,909	£-606,895	£-606,895	£-771,843	£-881,807
35% SR : 35% THLR : 30% LLR	35%	£-651,317	£-1,353,520	£-1,397,719	£-1,397,719	£-1,563,467	£-1,673,964
35% SR : 35% THLR : 30% LLR	43%	£-1,932,590	£-2,544,733	£-2,589,273	£-2,589,273	£-2,756,302	£-2,867,653
35% SR : 35% THLR : 30% LLR	50%	£-3,220,329	£-3,742,302	£-3,787,210	£-3,787,210	£-3,955,616	£-4,068,487

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,391,090	£6,270,083	£6,227,134	£6,227,134	£6,066,077	£5,958,705
35% SR : 35% THLR : 30% LLR	10%	£5,721,532	£4,719,936	£4,676,688	£4,676,688	£4,514,507	£4,406,385
35% SR : 35% THLR : 30% LLR	20%	£4,040,476	£3,158,489	£3,114,895	£3,114,895	£2,951,417	£2,842,433
35% SR : 35% THLR : 30% LLR	25%	£3,195,636	£2,373,528	£2,329,744	£2,329,744	£2,165,553	£2,056,092
35% SR : 35% THLR : 30% LLR	30%	£2,347,922	£1,585,742	£1,541,757	£1,541,757	£1,376,808	£1,266,844
35% SR : 35% THLR : 30% LLR	35%	£1,497,334	£795,131	£750,932	£750,932	£595,185	£474,687
35% SR : 35% THLR : 30% LLR	43%	£216,061	£-396,862	£-440,622	£-440,622	£-607,851	£-719,002
35% SR : 35% THLR : 30% LLR	50%	£-1,071,678	£-1,593,651	£-1,638,559	£-1,638,559	£-1,806,965	£-1,919,836

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,288,006	£7,166,999	£7,124,050	£7,124,050	£6,962,892	£6,855,620
35% SR : 35% THLR : 30% LLR	10%	£6,618,448	£5,616,851	£5,573,604	£5,573,604	£5,411,423	£5,303,301
35% SR : 35% THLR : 30% LLR	20%	£4,937,392	£4,055,405	£4,011,810	£4,011,810	£3,848,333	£3,739,348
35% SR : 35% THLR : 30% LLR	25%	£4,092,551	£3,270,443	£3,226,660	£3,226,660	£3,062,469	£2,953,080
35% SR : 35% THLR : 30% LLR	30%	£3,244,838	£2,482,657	£2,438,672	£2,438,672	£2,273,724	£2,163,760
35% SR : 35% THLR : 30% LLR	35%	£2,394,249	£1,692,047	£1,647,848	£1,647,848	£1,482,100	£1,371,613
35% SR : 35% THLR : 30% LLR	43%	£1,112,977	£500,834	£456,294	£456,294	£289,265	£177,914
35% SR : 35% THLR : 30% LLR	50%	£-174,762	£-696,735	£-741,643	£-741,643	£-910,050	£-1,022,920

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,235,317	£5,166,567	£5,123,618	£5,123,618	£4,962,560	£4,855,188
35% SR : 35% THLR : 30% LLR	10%	£4,833,782	£3,879,833	£3,836,585	£3,836,585	£3,674,403	£3,566,282
35% SR : 35% THLR : 30% LLR	20%	£3,420,748	£2,581,798	£2,538,205	£2,538,205	£2,374,727	£2,265,742
35% SR : 35% THLR : 30% LLR	25%	£2,709,920	£1,928,545	£1,884,760	£1,884,760	£1,720,569	£1,611,108
35% SR : 35% THLR : 30% LLR	30%	£1,996,217	£1,272,465	£1,228,479	£1,228,479	£1,063,531	£953,566
35% SR : 35% THLR : 30% LLR	35%	£1,279,641	£613,561	£569,362	£569,362	£403,615	£293,116
35% SR : 35% THLR : 30% LLR	43%	£199,386	£-386,309	£-431,578	£-431,578	£-601,338	£-714,511
35% SR : 35% THLR : 30% LLR	50%	£-901,850	£-1,402,674	£-1,448,317	£-1,448,317	£-1,619,477	£-1,733,584

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,063,450	£-2,132,200	£-2,175,149	£-2,175,149	£-2,336,207	£-2,443,578
35% SR : 35% THLR : 30% LLR	10%	£-2,464,985	£-3,418,934	£-3,462,182	£-3,462,182	£-3,624,364	£-3,732,485
35% SR : 35% THLR : 30% LLR	20%	£-3,878,018	£-4,716,969	£-4,760,562	£-4,760,562	£-4,924,040	£-5,033,025
35% SR : 35% THLR : 30% LLR	25%	£-4,588,847	£-5,370,222	£-5,414,007	£-5,414,007	£-5,578,198	£-5,687,659
35% SR : 35% THLR : 30% LLR	30%	£-5,302,550	£-6,026,302	£-6,070,288	£-6,070,288	£-6,235,236	£-6,345,201
35% SR : 35% THLR : 30% LLR	35%	£-6,019,126	£-6,685,206	£-6,729,405	£-6,729,405	£-6,895,152	£-7,005,650
35% SR : 35% THLR : 30% LLR	43%	£-7,099,381	£-7,685,076	£-7,730,345	£-7,730,345	£-7,900,105	£-8,013,278
35% SR : 35% THLR : 30% LLR	50%	£-8,200,616	£-8,701,440	£-8,747,083	£-8,747,083	£-8,918,244	£-9,032,351

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,204,086	£1,135,335	£1,092,386	£1,092,386	£931,329	£823,957
35% SR : 35% THLR : 30% LLR	10%	£802,550	£-151,399	£-194,647	£-194,647	£-356,829	£-464,950
35% SR : 35% THLR : 30% LLR	20%	£-610,483	£-1,449,434	£-1,493,027	£-1,493,027	£-1,656,505	£-1,765,490
35% SR : 35% THLR : 30% LLR	25%	£-1,321,312	£-2,102,687	£-2,146,472	£-2,146,472	£-2,310,683	£-2,420,123
35% SR : 35% THLR : 30% LLR	30%	£-2,035,015	£-2,758,767	£-2,802,753	£-2,802,753	£-2,967,700	£-3,077,666
35% SR : 35% THLR : 30% LLR	35%	£-2,751,591	£-3,417,671	£-3,461,870	£-3,461,870	£-3,627,617	£-3,738,115
35% SR : 35% THLR : 30% LLR	43%	£-3,831,846	£-4,417,540	£-4,462,810	£-4,462,810	£-4,632,570	£-4,745,743
35% SR : 35% THLR : 30% LLR	50%	£-4,933,081	£-5,433,905	£-5,479,548	£-5,479,548	£-5,660,709	£-5,764,816

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,352,737	£3,283,986	£3,241,038	£3,241,038	£3,079,980	£2,972,608
35% SR : 35% THLR : 30% LLR	10%	£2,951,201	£1,997,252	£1,954,004	£1,954,004	£1,791,822	£1,683,702
35% SR : 35% THLR : 30% LLR	20%	£1,538,168	£699,218	£655,624	£655,624	£492,147	£383,161
35% SR : 35% THLR : 30% LLR	25%	£827,340	£45,964	£2,179	£2,179	£-162,011	£-271,472
35% SR : 35% THLR : 30% LLR	30%	£113,636	£-610,116	£-654,102	£-654,102	£-819,049	£-929,014
35% SR : 35% THLR : 30% LLR	35%	£-602,940	£-1,269,020	£-1,313,219	£-1,313,219	£-1,478,986	£-1,589,464
35% SR : 35% THLR : 30% LLR	43%	£-1,683,195	£-2,268,889	£-2,314,159	£-2,314,159	£-2,483,919	£-2,597,982
35% SR : 35% THLR : 30% LLR	50%	£-2,784,430	£-3,285,254	£-3,330,897	£-3,330,897	£-3,502,058	£-3,616,164

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,249,652	£4,180,902	£4,137,953	£4,137,953	£3,976,895	£3,869,523
35% SR : 35% THLR : 30% LLR	10%	£3,848,117	£2,894,168	£2,850,920	£2,850,920	£2,688,738	£2,580,617
35% SR : 35% THLR : 30% LLR	20%	£2,435,083	£1,596,133	£1,552,540	£1,552,540	£1,389,062	£1,280,077
35% SR : 35% THLR : 30% LLR	25%	£1,724,255	£942,880	£899,095	£899,095	£734,904	£625,443
35% SR : 35% THLR : 30% LLR	30%	£1,010,552	£286,800	£242,814	£242,814	£77,866	£-32,099
35% SR : 35% THLR : 30% LLR	35%	£293,976	£-372,104	£-416,303	£-416,303	£-582,050	£-692,549
35% SR : 35% THLR : 30% LLR	43%	£-786,279	£-1,371,974	£-1,417,243	£-1,417,243	£-1,587,003	£-1,700,176
35% SR : 35% THLR : 30% LLR	50%	£-1,887,515	£-2,388,339	£-2,433,982	£-2,433,982	£-2,606,142	£-2,719,249

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,058,329	£7,467,014	£7,424,066	£7,424,066	£7,263,008	£7,155,636
35% SR : 35% THLR : 30% LLR	10%	£6,555,026	£6,029,385	£5,986,136	£5,986,136	£5,823,955	£5,715,835
35% SR : 35% THLR : 30% LLR	20%	£5,040,226	£4,580,456	£4,536,861	£4,536,861	£4,373,384	£4,264,399
35% SR : 35% THLR : 30% LLR	25%	£4,278,515	£3,851,753	£3,807,968	£3,807,968	£3,643,778	£3,534,317
35% SR : 35% THLR : 30% LLR	30%	£3,513,929	£3,120,226	£3,076,240	£3,076,240	£2,911,293	£2,801,327
35% SR : 35% THLR : 30% LLR	35%	£2,746,468	£2,385,873	£2,341,674	£2,341,674	£2,176,527	£2,066,429
35% SR : 35% THLR : 30% LLR	43%	£1,589,888	£1,279,049	£1,234,508	£1,234,508	£1,067,480	£966,129
35% SR : 35% THLR : 30% LLR	50%	£426,840	£165,868	£120,960	£120,960	£-48,223	£-162,330

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£759,562	£168,247	£125,299	£125,299	£-35,759	£-143,131
35% SR : 35% THLR : 30% LLR	10%	£-743,741	£-1,269,382	£-1,312,631	£-1,312,631	£-1,474,812	£-1,582,932
35% SR : 35% THLR : 30% LLR	20%	£-2,258,541	£-2,718,311	£-2,761,906	£-2,761,906	£-2,925,383	£-3,034,368
35% SR : 35% THLR : 30% LLR	25%	£-3,020,252	£-3,447,014	£-3,490,798	£-3,490,798	£-3,654,999	£-3,764,540
35% SR : 35% THLR : 30% LLR	30%	£-3,784,838	£-4,178,541	£-4,222,527	£-4,222,527	£-4,387,474	£-4,497,439
35% SR : 35% THLR : 30% LLR	35%	£-4,552,299	£-4,912,894	£-4,957,093	£-4,957,093	£-5,122,840	£-5,233,338
35% SR : 35% THLR : 30% LLR	43%	£-5,708,879	£-6,019,718	£-6,064,258	£-6,064,258	£-6,231,287	£-6,342,638
35% SR : 35% THLR : 30% LLR	50%	£-6,871,927	£-7,132,899	£-7,177,807	£-7,177,807	£-7,346,990	£-7,461,097

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,027,097	£3,435,782	£3,392,834	£3,392,834	£3,231,776	£3,124,404
35% SR : 35% THLR : 30% LLR	10%	£2,523,795	£1,998,153	£1,954,904	£1,954,904	£1,792,723	£1,684,603
35% SR : 35% THLR : 30% LLR	20%	£1,008,994	£549,224	£505,629	£505,629	£342,152	£233,167
35% SR : 35% THLR : 30% LLR	25%	£247,283	£-179,479	£-223,283	£-223,283	£-387,454	£-496,915
35% SR : 35% THLR : 30% LLR	30%	£-517,303	£-911,006	£-954,992	£-954,992	£-1,119,939	£-1,229,904
35% SR : 35% THLR : 30% LLR	35%	£-1,284,764	£-1,845,358	£-1,889,558	£-1,889,558	£-2,054,305	£-2,164,803
35% SR : 35% THLR : 30% LLR	43%	£-2,441,343	£-2,752,183	£-2,796,723	£-2,796,723	£-2,963,752	£-3,075,103
35% SR : 35% THLR : 30% LLR	50%	£-3,604,391	£-3,865,364	£-3,910,272	£-3,910,272	£-4,079,455	£-4,193,562

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,175,748	£5,584,434	£5,541,485	£5,541,485	£5,380,427	£5,273,055
35% SR : 35% THLR : 30% LLR	10%	£4,672,446	£4,146,804	£4,103,556	£4,103,556	£3,941,374	£3,833,254
35% SR : 35% THLR : 30% LLR	20%	£3,157,645	£2,697,875	£2,654,280	£2,654,280	£2,490,803	£2,381,818
35% SR : 35% THLR : 30% LLR	25%	£2,395,934	£1,969,172	£1,925,388	£1,925,388	£1,761,197	£1,651,736
35% SR : 35% THLR : 30% LLR	30%	£1,631,348	£1,237,645	£1,193,659	£1,193,659	£1,028,712	£918,747
35% SR : 35% THLR : 30% LLR	35%	£863,887	£503,293	£459,094	£459,094	£293,345	£182,848
35% SR : 35% THLR : 30% LLR	43%	£-292,692	£-603,532	£-648,072	£-648,072	£-815,101	£-926,452
35% SR : 35% THLR : 30% LLR	50%	£-1,455,740	£-1,716,743	£-1,761,621	£-1,761,621	£-1,930,804	£-2,044,910

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,072,664	£6,481,349	£6,438,401	£6,438,401	£6,277,343	£6,169,971
35% SR : 35% THLR : 30% LLR	10%	£5,569,361	£5,043,720	£5,000,471	£5,000,471	£4,839,290	£4,730,170
35% SR : 35% THLR : 30% LLR	20%	£4,054,561	£3,594,791	£3,551,196	£3,551,196	£3,387,719	£3,278,734
35% SR : 35% THLR : 30% LLR	25%	£3,292,850	£2,866,088	£2,822,303	£2,822,303	£2,658,113	£2,548,652
35% SR : 35% THLR : 30% LLR	30%	£2,528,264	£2,134,561	£2,090,575	£2,090,575	£1,925,628	£1,815,662
35% SR : 35% THLR : 30% LLR	35%	£1,760,803	£1,400,208	£1,356,009	£1,356,009	£1,190,262	£1,079,764
35% SR : 35% THLR : 30% LLR	43%	£604,223	£293,384	£248,843	£248,843	£81,815	£-29,536
35% SR : 35% THLR : 30% LLR	50%	£-558,825	£-810,797	£-864,705	£-864,705	£-1,033,888	£-1,147,995

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,627,646	£5,078,137	£5,035,188	£5,035,188	£4,874,131	£4,766,759
35% SR : 35% THLR : 30% LLR	10%	£4,305,739	£3,818,783	£3,775,535	£3,775,535	£3,613,354	£3,505,233
35% SR : 35% THLR : 30% LLR	20%	£2,972,335	£2,548,130	£2,504,536	£2,504,536	£2,341,058	£2,232,073
35% SR : 35% THLR : 30% LLR	25%	£2,301,321	£1,908,565	£1,864,781	£1,864,781	£1,700,591	£1,591,130
35% SR : 35% THLR : 30% LLR	30%	£1,627,433	£1,266,177	£1,222,190	£1,222,190	£1,057,243	£947,278
35% SR : 35% THLR : 30% LLR	35%	£950,671	£620,963	£576,764	£576,764	£411,016	£300,518
35% SR : 35% THLR : 30% LLR	43%	£-71,004	£-357,915	£-403,184	£-403,184	£-572,944	£-686,117
35% SR : 35% THLR : 30% LLR	50%	£-1,114,803	£-1,353,408	£-1,399,051	£-1,399,051	£-1,570,211	£-1,684,319

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,671,121	£-2,220,630	£-2,263,578	£-2,263,578	£-2,424,636	£-2,532,008
35% SR : 35% THLR : 30% LLR	10%	£-2,993,028	£-3,479,984	£-3,523,232	£-3,523,232	£-3,885,413	£-3,793,534
35% SR : 35% THLR : 30% LLR	20%	£-4,326,432	£-4,750,637	£-4,794,231	£-4,794,231	£-4,957,709	£-5,066,694
35% SR : 35% THLR : 30% LLR	25%	£-4,997,446	£-5,390,202	£-5,433,985	£-5,433,985	£-5,598,176	£-5,707,637
35% SR : 35% THLR : 30% LLR	30%	£-5,671,334	£-6,032,590	£-6,076,577	£-6,076,577	£-6,241,524	£-6,351,489
35% SR : 35% THLR : 30% LLR	35%	£-6,348,096	£-6,677,804	£-6,722,003	£-6,722,003	£-6,887,750	£-6,998,249
35% SR : 35% THLR : 30% LLR	43%	£-7,369,771	£-7,656,682	£-7,701,951	£-7,701,951	£-7,871,711	£-7,984,884
35% SR : 35% THLR : 30% LLR	50%	£-8,413,569	£-8,652,175	£-8,697,818	£-8,697,818	£-8,868,978	£-8,983,086

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,596,414	£1,046,905	£1,003,957	£1,003,957	£842,899	£735,527
35% SR : 35% THLR : 30% LLR	10%	£274,507	£-212,449	£-255,697	£-255,697	£-417,878	£-525,999
35% SR : 35% THLR : 30% LLR	20%	£-1,058,897	£-1,483,102	£-1,526,696	£-1,526,696	£-1,690,174	£-1,799,159
35% SR : 35% THLR : 30% LLR	25%	£-1,729,911	£-2,122,667	£-2,166,450	£-2,166,450	£-2,330,641	£-2,440,102
35% SR : 35% THLR : 30% LLR	30%	£-2,403,799	£-2,765,055	£-2,809,042	£-2,809,042	£-2,973,989	£-3,083,954
35% SR : 35% THLR : 30% LLR	35%	£-3,080,561	£-3,410,289	£-3,454,468	£-3,454,468	£-3,620,215	£-3,730,714
35% SR : 35% THLR : 30% LLR	43%	£-4,102,236	£-4,389,147	£-4,434,416	£-4,434,416	£-4,604,175	£-4,717,349
35% SR : 35% THLR : 30% LLR	50%	£-5,146,034	£-5,384,640	£-5,430,283	£-5,430,283	£-5,601,443	£-5,715,551

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,745,065	£3,195,556	£3,152,608	£3,152,608	£2,991,550	£2,884,178
35% SR : 35% THLR : 30% LLR	10%	£2,423,158	£1,936,202	£1,892,954	£1,892,954	£1,730,773	£1,622,652
35% SR : 35% THLR : 30% LLR	20%	£1,089,754	£665,549	£621,955	£621,955	£458,477	£349,492
35% SR : 35% THLR : 30% LLR	25%	£418,740	£25,984	£-17,799	£-17,799	£-181,990	£-291,451
35% SR : 35% THLR : 30% LLR	30%	£-255,148	£-616,404	£-660,390	£-660,390	£-825,339	£-935,303
35% SR : 35% THLR : 30% LLR	35%	£-931,910	£-1,261,616	£-1,305,817	£-1,305,817	£-1,471,584	£-1,582,062
35% SR : 35% THLR : 30% LLR	43%	£-1,953,585	£-2,240,496	£-2,285,765	£-2,285,765	£-2,455,524	£-2,568,698
35% SR : 35% THLR : 30% LLR	50%	£-2,997,383	£-3,235,988	£-3,281,631	£-3,281,631	£-3,452,792	£-3,566,900

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,641,981	£4,092,472	£4,049,523	£4,049,523	£3,888,466	£3,781,094
35% SR : 35% THLR : 30% LLR	10%	£3,320,074	£2,833,118	£2,789,870	£2,789,870	£2,627,689	£2,519,568
35% SR : 35% THLR : 30% LLR	20%	£1,996,670	£1,562,465	£1,518,871	£1,518,871	£1,355,393	£1,246,408
35% SR : 35% THLR : 30% LLR	25%	£1,315,656	£922,900	£879,116	£879,116	£714,926	£605,465
35% SR : 35% THLR : 30% LLR	30%	£641,768	£280,512	£236,525	£236,525	£71,578	£-38,387
35% SR : 35% THLR : 30% LLR	35%	£-34,994	£-364,702	£-408,901	£-408,901	£-574,649	£-685,147
35% SR : 35% THLR : 30% LLR	43%	£-1,056,669	£-1,343,580	£-1,388,849	£-1,388,849	£-1,558,609	£-1,671,782
35% SR : 35% THLR : 30% LLR	50%	£-2,100,468	£-2,339,073	£-2,384,716	£-2,384,716	£-2,556,876	£-2,669,984

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,804,634	£3,286,479	£3,243,530	£3,243,530	£3,082,472	£2,975,101
35% SR : 35% THLR : 30% LLR	10%	£2,615,940	£2,158,047	£2,114,798	£2,114,798	£1,952,617	£1,844,497
35% SR : 35% THLR : 30% LLR	20%	£1,415,749	£1,018,315	£974,721	£974,721	£811,244	£702,258
35% SR : 35% THLR : 30% LLR	25%	£811,341	£444,212	£400,428	£400,428	£236,237	£126,776
35% SR : 35% THLR : 30% LLR	30%	£204,060	£-134,886	£-179,592	£-179,592	£-347,237	£-459,001
35% SR : 35% THLR : 30% LLR	35%	£-412,737	£-724,122	£-769,044	£-769,044	£-937,502	£-1,049,807
35% SR : 35% THLR : 30% LLR	43%	£-1,348,418	£-1,613,357	£-1,658,627	£-1,658,627	£-1,828,386	£-1,941,560
35% SR : 35% THLR : 30% LLR	50%	£-2,290,671	£-2,509,054	£-2,554,697	£-2,554,697	£-2,725,857	£-2,839,964

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,494,133	£-4,012,288	£-4,056,237	£-4,056,237	£-4,216,294	£-4,323,666
35% SR : 35% THLR : 30% LLR	10%	£-4,682,827	£-5,140,720	£-5,183,969	£-5,183,969	£-5,346,150	£-5,454,270
35% SR : 35% THLR : 30% LLR	20%	£-5,883,018	£-6,280,452	£-6,324,046	£-6,324,046	£-6,487,523	£-6,596,509
35% SR : 35% THLR : 30% LLR	25%	£-6,487,426	£-6,854,554	£-6,898,339	£-6,898,339	£-7,062,530	£-7,171,991
35% SR : 35% THLR : 30% LLR	30%	£-7,094,707	£-7,433,653	£-7,478,359	£-7,478,359	£-7,646,004	£-7,757,768
35% SR : 35% THLR : 30% LLR	35%	£-7,711,504	£-8,022,888	£-8,067,811	£-8,067,811	£-8,236,269	£-8,348,574
35% SR : 35% THLR : 30% LLR	43%	£-8,647,185	£-8,912,124	£-8,957,393	£-8,957,393	£-9,127,153	£-9,240,327
35% SR : 35% THLR : 30% LLR	50%	£-9,589,438	£-9,807,821	£-9,853,464	£-9,853,464	£-10,024,624	£-10,138,731

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-226,598	£-744,753	£-787,702	£-787,702	£-948,759	£-1,056,131
35% SR : 35% THLR : 30% LLR	10%	£-1,415,292	£-1,873,185	£-1,916,434	£-1,916,434	£-2,078,615	£-2,186,735
35% SR : 35% THLR : 30% LLR	20%	£-2,615,483	£-3,012,917	£-3,056,511	£-3,056,511	£-3,219,998	£-3,328,974
35% SR : 35% THLR : 30% LLR	25%	£-3,219,890	£-3,587,019	£-3,630,804	£-3,630,804	£-3,794,995	£-3,904,456
35% SR : 35% THLR : 30% LLR	30%	£-3,827,172	£-4,166,118	£-4,210,824	£-4,210,824	£-4,378,489	£-4,490,233
35% SR : 35% THLR : 30% LLR	35%	£-4,443,969	£-4,755,353	£-4,800,276	£-4,800,276	£-4,968,734	£-5,081,039
35% SR : 35% THLR : 30% LLR	43%	£-5,379,650	£-5,844,589	£-5,889,858	£-5,889,858	£-6,059,618	£-6,172,792
35% SR : 35% THLR : 30% LLR	50%	£-6,321,903	£-6,840,285	£-6,885,928	£-6,885,928	£-7,057,089	£-7,171,196

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,922,054	£1,403,898	£1,360,950	£1,360,950	£1,199,892	£1,092,520
35% SR : 35% THLR : 30% LLR	10%	£733,359	£275,466	£232,217	£232,217	£70,036	£-38,084
35% SR : 35% THLR : 30% LLR	20%	£-466,832	£-864,266	£-907,859	£-907,859	£-1,071,337	£-1,180,322
35% SR : 35% THLR : 30% LLR	25%	£-1,071,239	£-1,436,368	£-1,482,153	£-1,482,153	£-1,646,344	£-1,755,804
35% SR : 35% THLR : 30% LLR	30%	£-1,678,521	£-2,017,467	£-2,062,173	£-2,062,173	£-2,229,818	£-2,341,581
35% SR : 35% THLR : 30% LLR	35%	£-2,285,318	£-2,606,702	£-2,651,625	£-2,651,625	£-2,820,083	£-2,932,388
35% SR : 35% THLR : 30% LLR	43%	£-3,230,999	£-3,495,938	£-3,541,207	£-3,541,207	£-3,710,967	£-3,824,140
35% SR : 35% THLR : 30% LLR	50%	£-4,173,252	£-4,391,634	£-4,437,277	£-4,437,277	£-4,608,438	£-4,722,545

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,818,969	£2,300,814	£2,257,865	£2,257,865	£2,096,807	£1,989,436
35% SR : 35% THLR : 30% LLR	10%	£1,630,275	£1,172,382	£1,129,133	£1,129,133	£966,952	£858,832
35% SR : 35% THLR : 30% LLR	20%	£430,084	£32,850	£-10,944	£-10,944	£-174,421	£-283,407
35% SR : 35% THLR : 30% LLR	25%	£-174,324	£-541,453	£-585,237	£-585,237	£-749,428	£-858,899
35% SR : 35% THLR : 30% LLR	30%	£-781,605	£-1,120,551	£-1,165,257	£-1,165,257	£-1,332,902	£-1,444,666
35% SR : 35% THLR : 30% LLR	35%	£-1,398,402	£-1,709,787	£-1,754,709	£-1,754,709	£-1,923,167	£-2,035,472
35% SR : 35% THLR : 30% LLR	43%	£-2,334,083	£-2,599,022	£-2,644,292	£-2,644,292	£-2,814,051	£-2,927,225
35% SR : 35% THLR : 30% LLR	50%	£-3,276,336	£-3,494,719	£-3,540,362	£-3,540,362	£-3,711,522	£-3,826,629

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,842,988	£6,385,640	£6,342,692	£6,342,692	£6,181,634	£6,074,262
35% SR : 35% THLR : 30% LLR	10%	£5,443,747	£5,038,976	£4,995,728	£4,995,728	£4,833,547	£4,725,425
35% SR : 35% THLR : 30% LLR	20%	£4,033,009	£3,681,012	£3,637,418	£3,637,418	£3,473,941	£3,364,955
35% SR : 35% THLR : 30% LLR	25%	£3,323,328	£2,997,793	£2,954,008	£2,954,008	£2,789,818	£2,680,357
35% SR : 35% THLR : 30% LLR	30%	£2,610,773	£2,311,749	£2,267,763	£2,267,763	£2,102,816	£1,992,851
35% SR : 35% THLR : 30% LLR	35%	£1,895,343	£1,622,879	£1,578,680	£1,578,680	£1,412,933	£1,302,435
35% SR : 35% THLR : 30% LLR	43%	£816,809	£584,279	£539,738	£539,738	£372,710	£261,358
35% SR : 35% THLR : 30% LLR	50%	£-272,577	£-468,213	£-513,855	£-513,855	£-685,015	£-799,123

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-465,779	£-913,127	£-956,075	£-956,075	£-1,117,133	£-1,224,505
35% SR : 35% THLR : 30% LLR	10%	£-1,855,020	£-2,259,791	£-2,303,039	£-2,303,039	£-2,465,220	£-2,573,342
35% SR : 35% THLR : 30% LLR	20%	£-3,265,758	£-3,617,755	£-3,661,349	£-3,661,349	£-3,824,826	£-3,933,812
35% SR : 35% THLR : 30% LLR	25%	£-3,975,439	£-4,300,974	£-4,344,759	£-4,344,759	£-4,508,949	£-4,618,410
35% SR : 35% THLR : 30% LLR	30%	£-4,687,994	£-4,987,018	£-5,031,004	£-5,031,004	£-5,195,951	£-5,305,916
35% SR : 35% THLR : 30% LLR	35%	£-5,403,424	£-5,675,888	£-5,720,087	£-5,720,087	£-5,885,834	£-5,996,331
35% SR : 35% THLR : 30% LLR	43%	£-6,481,958	£-6,714,488	£-6,759,029	£-6,759,029	£-6,926,056	£-7,037,409
35% SR : 35% THLR : 30% LLR	50%	£-7,571,344	£-7,766,980	£-7,812,622	£-7,812,622	£-7,983,782	£-8,097,890

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,811,756	£2,354,408	£2,311,460	£2,311,460	£2,150,402	£2,043,030
35% SR : 35% THLR : 30% LLR	10%	£1,412,515	£1,007,744	£964,496	£964,496	£802,315	£694,194
35% SR : 35% THLR : 30% LLR	20%	£1,777	£-350,220	£-393,814	£-393,814	£-557,291	£-666,277
35% SR : 35% THLR : 30% LLR	25%	£-707,904	£-1,033,439	£-1,077,224	£-1,077,224	£-1,241,414	£-1,350,875
35% SR : 35% THLR : 30% LLR	30%	£-1,420,459	£-1,719,483	£-1,763,469	£-1,763,469	£-1,928,416	£-2,038,381
35% SR : 35% THLR : 30% LLR	35%	£-2,135,889	£-2,408,353	£-2,452,552	£-2,452,552	£-2,618,299	£-2,728,796
35% SR : 35% THLR : 30% LLR	43%	£-3,214,422	£-3,446,953	£-3,491,494	£-3,491,494	£-3,658,521	£-3,769,874
35% SR : 35% THLR : 30% LLR	50%	£-4,303,809	£-4,499,445	£-4,545,087	£-4,545,087	£-4,716,247	£-4,830,355

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,960,407	£4,503,060	£4,460,111	£4,460,111	£4,299,053	£4,191,681
35% SR : 35% THLR : 30% LLR	10%	£3,561,167	£3,156,395	£3,113,147	£3,113,147	£2,950,966	£2,842,845
35% SR : 35% THLR : 30% LLR	20%	£2,150,428	£1,798,431	£1,754,838	£1,754,838	£1,591,360	£1,482,375
35% SR : 35% THLR : 30% LLR	25%	£1,440,747	£1,115,212	£1,071,427	£1,071,427	£907,237	£797,776
35% SR : 35% THLR : 30% LLR	30%	£729,192	£429,168	£385,182	£385,182	£220,235	£110,270
35% SR : 35% THLR : 30% LLR	35%	£12,763	£-259,702	£-303,901	£-303,901	£-469,648	£-580,145
35% SR : 35% THLR : 30% LLR	43%	£-1,065,711	£-1,298,302	£-1,342,843	£-1,342,843	£-1,509,870	£-1,621,223
35% SR : 35% THLR : 30% LLR	50%	£-2,155,158	£-2,350,793	£-2,396,435	£-2,396,435	£-2,567,596	£-2,681,704

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,857,323	£5,399,975	£5,357,027	£5,357,027	£5,195,969	£5,088,597
35% SR : 35% THLR : 30% LLR	10%	£4,458,082	£4,053,311	£4,010,063	£4,010,063	£3,847,882	£3,739,760
35% SR : 35% THLR : 30% LLR	20%	£3,047,344	£2,695,347	£2,651,753	£2,651,753	£2,488,276	£2,379,290
35% SR : 35% THLR : 30% LLR	25%	£2,337,663	£2,012,128	£1,968,343	£1,968,343	£1,804,153	£1,694,692
35% SR : 35% THLR : 30% LLR	30%	£1,625,108	£1,326,084	£1,282,098	£1,282,098	£1,117,151	£1,007,186
35% SR : 35% THLR : 30% LLR	35%	£909,678	£637,214	£593,015	£593,015	£427,268	£316,770
35% SR : 35% THLR : 30% LLR	43%	£-168,856	£-401,386	£-445,927	£-445,927	£-612,955	£-724,307
35% SR : 35% THLR : 30% LLR	50%	£-1,258,242	£-1,453,878	£-1,499,520	£-1,499,520	£-1,670,680	£-1,784,788

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,804,634	£3,399,543	£3,356,594	£3,356,594	£3,195,536	£3,088,164
35% SR : 35% THLR : 30% LLR	10%	£2,646,166	£2,289,511	£2,246,263	£2,246,263	£2,084,082	£1,975,961
35% SR : 35% THLR : 30% LLR	20%	£1,476,201	£1,168,180	£1,124,586	£1,124,586	£961,108	£852,123
35% SR : 35% THLR : 30% LLR	25%	£886,908	£603,276	£559,493	£559,493	£395,301	£285,841
35% SR : 35% THLR : 30% LLR	30%	£294,739	£35,548	£-8,575	£-8,575	£-176,221	£-287,984
35% SR : 35% THLR : 30% LLR	35%	£-305,215	£-543,755	£-588,677	£-588,677	£-757,135	£-869,440
35% SR : 35% THLR : 30% LLR	43%	£-1,217,855	£-1,418,965	£-1,464,234	£-1,464,234	£-1,633,995	£-1,747,167
35% SR : 35% THLR : 30% LLR	50%	£-2,137,068	£-2,300,635	£-2,346,278	£-2,346,278	£-2,517,439	£-2,631,546

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,494,133	£-3,899,224	£-3,942,173	£-3,942,173	£-4,103,231	£-4,210,603
35% SR : 35% THLR : 30% LLR	10%	£-4,652,600	£-5,009,256	£-5,052,504	£-5,052,504	£-5,214,685	£-5,322,806
35% SR : 35% THLR : 30% LLR	20%	£-5,822,566	£-6,130,587	£-6,174,181	£-6,174,181	£-6,337,659	£-6,446,644
35% SR : 35% THLR : 30% LLR	25%	£-6,411,859	£-6,895,491	£-6,739,274	£-6,739,274	£-6,903,466	£-7,012,926
35% SR : 35% THLR : 30% LLR	30%	£-7,004,028	£-7,263,219	£-7,307,342	£-7,307,342	£-7,474,988	£-7,586,751
35% SR : 35% THLR : 30% LLR	35%	£-7,603,982	£-7,842,522	£-7,887,444	£-7,887,444	£-8,055,901	£-8,168,207
35% SR : 35% THLR : 30% LLR	43%	£-8,516,622	£-8,717,732	£-8,763,001	£-8,763,001	£-8,932,761	£-9,045,934
35% SR : 35% THLR : 30% LLR	50%	£-9,435,835	£-9,599,402	£-9,645,045	£-9,645,045	£-9,816,206	£-9,930,313

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-226,598	£-631,688	£-674,638	£-674,638	£-835,696	£-943,068
35% SR : 35% THLR : 30% LLR	10%	£-1,385,065	£-1,741,721	£-1,784,969	£-1,784,969	£-1,947,150	£-2,055,271
35% SR : 35% THLR : 30% LLR	20%	£-2,555,031	£-2,863,052	£-2,906,646	£-2,906,646	£-3,070,124	£-3,179,109
35% SR : 35% THLR : 30% LLR	25%	£-3,144,324	£-3,427,956	£-3,471,739	£-3,471,739	£-3,635,931	£-3,745,391
35% SR : 35% THLR : 30% LLR	30%	£-3,736,493	£-3,995,684	£-4,039,807	£-4,039,807	£-4,207,453	£-4,319,216
35% SR : 35% THLR : 30% LLR	35%	£-4,336,447	£-4,574,987	£-4,619,909	£-4,619,909	£-4,788,386	£-4,900,672
35% SR : 35% THLR : 30% LLR	43%	£-5,249,087	£-5,450,197	£-5,495,466	£-5,495,466	£-5,665,226	£-5,778,399
35% SR : 35% THLR : 30% LLR	50%	£-6,168,300	£-6,331,867	£-6,377,510	£-6,377,510	£-6,548,670	£-6,662,778

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,922,054	£1,516,963	£1,474,013	£1,474,013	£1,312,955	£1,205,583
35% SR : 35% THLR : 30% LLR	10%	£763,586	£406,930	£363,683	£363,683	£201,501	£93,380
35% SR : 35% THLR : 30% LLR	20%	£-406,379	£-714,401	£-757,995	£-757,995	£-921,473	£-1,030,458
35% SR : 35% THLR : 30% LLR	25%	£-995,673	£-1,279,304	£-1,323,088	£-1,323,088	£-1,487,280	£-1,596,740
35% SR : 35% THLR : 30% LLR	30%	£-1,587,842	£-1,847,033	£-1,891,156	£-1,891,156	£-2,055,802	£-2,170,565
35% SR : 35% THLR : 30% LLR	35%	£-2,187,796	£-2,426,336	£-2,471,257	£-2,471,257	£-2,639,715	£-2,752,020
35% SR : 35% THLR : 30% LLR	43%	£-3,100,436	£-3,301,545	£-3,346,815	£-3,346,815	£-3,516,575	£-3,629,748
35% SR : 35% THLR : 30% LLR	50%	£-4,019,649	£-4,183,216	£-4,228,859	£-4,228,859	£-4,400,019	£-4,514,127

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,818,969	£2,413,878	£2,370,929	£2,370,929	£2,209,871	£2,102,499
35% SR : 35% THLR : 30% LLR	10%	£1,660,501	£1,303,846	£1,260,598	£1,260,598	£1,098,417	£990,296
35% SR : 35% THLR : 30% LLR	20%	£490,536	£182,515	£138,921	£138,921	£-24,657	£-133,542
35% SR : 35% THLR : 30% LLR	25%	£-98,757	£-382,383	£-426,172	£-426,172	£-590,364	£-699,824
35% SR : 35% THLR : 30% LLR	30%	£-690,926	£-950,117	£-994,240	£-994,240	£-1,161,886	£-1,273,649
35% SR : 35% THLR : 30% LLR	35%	£-1,290,890	£-1,629,420	£-1,674,342	£-1,674,342	£-1,842,800	£-1,955,105
35% SR : 35% THLR : 30% LLR	43%	£-2,203,520	£-2,404,630	£-2,449,899	£-2,449,899	£-2,619,660	£-2,732,832
35% SR : 35% THLR : 30% LLR	50%	£-3,122,733	£-3,286,300	£-3,331,943	£-3,331,943	£-3,503,104	£-3,617,211

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,373,951	£1,010,665	£967,716	£967,716	£806,659	£699,287
35% SR : 35% THLR : 30% LLR	10%	£428,326	£109,815	£66,566	£66,566	£97,179	£207,067
35% SR : 35% THLR : 30% LLR	20%	£537,446	£815,458	£859,764	£859,764	£1,025,916	£1,136,684
35% SR : 35% THLR : 30% LLR	25%	£1,028,217	£1,283,299	£1,327,799	£1,327,799	£1,494,675	£1,605,926
35% SR : 35% THLR : 30% LLR	30%	£1,521,908	£1,754,011	£1,798,716	£1,798,716	£1,966,362	£2,078,124
35% SR : 35% THLR : 30% LLR	35%	£2,018,522	£2,227,594	£2,272,516	£2,272,516	£2,440,974	£2,553,279
35% SR : 35% THLR : 30% LLR	43%	£2,768,919	£2,943,353	£2,988,622	£2,988,622	£3,158,381	£3,271,555
35% SR : 35% THLR : 30% LLR	50%	£3,525,890	£3,665,571	£3,711,214	£3,711,214	£3,882,375	£3,996,481

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,924,816	£6,288,102	£6,331,050	£6,331,050	£6,492,108	£6,599,480
35% SR : 35% THLR : 30% LLR	10%	£6,870,441	£7,188,952	£7,232,201	£7,232,201	£7,395,946	£7,505,834
35% SR : 35% THLR : 30% LLR	20%	£7,836,213	£8,114,225	£8,158,531	£8,158,531	£8,324,683	£8,435,451
35% SR : 35% THLR : 30% LLR	25%	£8,326,984	£8,582,066	£8,626,566	£8,626,566	£8,793,442	£8,904,693
35% SR : 35% THLR : 30% LLR	30%	£8,820,675	£9,052,778	£9,097,483	£9,097,483	£9,265,129	£9,376,891
35% SR : 35% THLR : 30% LLR	35%	£9,317,289	£9,526,361	£9,571,283	£9,571,283	£9,739,741	£9,852,046
35% SR : 35% THLR : 30% LLR	43%	£10,067,686	£10,242,119	£10,287,389	£10,287,389	£10,457,148	£10,570,322
35% SR : 35% THLR : 30% LLR	50%	£10,824,657	£10,964,338	£11,009,981	£11,009,981	£11,181,142	£11,295,248

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,657,281	£3,020,567	£3,063,515	£3,063,515	£3,224,573	£3,331,945
35% SR : 35% THLR : 30% LLR	10%	£3,602,906	£3,921,417	£3,964,666	£3,964,666	£4,128,411	£4,238,299
35% SR : 35% THLR : 30% LLR	20%	£4,568,678	£4,846,689	£4,890,996	£4,890,996	£5,057,148	£5,167,915
35% SR : 35% THLR : 30% LLR	25%	£5,059,448	£5,314,531	£5,359,031	£5,359,031	£5,525,907	£5,637,157
35% SR : 35% THLR : 30% LLR	30%	£5,553,140	£5,785,243	£5,829,948	£5,829,948	£5,997,594	£6,109,356
35% SR : 35% THLR : 30% LLR	35%	£6,049,754	£6,258,826	£6,303,748	£6,303,748	£6,472,206	£6,584,511
35% SR : 35% THLR : 30% LLR	43%	£6,800,151	£6,974,584	£7,019,854	£7,019,854	£7,189,613	£7,302,787
35% SR : 35% THLR : 30% LLR	50%	£7,557,122	£7,696,803	£7,742,446	£7,742,446	£7,913,607	£8,027,713

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£508,629	£871,916	£914,864	£914,864	£1,075,922	£1,183,294
35% SR : 35% THLR : 30% LLR	10%	£1,454,255	£1,772,766	£1,816,014	£1,816,014	£1,979,759	£2,089,648
35% SR : 35% THLR : 30% LLR	20%	£2,420,027	£2,698,038	£2,742,345	£2,742,345	£2,908,497	£3,019,264
35% SR : 35% THLR : 30% LLR	25%	£2,910,797	£3,165,880	£3,210,380	£3,210,380	£3,377,256	£3,488,506
35% SR : 35% THLR : 30% LLR	30%	£3,404,489	£3,636,592	£3,681,297	£3,681,297	£3,848,942	£3,960,705
35% SR : 35% THLR : 30% LLR	35%	£3,901,103	£4,110,175	£4,155,987	£4,155,987	£4,323,555	£4,435,860
35% SR : 35% THLR : 30% LLR	43%	£4,651,500	£4,825,933	£4,871,202	£4,871,202	£5,040,982	£5,154,136
35% SR : 35% THLR : 30% LLR	50%	£5,408,470	£5,548,152	£5,593,795	£5,593,795	£5,764,955	£5,879,062

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£388,286	£25,000	£17,949	£17,949	£179,006	£288,376
35% SR : 35% THLR : 30% LLR	10%	£557,339	£375,850	£919,099	£919,099	£1,082,844	£1,192,732
35% SR : 35% THLR : 30% LLR	20%	£1,523,111	£1,801,123	£1,845,429	£1,845,429	£2,011,581	£2,122,349
35% SR : 35% THLR : 30% LLR	25%	£2,013,882	£2,268,964	£2,313,464	£2,313,464	£2,480,340	£2,591,591
35% SR : 35% THLR : 30% LLR	30%	£2,507,573	£2,739,676	£2,784,381	£2,784,381	£2,952,027	£3,063,789
35% SR : 35% THLR : 30% LLR	35%	£3,004,187	£3,213,259	£3,258,181	£3,258,181	£3,426,639	£3,538,944
35% SR : 35% THLR : 30% LLR	43%	£3,754,584	£3,929,018	£3,974,287	£3,974,287	£4,144,046	£4,257,220
35% SR : 35% THLR : 30% LLR	50%	£4,511,555	£4,651,236	£4,696,879	£4,696,879	£4,868,040	£4,982,146

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£30,483,634	£28,106,085	£28,025,259	£28,025,259	£27,722,161	£27,520,096
35% SR : 35% THLR : 30% LLR	10%	£26,122,690	£23,994,511	£23,911,791	£23,911,791	£23,601,587	£23,394,784
35% SR : 35% THLR : 30% LLR	20%	£21,740,055	£19,838,101	£19,754,719	£19,754,719	£19,442,035	£19,233,580
35% SR : 35% THLR : 30% LLR	25%	£19,526,994	£17,751,757	£17,668,012	£17,668,012	£17,353,965	£17,144,599
35% SR : 35% THLR : 30% LLR	30%	£17,308,230	£15,659,991	£15,575,858	£15,575,858	£15,260,364	£15,050,035
35% SR : 35% THLR : 30% LLR	35%	£15,083,946	£13,562,798	£13,478,258	£13,478,258	£13,161,234	£12,949,885
35% SR : 35% THLR : 30% LLR	43%	£11,737,170	£10,406,837	£10,321,645	£10,321,645	£10,002,170	£9,789,187
35% SR : 35% THLR : 30% LLR	50%	£8,377,974	£7,238,671	£7,152,775	£7,152,775	£6,830,664	£6,614,826

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,069,049	£1,691,499	£1,610,674	£1,610,674	£1,307,576	£1,105,511
35% SR : 35% THLR : 30% LLR	10%	£-291,895	£-2,420,074	£-2,502,794	£-2,502,794	£-2,812,998	£-3,019,801
35% SR : 35% THLR : 30% LLR	20%	£-4,674,530	£-6,576,484	£-6,659,866	£-6,659,866	£-6,972,550	£-7,181,005
35% SR : 35% THLR : 30% LLR	25%	£-6,887,591	£-8,662,828	£-8,746,573	£-8,746,573	£-9,060,621	£-9,269,986
35% SR : 35% THLR : 30% LLR	30%	£-9,106,355	£-10,754,594	£-10,838,727	£-10,838,727	£-11,154,221	£-11,364,550
35% SR : 35% THLR : 30% LLR	35%	£-11,330,639	£-12,851,787	£-12,936,327	£-12,936,327	£-13,253,351	£-13,464,700
35% SR : 35% THLR : 30% LLR	43%	£-14,677,415	£-16,007,748	£-16,092,940	£-16,092,940	£-16,412,415	£-16,625,398
35% SR : 35% THLR : 30% LLR	50%	£-18,036,611	£-19,175,914	£-19,261,810	£-19,261,810	£-19,583,921	£-19,799,759

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,894,414	£13,516,864	£13,436,039	£13,436,039	£13,132,941	£12,930,876
35% SR : 35% THLR : 30% LLR	10%	£11,533,470	£9,405,291	£9,322,571	£9,322,571	£9,012,367	£8,805,564
35% SR : 35% THLR : 30% LLR	20%	£7,150,835	£5,248,881	£5,165,499	£5,165,499	£4,852,815	£4,644,360
35% SR : 35% THLR : 30% LLR	25%	£4,937,774	£3,162,537	£3,078,792	£3,078,792	£2,764,745	£2,555,379
35% SR : 35% THLR : 30% LLR	30%	£2,719,010	£1,070,771	£986,638	£986,638	£671,144	£460,815
35% SR : 35% THLR : 30% LLR	35%	£494,726	£-1,026,422	£-1,110,962	£-1,110,962	£-1,427,986	£-1,639,335
35% SR : 35% THLR : 30% LLR	43%	£-2,852,050	£-4,182,383	£-4,267,575	£-4,267,575	£-4,587,050	£-4,800,033
35% SR : 35% THLR : 30% LLR	50%	£-6,211,246	£-7,350,549	£-7,436,445	£-7,436,445	£-7,758,556	£-7,974,394

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£23,670,485	£21,292,935	£21,212,110	£21,212,110	£20,909,012	£20,706,947
35% SR : 35% THLR : 30% LLR	10%	£19,309,541	£17,181,362	£17,098,641	£17,098,641	£16,788,438	£16,581,635
35% SR : 35% THLR : 30% LLR	20%	£14,926,906	£13,024,951	£12,941,569	£12,941,569	£12,628,885	£12,420,431
35% SR : 35% THLR : 30% LLR	25%	£12,713,845	£10,938,608	£10,854,863	£10,854,863	£10,540,815	£10,331,450
35% SR : 35% THLR : 30% LLR	30%	£10,495,080	£8,846,841	£8,762,709	£8,762,709	£8,447,215	£8,236,885
35% SR : 35% THLR : 30% LLR	35%	£8,270,797	£6,749,649	£6,665,109	£6,665,109	£6,348,064	£6,136,736
35% SR : 35% THLR : 30% LLR	43%	£4,924,020	£3,593,688	£3,509,495	£3,509,495	£3,189,021	£2,976,038
35% SR : 35% THLR : 30% LLR	50%	£1,564,825	£425,522	£339,626	£339,626	£17,515	£-198,323

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£26,916,466	£24,538,916	£24,458,091	£24,458,091	£24,154,993	£23,952,927
35% SR : 35% THLR : 30% LLR	10%	£22,555,522	£20,427,343	£20,344,622	£20,344,622	£20,034,419	£19,827,616
35% SR : 35% THLR : 30% LLR	20%	£18,172,887	£16,270,932	£16,187,550	£16,187,550	£15,874,866	£15,666,411
35% SR : 35% THLR : 30% LLR	25%	£15,959,826	£14,184,589	£14,100,844	£14,100,844	£13,786,796	£13,577,341
35% SR : 35% THLR : 30% LLR	30%	£13,741,061	£12,092,822	£12,008,690	£12,008,690	£11,693,196	£11,482,866
35% SR : 35% THLR : 30% LLR	35%	£11,516,777	£9,995,629	£9,911,090	£9,911,090	£9,594,065	£9,382,716
35% SR : 35% THLR : 30% LLR	43%	£8,170,001	£6,839,669	£6,754,476	£6,754,476	£6,435,022	£6,222,019
35% SR : 35% THLR : 30% LLR	50%	£4,810,805	£3,671,503	£3,585,607	£3,585,607	£3,263,496	£3,047,658

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,875,575	£14,701,760	£14,619,612	£14,619,612	£14,311,557	£14,106,187
35% SR : 35% THLR : 30% LLR	10%	£13,768,429	£11,825,727	£11,743,006	£11,743,006	£11,432,803	£11,226,001
35% SR : 35% THLR : 30% LLR	20%	£10,639,206	£8,927,994	£8,844,613	£8,844,613	£8,531,929	£8,323,474
35% SR : 35% THLR : 30% LLR	25%	£9,066,313	£7,470,121	£7,385,005	£7,385,005	£7,065,822	£6,853,032
35% SR : 35% THLR : 30% LLR	30%	£7,487,902	£5,991,958	£5,906,449	£5,906,449	£5,585,796	£5,372,026
35% SR : 35% THLR : 30% LLR	35%	£5,891,966	£4,508,276	£4,422,354	£4,422,354	£4,100,145	£3,885,338
35% SR : 35% THLR : 30% LLR	43%	£3,479,167	£2,272,408	£2,185,821	£2,185,821	£1,861,123	£1,644,657
35% SR : 35% THLR : 30% LLR	50%	£1,053,736	£24,126	£-64,208	£-64,208	£-396,942	£-618,763

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-9,539,010	£-11,712,825	£-11,794,973	£-11,794,973	£-12,103,028	£-12,308,398
35% SR : 35% THLR : 30% LLR	10%	£-12,646,156	£-14,588,858	£-14,671,579	£-14,671,579	£-14,981,782	£-15,188,584
35% SR : 35% THLR : 30% LLR	20%	£-15,775,379	£-17,486,591	£-17,569,973	£-17,569,973	£-17,882,656	£-18,091,111
35% SR : 35% THLR : 30% LLR	25%	£-17,348,272	£-18,944,464	£-19,029,580	£-19,029,580	£-19,348,763	£-19,561,553
35% SR : 35% THLR : 30% LLR	30%	£-18,926,683	£-20,422,627	£-20,508,136	£-20,508,136	£-20,828,789	£-21,042,559
35% SR : 35% THLR : 30% LLR	35%	£-20,522,619	£-21,906,309	£-21,992,231	£-21,992,231	£-22,314,440	£-22,529,247
35% SR : 35% THLR : 30% LLR	43%	£-22,935,418	£-24,142,177	£-24,228,764	£-24,228,764	£-24,553,462	£-24,769,928
35% SR : 35% THLR : 30% LLR	50%	£-25,360,849	£-26,390,459	£-26,478,794	£-26,478,794	£-26,811,527	£-27,033,348

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,286,355	£112,540	£30,392	£30,392	£-277,663	£-483,033
35% SR : 35% THLR : 30% LLR	10%	£-820,791	£-2,763,493	£-2,846,214	£-2,846,214	£-3,156,417	£-3,363,219
35% SR : 35% THLR : 30% LLR	20%	£-3,950,014	£-5,661,226	£-5,744,608	£-5,744,608	£-6,057,291	£-6,265,746
35% SR : 35% THLR : 30% LLR	25%	£-5,522,907	£-7,119,099	£-7,204,215	£-7,204,215	£-7,523,398	£-7,736,188
35% SR : 35% THLR : 30% LLR	30%	£-7,101,318	£-8,597,262	£-8,682,771	£-8,682,771	£-9,003,424	£-9,217,194
35% SR : 35% THLR : 30% LLR	35%	£-8,697,254	£-10,080,944	£-10,166,866	£-10,166,866	£-10,489,075	£-10,703,882
35% SR : 35% THLR : 30% LLR	43%	£-11,110,053	£-12,316,812	£-12,403,399	£-12,403,399	£-12,728,097	£-12,944,563
35% SR : 35% THLR : 30% LLR	50%	£-13,535,484	£-14,565,094	£-14,653,428	£-14,653,428	£-14,986,182	£-15,207,983

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,062,426	£7,888,611	£7,806,463	£7,806,463	£7,498,408	£7,293,038
35% SR : 35% THLR : 30% LLR	10%	£6,955,280	£5,012,578	£4,929,857	£4,929,857	£4,619,653	£4,412,852
35% SR : 35% THLR : 30% LLR	20%	£3,826,056	£2,114,845	£2,031,463	£2,031,463	£1,718,780	£1,510,324
35% SR : 35% THLR : 30% LLR	25%	£2,253,164	£656,972	£571,856	£571,856	£252,672	£39,883
35% SR : 35% THLR : 30% LLR	30%	£674,752	£-821,192	£-906,700	£-906,700	£-1,227,354	£-1,441,123
35% SR : 35% THLR : 30% LLR	35%	£-921,183	£-2,304,673	£-2,390,796	£-2,390,796	£-2,713,005	£-2,927,811
35% SR : 35% THLR : 30% LLR	43%	£-3,333,982	£-4,540,741	£-4,627,328	£-4,627,328	£-4,952,026	£-5,168,492
35% SR : 35% THLR : 30% LLR	50%	£-5,759,413	£-6,789,024	£-6,877,358	£-6,877,358	£-7,210,091	£-7,431,912

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,308,407	£11,134,591	£11,052,444	£11,052,444	£10,744,389	£10,539,019
35% SR : 35% THLR : 30% LLR	10%	£10,201,261	£8,258,559	£8,175,838	£8,175,838	£7,865,634	£7,658,332
35% SR : 35% THLR : 30% LLR	20%	£7,072,037	£5,360,826	£5,277,444	£5,277,444	£4,964,761	£4,756,305
35% SR : 35% THLR : 30% LLR	25%	£5,499,145	£3,902,953	£3,817,837	£3,817,837	£3,498,653	£3,285,864
35% SR : 35% THLR : 30% LLR	30%	£3,920,733	£2,424,789	£2,339,281	£2,339,281	£2,018,627	£1,804,858
35% SR : 35% THLR : 30% LLR	35%	£2,324,798	£941,107	£855,185	£855,185	£532,976	£318,170
35% SR : 35% THLR : 30% LLR	43%	£-88,001	£-1,294,760	£-1,381,347	£-1,381,347	£-1,705,046	£-1,922,511
35% SR : 35% THLR : 30% LLR	50%	£-2,513,433	£-3,543,043	£-3,631,377	£-3,631,377	£-3,964,110	£-4,185,932

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,182,890	£9,106,984	£9,024,837	£9,024,837	£8,716,781	£8,509,177
35% SR : 35% THLR : 30% LLR	10%	£8,576,515	£6,705,770	£6,621,696	£6,621,696	£6,306,419	£6,096,234
35% SR : 35% THLR : 30% LLR	20%	£5,930,193	£4,274,978	£4,190,232	£4,190,232	£3,872,435	£3,660,570
35% SR : 35% THLR : 30% LLR	25%	£4,593,237	£3,051,306	£2,966,190	£2,966,190	£2,647,006	£2,434,217
35% SR : 35% THLR : 30% LLR	30%	£3,250,667	£1,822,115	£1,736,607	£1,736,607	£1,415,953	£1,202,183
35% SR : 35% THLR : 30% LLR	35%	£1,902,482	£587,407	£501,485	£501,485	£179,276	£-136,111
35% SR : 35% THLR : 30% LLR	43%	£-132,453	£-1,295,854	£-1,383,856	£-1,383,856	£-1,713,866	£-1,933,872
35% SR : 35% THLR : 30% LLR	50%	£-2,211,342	£-3,201,339	£-3,290,068	£-3,290,068	£-3,622,800	£-3,844,623

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-15,231,695	£-17,307,601	£-17,389,748	£-17,389,748	£-17,697,804	£-17,905,408
35% SR : 35% THLR : 30% LLR	10%	£-17,838,070	£-19,708,816	£-19,792,889	£-19,792,889	£-20,108,166	£-20,318,351
35% SR : 35% THLR : 30% LLR	20%	£-20,484,392	£-22,139,607	£-22,224,353	£-22,224,353	£-22,542,150	£-22,754,015
35% SR : 35% THLR : 30% LLR	25%	£-21,821,348	£-23,363,279	£-23,448,395	£-23,448,395	£-23,767,579	£-23,980,368
35% SR : 35% THLR : 30% LLR	30%	£-23,163,918	£-24,592,470	£-24,677,978	£-24,677,978	£-24,998,632	£-25,212,402
35% SR : 35% THLR : 30% LLR	35%	£-24,512,103	£-25,827,178	£-25,913,100	£-25,913,100	£-26,235,309	£-26,450,696
35% SR : 35% THLR : 30% LLR	43%	£-26,547,038	£-27,710,439	£-27,798,441	£-27,798,441	£-28,128,451	£-28,348,457
35% SR : 35% THLR : 30% LLR	50%	£-28,625,927	£-29,615,924	£-29,704,653	£-29,704,653	£-30,037,385	£-30,259,208

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,406,330	£-5,482,236	£-5,564,383	£-5,564,383	£-5,872,439	£-6,080,043
35% SR : 35% THLR : 30% LLR	10%	£-6,012,705	£-7,883,490	£-7,967,524	£-7,967,524	£-8,282,801	£-8,492,986
35% SR : 35% THLR : 30% LLR	20%	£-8,659,027	£-10,314,242	£-10,398,988	£-10,398,988	£-10,716,785	£-10,928,650
35% SR : 35% THLR : 30% LLR	25%	£-9,995,983	£-11,537,914	£-11,623,030	£-11,623,030	£-11,942,214	£-12,155,003
35% SR : 35% THLR : 30% LLR	30%	£-11,338,553	£-12,767,105	£-12,852,613	£-12,852,613	£-13,173,267	£-13,387,037
35% SR : 35% THLR : 30% LLR	35%	£-12,686,738	£-14,001,813	£-14,087,735	£-14,087,735	£-14,409,944	£-14,625,331
35% SR : 35% THLR : 30% LLR	43%	£-14,721,673	£-15,885,074	£-15,973,076	£-15,973,076	£-16,303,086	£-16,523,092
35% SR : 35% THLR : 30% LLR	50%	£-16,800,562	£-17,790,559	£-17,879,288	£-17,879,288	£-18,212,020	£-18,433,843

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,369,741	£2,293,835	£2,211,687	£2,211,687	£1,903,632	£1,696,027
35% SR : 35% THLR : 30% LLR	10%	£1,763,366	£-107,380	£-191,454	£-191,454	£-506,731	£-716,916
35% SR : 35% THLR : 30% LLR	20%	£-882,957	£-2,538,171	£-2,622,917	£-2,622,917	£-2,940,715	£-3,152,579
35% SR : 35% THLR : 30% LLR	25%	£-2,219,913	£-3,761,844	£-3,846,959	£-3,846,959	£-4,166,143	£-4,378,933
35% SR : 35% THLR : 30% LLR	30%	£-3,562,483	£-4,991,034	£-5,076,542	£-5,076,542	£-5,397,197	£-5,610,966
35% SR : 35% THLR : 30% LLR	35%	£-4,910,667	£-6,225,742	£-6,311,665	£-6,311,665	£-6,633,874	£-6,849,261
35% SR : 35% THLR : 30% LLR	43%	£-6,945,602	£-8,109,003	£-8,197,006	£-8,197,006	£-8,527,015	£-8,747,021
35% SR : 35% THLR : 30% LLR	50%	£-9,024,491	£-10,014,489	£-10,103,217	£-10,103,217	£-10,435,950	£-10,657,772

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,615,722	£5,839,816	£5,457,668	£5,457,668	£5,149,613	£4,942,008
35% SR : 35% THLR : 30% LLR	10%	£5,009,347	£3,138,601	£3,054,527	£3,054,527	£2,739,250	£2,529,065
35% SR : 35% THLR : 30% LLR	20%	£2,363,024	£707,809	£623,063	£623,063	£305,266	£93,401
35% SR : 35% THLR : 30% LLR	25%	£1,026,068	£-15,863	£-600,979	£-600,979	£-920,162	£-1,132,952
35% SR : 35% THLR : 30% LLR	30%	£-316,502	£-1,745,054	£-1,830,561	£-1,830,561	£-2,151,216	£-2,364,985
35% SR : 35% THLR : 30% LLR	35%	£-1,664,687	£-2,979,762	£-3,065,684	£-3,065,684	£-3,387,939	£-3,603,280
35% SR : 35% THLR : 30% LLR	43%	£-3,699,621	£-4,863,022	£-4,951,025	£-4,951,025	£-5,281,034	£-5,501,041
35% SR : 35% THLR : 30% LLR	50%	£-5,778,510	£-6,768,508	£-6,857,237	£-6,857,237	£-7,189,969	£-7,411,791

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,598,501	£13,460,555	£13,378,408	£13,378,408	£13,070,353	£12,864,983
35% SR : 35% THLR : 30% LLR	10%	£11,804,602	£10,792,711	£10,709,989	£10,709,989	£10,399,786	£10,192,984
35% SR : 35% THLR : 30% LLR	20%	£8,988,625	£8,103,167	£8,019,785	£8,019,785	£7,707,101	£7,497,272
35% SR : 35% THLR : 30% LLR	25%	£7,572,356	£6,744,379	£6,659,263	£6,659,263	£6,340,079	£6,127,291
35% SR : 35% THLR : 30% LLR	30%	£6,140,712	£5,371,560	£5,286,051	£5,286,051	£4,965,398	£4,751,628
35% SR : 35% THLR : 30% LLR	35%	£4,697,922	£3,993,223	£3,907,300	£3,907,300	£3,585,092	£3,370,285
35% SR : 35% THLR : 30% LLR	43%	£2,523,210	£1,915,372	£1,828,785	£1,828,785	£1,504,087	£1,287,620
35% SR : 35% THLR : 30% LLR	50%	£335,867	£-177,754	£-266,483	£-266,483	£-599,215	£-821,037

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-11,816,084	£-12,954,030	£-13,036,177	£-13,036,177	£-13,344,232	£-13,549,603
35% SR : 35% THLR : 30% LLR	10%	£-14,609,983	£-15,621,874	£-15,704,596	£-15,704,596	£-16,014,799	£-16,221,601
35% SR : 35% THLR : 30% LLR	20%	£-17,425,960	£-18,311,418	£-18,394,800	£-18,394,800	£-18,707,484	£-18,917,313
35% SR : 35% THLR : 30% LLR	25%	£-18,842,229	£-19,670,207	£-19,755,322	£-19,755,322	£-20,074,506	£-20,287,295
35% SR : 35% THLR : 30% LLR	30%	£-20,273,873	£-21,043,025	£-21,128,534	£-21,128,534	£-21,448,187	£-21,662,967
35% SR : 35% THLR : 30% LLR	35%	£-21,716,663	£-22,421,362	£-22,507,285	£-22,507,285	£-22,829,493	£-23,044,300
35% SR : 35% THLR : 30% LLR	43%	£-23,891,375	£-24,499,213	£-24,585,800	£-24,585,800	£-24,910,498	£-25,126,965
35% SR : 35% THLR : 30% LLR	50%	£-26,078,718	£-26,592,339	£-26,681,068	£-26,681,068	£-27,013,800	£-27,235,622

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,281	£-1,128,685	£-1,210,812	£-1,210,812	£-1,518,867	£-1,724,238
35% SR : 35% THLR : 30% LLR	10%	£-2,784,618	£-3,796,509	£-3,879,231	£-3,879,231	£-4,189,434	£-4,396,236
35% SR : 35% THLR : 30% LLR	20%	£-5,600,595	£-6,486,053	£-6,569,435	£-6,569,435	£-6,882,119	£-7,091,948
35% SR : 35% THLR : 30% LLR	25%	£-7,016,864	£-7,844,841	£-7,929,957	£-7,929,957	£-8,249,141	£-8,461,930
35% SR : 35% THLR : 30% LLR	30%	£-8,448,508	£-9,217,680	£-9,303,169	£-9,303,169	£-9,623,822	£-9,837,592
35% SR : 35% THLR : 30% LLR	35%	£-9,891,298	£-10,595,997	£-10,681,920	£-10,681,920	£-11,004,128	£-11,218,935
35% SR : 35% THLR : 30% LLR	43%	£-12,066,010	£-12,673,848	£-12,760,435	£-12,760,435	£-13,085,133	£-13,301,800
35% SR : 35% THLR : 30% LLR	50%	£-14,253,353	£-14,766,974	£-14,855,703	£-14,855,703	£-15,188,435	£-15,410,257

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,785,352	£6,647,406	£6,565,258	£6,565,258	£6,257,203	£6,051,833
35% SR : 35% THLR : 30% LLR	10%	£4,991,453	£3,979,562	£3,896,840	£3,896,840	£3,586,637	£3,379,835
35% SR : 35% THLR : 30% LLR	20%	£2,175,476	£1,290,017	£1,206,636	£1,206,636	£893,951	£684,122
35% SR : 35% THLR : 30% LLR	25%	£759,207	£-68,771	£-153,887	£-153,887	£-473,070	£-685,859
35% SR : 35% THLR : 30% LLR	30%	£-672,437	£-1,441,589	£-1,527,098	£-1,527,098	£-1,847,752	£-2,061,521
35% SR : 35% THLR : 30% LLR	35%	£-2,115,227	£-2,819,926	£-2,905,849	£-2,905,849	£-3,228,058	£-3,442,864
35% SR : 35% THLR : 30% LLR	43%	£-4,289,939	£-4,897,777	£-4,984,364	£-4,984,364	£-5,309,082	£-5,525,529
35% SR : 35% THLR : 30% LLR	50%	£-6,477,282	£-6,990,904	£-7,079,632	£-7,079,632	£-7,412,364	£-7,634,187

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,031,332	£9,893,387	£9,811,239	£9,811,239	£9,503,184	£9,297,814
35% SR : 35% THLR : 30% LLR	10%	£8,237,434	£7,225,542	£7,142,821	£7,142,821	£6,832,618	£6,625,816
35% SR : 35% THLR : 30% LLR	20%	£5,421,456	£4,535,998	£4,452,616	£4,452,616	£4,139,932	£3,930,103
35% SR : 35% THLR : 30% LLR	25%	£4,005,188	£3,177,210	£3,092,094	£3,092,094	£2,772,910	£2,560,122
35% SR : 35% THLR : 30% LLR	30%	£2,573,543	£1,804,391	£1,718,883	£1,718,883	£1,398,229	£1,184,460
35% SR : 35% THLR : 30% LLR	35%	£1,130,754	£426,054	£340,132	£340,132	£17,923	£-196,884
35% SR : 35% THLR : 30% LLR	43%	£-1,043,958	£-1,651,796	£-1,738,383	£-1,738,383	£-2,063,082	£-2,279,548
35% SR : 35% THLR : 30% LLR	50%	£-3,231,302	£-3,744,923	£-3,833,651	£-3,833,651	£-4,166,384	£-4,388,206

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,044,353	£8,984,734	£8,902,587	£8,902,587	£8,594,532	£8,389,162
35% SR : 35% THLR : 30% LLR	10%	£7,586,625	£6,634,050	£6,549,976	£6,549,976	£6,234,699	£6,024,514
35% SR : 35% THLR : 30% LLR	20%	£5,081,479	£4,251,268	£4,166,521	£4,166,521	£3,848,724	£3,636,860
35% SR : 35% THLR : 30% LLR	25%	£3,820,485	£3,051,599	£2,966,484	£2,966,484	£2,647,300	£2,434,511
35% SR : 35% THLR : 30% LLR	30%	£2,553,877	£1,846,414	£1,760,906	£1,760,906	£1,440,252	£1,226,482
35% SR : 35% THLR : 30% LLR	35%	£1,281,654	£635,711	£549,789	£549,789	£227,580	£12,773
35% SR : 35% THLR : 30% LLR	43%	£-647,629	£-1,210,164	£-1,298,166	£-1,298,166	£-1,628,176	£-1,848,182
35% SR : 35% THLR : 30% LLR	50%	£-2,610,713	£-3,079,054	£-3,167,782	£-3,167,782	£-3,500,515	£-3,722,337

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-16,370,232	£-17,429,851	£-17,511,998	£-17,511,998	£-17,820,053	£-18,025,424
35% SR : 35% THLR : 30% LLR	10%	£-18,827,960	£-19,780,535	£-19,864,609	£-19,864,609	£-20,179,886	£-20,390,071
35% SR : 35% THLR : 30% LLR	20%	£-21,333,106	£-22,163,318	£-22,248,064	£-22,248,064	£-22,565,861	£-22,777,726
35% SR : 35% THLR : 30% LLR	25%	£-22,594,100	£-23,362,986	£-23,448,101	£-23,448,101	£-23,767,285	£-23,980,074
35% SR : 35% THLR : 30% LLR	30%	£-23,860,708	£-24,568,171	£-24,653,679	£-24,653,679	£-24,974,333	£-25,188,103
35% SR : 35% THLR : 30% LLR	35%	£-25,132,931	£-25,778,874	£-25,864,796	£-25,864,796	£-26,187,005	£-26,401,812
35% SR : 35% THLR : 30% LLR	43%	£-27,062,214	£-27,624,749	£-27,712,751	£-27,712,751	£-28,042,761	£-28,262,767
35% SR : 35% THLR : 30% LLR	50%	£-29,025,298	£-29,493,639	£-29,582,367	£-29,582,367	£-29,915,100	£-30,136,922

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-4,544,867	£-5,804,486	£-5,686,633	£-5,686,633	£-5,994,688	£-6,200,059
35% SR : 35% THLR : 30% LLR	10%	£-7,002,595	£-8,955,170	£-8,039,244	£-8,039,244	£-8,354,521	£-8,564,706
35% SR : 35% THLR : 30% LLR	20%	£-9,507,741	£-10,337,952	£-10,422,699	£-10,422,699	£-10,740,496	£-10,952,361
35% SR : 35% THLR : 30% LLR	25%	£-10,768,735	£-11,537,621	£-11,622,736	£-11,622,736	£-11,941,920	£-12,154,709
35% SR : 35% THLR : 30% LLR	30%	£-12,035,343	£-12,742,806	£-12,828,314	£-12,828,314	£-13,148,968	£-13,362,738
35% SR : 35% THLR : 30% LLR	35%	£-13,307,566	£-13,953,509	£-14,039,431	£-14,039,431	£-14,361,640	£-14,576,447
35% SR : 35% THLR : 30% LLR	43%	£-15,236,849	£-15,799,384	£-15,887,386	£-15,887,386	£-16,217,396	£-16,437,402
35% SR : 35% THLR : 30% LLR	50%	£-17,199,933	£-17,668,274	£-17,757,002	£-17,757,002	£-18,089,735	£-18,311,557

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,231,204	£2,171,585	£2,089,437	£2,089,437	£1,781,382	£1,576,012
35% SR : 35% THLR : 30% LLR	10%	£773,475	£-179,100	£-263,173	£-263,173	£-578,450	£-788,635
35% SR : 35% THLR : 30% LLR	20%	£-1,731,670	£-2,561,882	£-2,646,628	£-2,646,628	£-2,964,425	£-3,176,290
35% SR : 35% THLR : 30% LLR	25%	£-2,992,664	£-3,761,550	£-3,846,666	£-3,846,666	£-4,165,849	£-4,378,638
35% SR : 35% THLR : 30% LLR	30%	£-4,259,272	£-4,966,735	£-5,052,243	£-5,052,243	£-5,372,898	£-5,586,667
35% SR : 35% THLR : 30% LLR	35%	£-5,531,495	£-6,177,438	£-6,263,361	£-6,263,361	£-6,585,570	£-6,800,376
35% SR : 35% THLR : 30% LLR	43%	£-7,460,778	£-8,023,313	£-8,111,316	£-8,111,316	£-8,441,325	£-8,661,332
35% SR : 35% THLR : 30% LLR	50%	£-9,423,662	£-9,892,203	£-9,980,931	£-9,980,931	£-10,313,665	£-10,536,486

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,477,185	£5,417,566	£5,335,418	£5,335,418	£5,027,363	£4,821,993
35% SR : 35% THLR : 30% LLR	10%	£4,019,456	£3,066,881	£2,982,807	£2,982,807	£2,667,530	£2,457,345
35% SR : 35% THLR : 30% LLR	20%	£1,514,311	£694,099	£599,353	£599,353	£281,556	£89,691
35% SR : 35% THLR : 30% LLR	25%	£253,316	£-515,569	£-600,685	£-600,685	£-919,863	£-1,132,657
35% SR : 35% THLR : 30% LLR	30%	£-1,013,292	£-1,720,755	£-1,806,262	£-1,806,262	£-2,126,917	£-2,340,686
35% SR : 35% THLR : 30% LLR	35%	£-2,285,515	£-2,931,457	£-3,017,380	£-3,017,380	£-3,339,589	£-3,554,395
35% SR : 35% THLR : 30% LLR	43%	£-4,214,798	£-4,777,333	£-4,865,335	£-4,865,335	£-5,195,344	£-5,415,351
35% SR : 35% THLR : 30% LLR	50%	£-6,177,881	£-6,646,222	£-6,734,951	£-6,734,951	£-7,067,684	£-7,289,505

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,611,635	£5,596,551	£5,513,060	£5,513,060	£5,199,966	£4,991,237
35% SR : 35% THLR : 30% LLR	10%	£4,379,288	£3,481,876	£3,397,802	£3,397,802	£3,082,525	£2,872,340
35% SR : 35% THLR : 30% LLR	20%	£2,124,484	£1,345,130	£1,260,384	£1,260,384	£942,586	£730,722
35% SR : 35% THLR : 30% LLR	25%	£988,660	£268,479	£183,364	£183,364	£138,041	£-354,311
35% SR : 35% THLR : 30% LLR	30%	£-155,276	£-826,996	£-913,902	£-913,902	£-1,239,801	£-1,457,067
35% SR : 35% THLR : 30% LLR	35%	£-1,321,089	£-1,932,471	£-2,019,799	£-2,019,799	£-2,347,277	£-2,565,597
35% SR : 35% THLR : 30% LLR	43%	£-3,080,506	£-3,601,198	£-3,689,201	£-3,689,201	£-4,019,210	£-4,239,216
35% SR : 35% THLR : 30% LLR	50%	£-4,852,763	£-5,282,543	£-5,371,272	£-5,371,272	£-5,704,004	£-5,925,827

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-19,802,950	£-20,818,034	£-20,901,525	£-20,901,525	£-21,214,619	£-21,423,348
35% SR : 35% THLR : 30% LLR	10%	£-22,035,297	£-22,932,709	£-23,016,783	£-23,016,783	£-23,332,060	£-23,542,245
35% SR : 35% THLR : 30% LLR	20%	£-24,290,101	£-25,069,455	£-25,154,201	£-25,154,201	£-25,471,999	£-25,683,863
35% SR : 35% THLR : 30% LLR	25%	£-25,425,925	£-26,146,106	£-26,231,221	£-26,231,221	£-26,552,626	£-26,768,896
35% SR : 35% THLR : 30% LLR	30%	£-26,569,861	£-27,241,581	£-27,328,487	£-27,328,487	£-27,654,386	£-27,871,852
35% SR : 35% THLR : 30% LLR	35%	£-27,735,674	£-28,347,056	£-28,434,384	£-28,434,384	£-28,761,862	£-28,980,182
35% SR : 35% THLR : 30% LLR	43%	£-29,495,091	£-30,015,783	£-30,103,786	£-30,103,786	£-30,433,795	£-30,653,801
35% SR : 35% THLR : 30% LLR	50%	£-31,267,348	£-31,697,128	£-31,785,857	£-31,785,857	£-32,118,589	£-32,340,412

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-7,977,585	£-8,992,689	£-9,076,160	£-9,076,160	£-9,389,254	£-9,597,983
35% SR : 35% THLR : 30% LLR	10%	£-10,209,932	£-11,107,344	£-11,191,418	£-11,191,418	£-11,506,695	£-11,716,880
35% SR : 35% THLR : 30% LLR	20%	£-12,464,736	£-13,244,090	£-13,328,836	£-13,328,836	£-13,646,634	£-13,858,498
35% SR : 35% THLR : 30% LLR	25%	£-13,600,560	£-14,320,741	£-14,405,856	£-14,405,856	£-14,727,261	£-14,943,531
35% SR : 35% THLR : 30% LLR	30%	£-14,744,496	£-15,416,216	£-15,503,122	£-15,503,122	£-15,829,021	£-16,046,287
35% SR : 35% THLR : 30% LLR	35%	£-15,910,309	£-16,521,691	£-16,609,019	£-16,609,019	£-16,936,497	£-17,154,817
35% SR : 35% THLR : 30% LLR	43%	£-17,669,726	£-18,190,418	£-18,278,421	£-18,278,421	£-18,608,430	£-18,828,436
35% SR : 35% THLR : 30% LLR	50%	£-19,441,983	£-19,871,783	£-19,960,492	£-19,960,492	£-20,293,224	£-20,515,047

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-201,514	£-1,215,598	£-1,300,089	£-1,300,089	£-1,613,183	£-1,821,912
35% SR : 35% THLR : 30% LLR	10%	£-2,433,861	£-3,331,273	£-3,415,347	£-3,415,347	£-3,730,624	£-3,940,809
35% SR : 35% THLR : 30% LLR	20%	£-4,688,665	£-5,468,020	£-5,552,766	£-5,552,766	£-5,870,563	£-6,082,428
35% SR : 35% THLR : 30% LLR	25%	£-5,824,489	£-6,544,670	£-6,629,795	£-6,629,795	£-6,951,190	£-7,167,460
35% SR : 35% THLR : 30% LLR	30%	£-6,968,426	£-7,640,145	£-7,727,052	£-7,727,052	£-8,052,950	£-8,270,216
35% SR : 35% THLR : 30% LLR	35%	£-8,134,238	£-8,745,620	£-8,832,948	£-8,832,948	£-9,160,436	£-9,378,746
35% SR : 35% THLR : 30% LLR	43%	£-9,893,656	£-10,414,348	£-10,502,350	£-10,502,350	£-10,832,359	£-11,052,366
35% SR : 35% THLR : 30% LLR	50%	£-11,665,912	£-12,095,692	£-12,184,421	£-12,184,421	£-12,517,154	£-12,738,976

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,044,467	£2,029,383	£1,945,892	£1,945,892	£1,632,798	£1,424,069
35% SR : 35% THLR : 30% LLR	10%	£812,120	£-85,292	£-169,366	£-169,366	£-484,643	£-694,828
35% SR : 35% THLR : 30% LLR	20%	£-1,442,684	£-2,222,039	£-2,306,795	£-2,306,795	£-2,624,582	£-2,836,447
35% SR : 35% THLR : 30% LLR	25%	£-2,578,508	£-3,298,690	£-3,383,804	£-3,383,804	£-3,705,210	£-3,921,479
35% SR : 35% THLR : 30% LLR	30%	£-3,722,445	£-4,394,165	£-4,481,071	£-4,481,071	£-4,806,969	£-5,024,235
35% SR : 35% THLR : 30% LLR	35%	£-4,888,258	£-5,499,639	£-5,586,967	£-5,586,967	£-5,914,446	£-6,132,766
35% SR : 35% THLR : 30% LLR	43%	£-6,647,675	£-7,168,367	£-7,256,369	£-7,256,369	£-7,586,379	£-7,806,385
35% SR : 35% THLR : 30% LLR	50%	£-8,419,932	£-8,849,711	£-8,938,441	£-8,938,441	£-9,271,173	£-9,492,995

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,321,428	£11,444,135	£11,361,988	£11,361,988	£11,053,932	£10,848,562
35% SR : 35% THLR : 30% LLR	10%	£9,721,817	£8,945,088	£8,862,368	£8,862,368	£8,552,164	£8,345,362
35% SR : 35% THLR : 30% LLR	20%	£7,097,423	£6,412,629	£6,327,883	£6,327,883	£6,010,085	£5,798,221
35% SR : 35% THLR : 30% LLR	25%	£5,764,135	£5,130,654	£5,045,539	£5,045,539	£4,726,356	£4,513,566
35% SR : 35% THLR : 30% LLR	30%	£4,425,232	£3,843,164	£3,757,655	£3,757,655	£3,437,001	£3,223,232
35% SR : 35% THLR : 30% LLR	35%	£3,080,716	£2,550,153	£2,464,231	£2,464,231	£2,142,022	£1,927,217
35% SR : 35% THLR : 30% LLR	43%	£1,053,414	£600,294	£513,707	£513,707	£189,009	£27,907
35% SR : 35% THLR : 30% LLR	50%	£-1,002,655	£-1,384,256	£-1,472,985	£-1,472,985	£-1,805,717	£-2,027,540

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-14,093,158	£-14,970,450	£-15,052,597	£-15,052,597	£-15,360,653	£-15,566,023
35% SR : 35% THLR : 30% LLR	10%	£-16,692,768	£-17,469,497	£-17,552,217	£-17,552,217	£-17,862,422	£-18,069,223
35% SR : 35% THLR : 30% LLR	20%	£-19,317,163	£-20,001,956	£-20,086,702	£-20,086,702	£-20,404,500	£-20,616,364
35% SR : 35% THLR : 30% LLR	25%	£-20,650,450	£-21,283,931	£-21,369,046	£-21,369,046	£-21,688,229	£-21,901,019
35% SR : 35% THLR : 30% LLR	30%	£-21,989,353	£-22,571,422	£-22,656,930	£-22,656,930	£-22,977,584	£-23,191,353
35% SR : 35% THLR : 30% LLR	35%	£-23,333,869	£-23,864,432	£-23,950,354	£-23,950,354	£-24,272,563	£-24,487,368
35% SR : 35% THLR : 30% LLR	43%	£-25,361,171	£-26,814,291	£-26,900,878	£-26,900,878	£-27,225,576	£-27,442,492
35% SR : 35% THLR : 30% LLR	50%	£-27,417,241	£-27,798,842	£-27,887,570	£-27,887,570	£-28,220,302	£-28,442,125

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,267,793	£-3,145,085	£-3,227,232	£-3,227,232	£-3,535,288	£-3,740,658
35% SR : 35% THLR : 30% LLR	10%	£-4,867,403	£-5,644,132	£-5,726,852	£-5,726,852	£-6,037,056	£-6,243,858
35% SR : 35% THLR : 30% LLR	20%	£-7,491,797	£-8,176,591	£-8,261,337	£-8,261,337	£-8,579,135	£-8,790,999
35% SR : 35% THLR : 30% LLR	25%	£-8,825,085	£-9,458,566	£-9,543,681	£-9,543,681	£-9,862,964	£-10,075,654
35% SR : 35% THLR : 30% LLR	30%	£-10,163,988	£-10,746,056	£-10,831,565	£-10,831,565	£-11,152,219	£-11,365,988
35% SR : 35% THLR : 30% LLR	35%	£-11,508,504	£-12,039,067	£-12,124,989	£-12,124,989	£-12,447,198	£-12,662,003
35% SR : 35% THLR : 30% LLR	43%	£-13,535,806	£-13,988,926	£-14,075,513	£-14,075,513	£-14,400,211	£-14,617,127
35% SR : 35% THLR : 30% LLR	50%	£-15,591,876	£-15,973,477	£-16,062,205	£-16,062,205	£-16,394,937	£-16,616,760

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,508,278	£4,630,986	£4,548,838	£4,548,838	£4,240,783	£4,035,413
35% SR : 35% THLR : 30% LLR	10%	£2,908,668	£2,131,939	£2,049,219	£2,049,219	£1,739,014	£1,532,212
35% SR : 35% THLR : 30% LLR	20%	£284,273	£-400,521	£-485,267	£-485,267	£-803,064	£-1,014,929
35% SR : 35% THLR : 30% LLR	25%	£-1,049,014	£-1,682,495	£-1,767,610	£-1,767,610	£-2,086,794	£-2,299,553
35% SR : 35% THLR : 30% LLR	30%	£-2,387,917	£-3,069,986	£-3,055,494	£-3,055,494	£-3,376,148	£-3,589,917
35% SR : 35% THLR : 30% LLR	35%	£-3,732,434	£-4,262,996	£-4,348,918	£-4,348,918	£-4,671,127	£-4,885,333
35% SR : 35% THLR : 30% LLR	43%	£-5,750,735	£-6,212,855	£-6,299,442	£-6,299,442	£-6,624,141	£-6,841,056
35% SR : 35% THLR : 30% LLR	50%	£-7,815,505	£-8,197,406	£-8,286,134	£-8,286,134	£-8,618,867	£-8,840,689

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,754,259	£7,876,967	£7,794,819	£7,794,819	£7,486,764	£7,281,394
35% SR : 35% THLR : 30% LLR	10%	£6,154,648	£5,377,920	£5,295,199	£5,295,199	£4,984,995	£4,778,193
35% SR : 35% THLR : 30% LLR	20%	£3,630,254	£2,845,460	£2,760,714	£2,760,714	£2,442,917	£2,231,052
35% SR : 35% THLR : 30% LLR	25%	£2,196,966	£1,563,486	£1,478,371	£1,478,371	£1,159,187	£946,398
35% SR : 35% THLR : 30% LLR	30%	£858,064	£275,995	£190,486	£190,486	£-130,167	£-343,937
35% SR : 35% THLR : 30% LLR	35%	£-486,453	£-1,017,015	£-1,102,938	£-1,102,938	£-1,425,146	£-1,639,952
35% SR : 35% THLR : 30% LLR	43%	£-2,513,755	£-2,966,874	£-3,053,461	£-3,053,461	£-3,378,160	£-3,595,075
35% SR : 35% THLR : 30% LLR	50%	£-4,569,824	£-4,951,425	£-5,040,154	£-5,040,154	£-5,372,886	£-5,594,708

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,611,635	£5,821,663	£5,738,172	£5,738,172	£5,425,079	£5,216,350
35% SR : 35% THLR : 30% LLR	10%	£4,438,048	£3,742,226	£3,658,152	£3,658,152	£3,342,875	£3,132,691
35% SR : 35% THLR : 30% LLR	20%	£2,242,002	£1,640,717	£1,555,971	£1,555,971	£1,238,173	£1,026,309
35% SR : 35% THLR : 30% LLR	25%	£1,135,559	£581,685	£496,570	£496,570	£177,387	£-35,982
35% SR : 35% THLR : 30% LLR	30%	£23,500	£-490,760	£-577,667	£-577,667	£-903,566	£-1,120,832
35% SR : 35% THLR : 30% LLR	35%	£-1,112,068	£-1,578,328	£-1,665,656	£-1,665,656	£-1,993,135	£-2,211,454
35% SR : 35% THLR : 30% LLR	43%	£-2,826,695	£-3,220,195	£-3,308,197	£-3,308,197	£-3,638,207	£-3,858,213
35% SR : 35% THLR : 30% LLR	50%	£-4,554,161	£-4,874,680	£-4,963,409	£-4,963,409	£-5,296,141	£-5,517,963

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-19,802,950	£-20,592,922	£-20,676,413	£-20,676,413	£-20,989,506	£-21,198,235
35% SR : 35% THLR : 30% LLR	10%	£-21,976,537	£-22,672,359	£-22,756,433	£-22,756,433	£-23,071,710	£-23,281,894
35% SR : 35% THLR : 30% LLR	20%	£-24,172,583	£-24,773,868	£-24,858,614	£-24,858,614	£-25,176,412	£-25,388,276
35% SR : 35% THLR : 30% LLR	25%	£-25,279,026	£-25,832,900	£-25,918,015	£-25,918,015	£-26,237,198	£-26,450,567
35% SR : 35% THLR : 30% LLR	30%	£-26,391,085	£-26,905,345	£-26,992,252	£-26,992,252	£-27,318,151	£-27,535,417
35% SR : 35% THLR : 30% LLR	35%	£-27,526,653	£-27,992,913	£-28,080,241	£-28,080,241	£-28,407,720	£-28,626,039
35% SR : 35% THLR : 30% LLR	43%	£-29,241,280	£-29,634,780	£-29,722,782	£-29,722,782	£-30,052,792	£-30,272,798
35% SR : 35% THLR : 30% LLR	50%	£-30,968,746	£-31,289,265	£-31,377,994	£-31,377,994	£-31,710,726	£-31,932,548

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-7,977,585	£-8,767,557	£-8,851,048	£-8,851,048	£-9,164,141	£-9,372,870
35% SR : 35% THLR : 30% LLR	10%	£-10,151,172	£-10,846,994	£-10,931,068	£-10,931,068	£-11,246,345	£-11,456,529
35% SR : 35% THLR : 30% LLR	20%	£-12,347,218	£-12,948,503	£-13,033,249	£-13,033,249	£-13,351,047	£-13,562,911
35% SR : 35% THLR : 30% LLR	25%	£-13,453,661	£-14,007,535	£-14,092,650	£-14,092,650	£-14,411,833	£-14,625,202
35% SR : 35% THLR : 30% LLR	30%	£-14,565,720	£-15,079,980	£-15,166,887	£-15,166,887	£-15,492,786	£-15,710,052
35% SR : 35% THLR : 30% LLR	35%	£-15,701,288	£-16,167,548	£-16,254,876	£-16,254,876	£-16,582,365	£-16,800,674
35% SR : 35% THLR : 30% LLR	43%	£-17,415,915	£-17,809,415	£-17,897,417	£-17,897,417	£-18,227,427	£-18,447,433
35% SR : 35% THLR : 30% LLR	50%	£-19,143,381	£-19,463,900	£-19,552,629	£-19,552,629	£-19,885,361	£-20,107,183

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-201,514	£-991,486	£-1,074,977	£-1,074,977	£-1,388,070	£-1,596,799
35% SR : 35% THLR : 30% LLR	10%	£-2,375,102	£-3,070,924	£-3,154,998	£-3,154,998	£-3,470,274	£-3,680,458
35% SR : 35% THLR : 30% LLR	20%	£-4,571,147	£-5,172,433	£-5,257,179	£-5,257,179	£-5,574,976	£-5,786,841
35% SR : 35% THLR : 30% LLR	25%	£-6,677,591	£-7,231,464	£-7,316,579	£-7,316,579	£-7,614,931	£-7,827,811
35% SR : 35% THLR : 30% LLR	30%	£-8,789,649	£-9,303,909	£-9,389,817	£-9,389,817	£-9,688,715	£-9,897,981
35% SR : 35% THLR : 30% LLR	35%	£-9,925,217	£-10,391,478	£-10,478,805	£-10,478,805	£-10,779,284	£-10,989,603
35% SR : 35% THLR : 30% LLR	43%	£-10,639,844	£-11,033,344	£-11,121,347	£-11,121,347	£-11,421,358	£-11,631,362
35% SR : 35% THLR : 30% LLR	50%	£-11,367,310	£-11,687,829	£-11,776,558	£-11,776,558	£-12,076,290	£-12,286,113

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,044,467	£2,254,495	£2,171,004	£2,171,004	£1,857,911	£1,649,182
35% SR : 35% THLR : 30% LLR	10%	£870,879	£175,057	£90,983	£90,983	£-224,294	£-434,478
35% SR : 35% THLR : 30% LLR	20%	£-1,325,166	£-1,928,452	£-2,011,198	£-2,011,198	£-2,328,995	£-2,540,860
35% SR : 35% THLR : 30% LLR	25%	£-2,431,610	£-2,985,483	£-3,070,598	£-3,070,598	£-3,389,782	£-3,603,151
35% SR : 35% THLR : 30% LLR	30%	£-3,543,669	£-4,057,929	£-4,144,836	£-4,144,836	£-4,470,734	£-4,688,000
35% SR : 35% THLR : 30% LLR	35%	£-4,679,236	£-5,145,497	£-5,232,824	£-5,232,824	£-5,560,303	£-5,778,622
35% SR : 35% THLR : 30% LLR	43%	£-6,393,863	£-6,787,363	£-6,875,366	£-6,875,366	£-7,205,375	£-7,425,882
35% SR : 35% THLR : 30% LLR	50%	£-8,121,330	£-8,441,849	£-8,530,577	£-8,530,577	£-8,863,309	£-9,086,132

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,001,398	£1,290,718	£1,207,226	£1,207,226	£894,133	£685,404
35% SR : 35% THLR : 30% LLR	10%	£230,074	£399,807	£485,257	£485,257	£805,690	£1,019,313
35% SR : 35% THLR : 30% LLR	20%	£1,589,281	£2,133,876	£2,220,007	£2,220,007	£2,543,002	£2,758,332
35% SR : 35% THLR : 30% LLR	25%	£2,509,399	£3,009,322	£3,095,829	£3,095,829	£3,420,233	£3,636,503
35% SR : 35% THLR : 30% LLR	30%	£3,435,223	£3,890,375	£3,977,282	£3,977,282	£4,303,180	£4,520,446
35% SR : 35% THLR : 30% LLR	35%	£4,366,754	£4,777,037	£4,864,365	£4,864,365	£5,191,844	£5,410,163
35% SR : 35% THLR : 30% LLR	43%	£5,774,748	£6,117,545	£6,205,548	£6,205,548	£6,535,557	£6,755,564
35% SR : 35% THLR : 30% LLR	50%	£7,195,582	£7,470,671	£7,559,400	£7,559,400	£7,892,132	£8,113,954

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,413,167	£25,123,868	£25,207,359	£25,207,359	£25,220,452	£25,729,181
35% SR : 35% THLR : 30% LLR	10%	£26,184,511	£26,814,392	£26,899,842	£26,899,842	£27,220,275	£27,433,898
35% SR : 35% THLR : 30% LLR	20%	£28,003,866	£28,548,461	£28,634,592	£28,634,592	£28,957,587	£29,172,917
35% SR : 35% THLR : 30% LLR	25%	£28,923,984	£29,423,907	£29,510,414	£29,510,414	£29,834,818	£30,051,088
35% SR : 35% THLR : 30% LLR	30%	£29,849,808	£30,304,960	£30,391,867	£30,391,867	£30,717,766	£30,935,031
35% SR : 35% THLR : 30% LLR	35%	£30,781,339	£31,191,622	£31,278,950	£31,278,950	£31,606,429	£31,824,748
35% SR : 35% THLR : 30% LLR	43%	£32,189,333	£32,532,131	£32,620,133	£32,620,133	£32,950,142	£33,170,149
35% SR : 35% THLR : 30% LLR	50%	£33,610,167	£33,885,256	£33,973,985	£33,973,985	£34,306,717	£34,528,539

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,587,822	£13,298,503	£13,381,994	£13,381,994	£13,695,087	£13,903,816
35% SR : 35% THLR : 30% LLR	10%	£14,359,146	£14,989,027	£15,074,477	£15,074,477	£15,394,910	£15,608,533
35% SR : 35% THLR : 30% LLR	20%	£16,178,501	£16,723,096	£16,809,227	£16,809,227	£17,132,222	£17,347,552
35% SR : 35% THLR : 30% LLR	25%	£17,098,619	£17,598,542	£17,685,049	£17,685,049	£18,009,453	£18,225,723
35% SR : 35% THLR : 30% LLR	30%	£18,024,443	£18,479,595	£18,566,502	£18,566,502	£18,892,400	£19,109,666
35% SR : 35% THLR : 30% LLR	35%	£18,955,974	£19,366,257	£19,453,585	£19,453,585	£19,781,064	£19,999,383
35% SR : 35% THLR : 30% LLR	43%	£20,363,968	£20,706,765	£20,794,768	£20,794,768	£21,124,777	£21,344,784
35% SR : 35% THLR : 30% LLR	50%	£21,784,802	£22,059,891	£22,148,620	£22,148,620	£22,481,352	£22,703,174

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,811,752	£5,522,432	£5,605,923	£5,605,923	£5,919,016	£6,127,745
35% SR : 35% THLR : 30% LLR	10%	£6,583,075	£7,212,957	£7,298,406	£7,298,406	£7,618,840	£7,832,462
35% SR : 35% THLR : 30% LLR	20%	£8,402,430	£9,047,025	£9,033,157	£9,033,157	£9,356,152	£9,571,481
35% SR : 35% THLR : 30% LLR	25%	£9,322,548	£9,922,471	£9,908,978	£9,908,978	£10,233,382	£10,449,652
35% SR : 35% THLR : 30% LLR	30%	£10,246,372	£10,793,525	£10,790,431	£10,790,431	£11,116,329	£11,333,595
35% SR : 35% THLR : 30% LLR	35%	£11,179,903	£11,690,167	£11,677,514	£11,677,514	£12,004,993	£12,223,312
35% SR : 35% THLR : 30% LLR	43%	£12,587,897	£12,930,695	£13,018,697	£13,018,697	£13,348,707	£13,568,713
35% SR : 35% THLR : 30% LLR	50%	£14,008,731	£14,293,821	£14,372,549	£14,372,549	£14,705,281	£14,927,104

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,565,771	£2,276,451	£2,359,942	£2,359,942	£2,673,035	£2,881,764
35% SR : 35% THLR : 30% LLR	10%	£3,337,094	£3,966,976	£4,052,425	£4,052,425	£4,372,859	£4,586,481
35% SR : 35% THLR : 30% LLR	20%	£5,156,449	£5,701,045	£5,787,176	£5,787,176	£6,110,171	£6,325,501
35% SR : 35% THLR : 30% LLR	25%	£6,076,568	£6,576,490	£6,662,998	£6,662,998	£6,987,402	£7,203,671
35% SR : 35% THLR : 30% LLR	30%	£7,002,391	£7,457,544	£7,544,450	£7,544,450	£7,870,349	£8,087,614
35% SR : 35% THLR : 30% LLR	35%	£7,933,923	£8,344,206	£8,431,533	£8,431,533	£8,759,012	£8,977,331
35% SR : 35% THLR : 30% LLR	43%	£9,341,917	£9,684,714	£9,772,716	£9,772,716	£10,102,726	£10,322,732
35% SR : 35% THLR : 30% LLR	50%	£10,762,750	£11,037,840	£11,126,568	£11,126,568	£11,459,301	£11,681,123

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£72,267,429	£66,641,146	£66,452,977	£66,452,977	£65,747,345	£65,276,923
35% SR : 35% THLR : 30% LLR	10%	£61,984,907	£56,948,943	£56,759,462	£56,759,462	£56,048,908	£55,571,512
35% SR : 35% THLR : 30% LLR	20%	£51,651,987	£47,167,982	£46,973,862	£46,973,862	£46,245,915	£45,760,616
35% SR : 35% THLR : 30% LLR	25%	£46,452,611	£42,249,208	£42,054,241	£42,054,241	£41,323,118	£40,835,701
35% SR : 35% THLR : 30% LLR	30%	£41,221,139	£37,317,829	£37,121,965	£37,121,965	£36,387,471	£35,897,809
35% SR : 35% THLR : 30% LLR	35%	£35,976,843	£32,373,846	£32,175,719	£32,175,719	£31,425,594	£30,925,511
35% SR : 35% THLR : 30% LLR	43%	£28,070,651	£24,875,153	£24,673,574	£24,673,574	£23,917,652	£23,413,704
35% SR : 35% THLR : 30% LLR	50%	£20,083,492	£17,324,708	£17,118,142	£17,118,142	£16,343,517	£15,827,100

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,740,082	£17,113,799	£16,925,630	£16,925,630	£16,219,998	£15,749,577
35% SR : 35% THLR : 30% LLR	10%	£12,457,560	£7,421,596	£7,232,115	£7,232,115	£6,521,561	£6,044,165
35% SR : 35% THLR : 30% LLR	20%	£2,124,640	£-2,359,365	£-2,553,485	£-2,553,485	£-3,281,432	£-3,766,731
35% SR : 35% THLR : 30% LLR	25%	£-3,074,736	£-7,278,139	£-7,473,106	£-7,473,106	£-8,204,229	£-8,691,646
35% SR : 35% THLR : 30% LLR	30%	£-8,306,207	£-12,209,518	£-12,405,382	£-12,405,382	£-13,139,876	£-13,629,538
35% SR : 35% THLR : 30% LLR	35%	£-13,550,504	£-17,153,501	£-17,351,628	£-17,351,628	£-18,101,753	£-18,601,836
35% SR : 35% THLR : 30% LLR	43%	£-21,456,696	£-24,852,194	£-24,853,773	£-24,853,773	£-25,609,695	£-26,113,643
35% SR : 35% THLR : 30% LLR	50%	£-29,443,855	£-32,202,639	£-32,409,205	£-32,409,205	£-33,183,830	£-33,700,247

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£44,912,642	£39,286,358	£39,098,190	£39,098,190	£38,392,557	£37,922,136
35% SR : 35% THLR : 30% LLR	10%	£34,630,119	£29,594,156	£29,404,675	£29,404,675	£28,694,121	£28,216,724
35% SR : 35% THLR : 30% LLR	20%	£24,297,199	£19,813,194	£19,619,074	£19,619,074	£18,891,127	£18,405,828
35% SR : 35% THLR : 30% LLR	25%	£19,097,823	£14,894,420	£14,699,454	£14,699,454	£13,968,330	£13,480,914
35% SR : 35% THLR : 30% LLR	30%	£13,866,352	£9,963,041	£9,767,177	£9,767,177	£9,032,684	£8,543,022
35% SR : 35% THLR : 30% LLR	35%	£8,622,056	£5,019,058	£4,820,931	£4,820,931	£4,070,806	£3,570,723
35% SR : 35% THLR : 30% LLR	43%	£715,863	£-2,479,634	£-2,681,214	£-2,681,214	£-3,437,136	£-3,941,083
35% SR : 35% THLR : 30% LLR	50%	£-7,271,295	£-10,030,080	£-10,236,646	£-10,236,646	£-11,011,270	£-11,527,687

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£59,492,774	£53,866,491	£53,678,322	£53,678,322	£52,972,690	£52,502,268
35% SR : 35% THLR : 30% LLR	10%	£49,210,252	£44,174,288	£43,984,807	£43,984,807	£43,274,253	£42,796,857
35% SR : 35% THLR : 30% LLR	20%	£38,877,332	£34,393,327	£34,199,207	£34,199,207	£33,471,260	£32,985,961
35% SR : 35% THLR : 30% LLR	25%	£33,677,956	£29,474,553	£29,279,586	£29,279,586	£28,548,463	£28,061,046
35% SR : 35% THLR : 30% LLR	30%	£28,446,484	£24,543,174	£24,347,310	£24,347,310	£23,612,816	£23,123,154
35% SR : 35% THLR : 30% LLR	35%	£23,202,188	£19,599,191	£19,401,064	£19,401,064	£18,650,839	£18,150,856
35% SR : 35% THLR : 30% LLR	43%	£15,295,996	£12,100,498	£11,898,919	£11,898,919	£11,142,957	£10,639,049
35% SR : 35% THLR : 30% LLR	50%	£7,308,837	£4,550,053	£4,343,487	£4,343,487	£3,568,862	£3,052,445

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£65,578,988	£59,952,705	£59,764,536	£59,764,536	£59,058,904	£58,588,482
35% SR : 35% THLR : 30% LLR	10%	£55,296,466	£50,260,502	£50,071,021	£50,071,021	£49,360,467	£48,883,071
35% SR : 35% THLR : 30% LLR	20%	£44,963,546	£40,479,541	£40,285,421	£40,285,421	£39,557,474	£39,072,175
35% SR : 35% THLR : 30% LLR	25%	£39,764,170	£35,560,767	£35,365,800	£35,365,800	£34,634,677	£34,147,260
35% SR : 35% THLR : 30% LLR	30%	£34,532,698	£30,629,388	£30,433,523	£30,433,523	£29,699,030	£29,209,368
35% SR : 35% THLR : 30% LLR	35%	£29,288,402	£25,685,404	£25,487,278	£25,487,278	£24,737,153	£24,237,070
35% SR : 35% THLR : 30% LLR	43%	£21,382,210	£18,186,712	£17,985,133	£17,985,133	£17,229,211	£16,725,263
35% SR : 35% THLR : 30% LLR	50%	£13,395,051	£10,636,267	£10,429,701	£10,429,701	£9,655,076	£9,138,659

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£40,281,762	£35,098,865	£34,904,490	£34,904,490	£34,175,588	£33,689,653
35% SR : 35% THLR : 30% LLR	10%	£32,929,266	£28,262,113	£28,066,383	£28,066,383	£27,332,397	£26,843,073
35% SR : 35% THLR : 30% LLR	20%	£25,486,090	£21,357,787	£21,157,266	£21,157,266	£20,405,311	£19,904,008
35% SR : 35% THLR : 30% LLR	25%	£21,744,925	£17,860,699	£17,659,303	£17,659,303	£16,904,068	£16,400,578
35% SR : 35% THLR : 30% LLR	30%	£17,959,132	£14,350,563	£14,148,239	£14,148,239	£13,389,525	£12,880,954
35% SR : 35% THLR : 30% LLR	35%	£14,153,450	£10,806,186	£10,599,556	£10,599,556	£9,824,693	£9,308,118
35% SR : 35% THLR : 30% LLR	43%	£8,379,180	£5,432,896	£5,222,373	£5,222,373	£4,428,752	£3,899,671
35% SR : 35% THLR : 30% LLR	50%	£2,508,717	£-46,879	£-263,748	£-263,748	£-1,077,004	£-1,619,176

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-9,245,585	£-14,428,482	£-14,622,857	£-14,622,857	£-15,351,759	£-15,837,694
35% SR : 35% THLR : 30% LLR	10%	£-16,598,081	£-21,265,234	£-21,460,963	£-21,460,963	£-22,194,950	£-22,684,274
35% SR : 35% THLR : 30% LLR	20%	£-24,041,257	£-28,169,560	£-28,370,081	£-28,370,081	£-29,122,036	£-29,623,339
35% SR : 35% THLR : 30% LLR	25%	£-27,782,422	£-31,866,648	£-31,868,044	£-31,868,044	£-32,623,279	£-33,126,769
35% SR : 35% THLR : 30% LLR	30%	£-31,568,215	£-35,176,784	£-35,379,108	£-35,379,108	£-36,137,822	£-36,646,393
35% SR : 35% THLR : 30% LLR	35%	£-35,373,897	£-38,721,161	£-38,927,791	£-38,927,791	£-39,702,654	£-40,219,229
35% SR : 35% THLR : 30% LLR	43%	£-41,148,167	£-44,094,451	£-44,304,974	£-44,304,974	£-45,088,595	£-45,627,676
35% SR : 35% THLR : 30% LLR	50%	£-47,018,630	£-49,574,226	£-49,791,094	£-49,791,094	£-50,604,351	£-51,146,523

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,926,974	£7,744,078	£7,549,703	£7,549,703	£6,820,800	£6,334,866
35% SR : 35% THLR : 30% LLR	10%	£5,574,479	£907,325	£711,596	£711,596	£-22,300	£-511,714
35% SR : 35% THLR : 30% LLR	20%	£-1,888,698	£-5,997,001	£-6,197,522	£-6,197,522	£-6,949,477	£-7,450,780
35% SR : 35% THLR : 30% LLR	25%	£-5,609,863	£-9,494,089	£-9,695,485	£-9,695,485	£-10,450,720	£-10,952,210
35% SR : 35% THLR : 30% LLR	30%	£-9,395,655	£-13,004,225	£-13,206,549	£-13,206,549	£-13,965,263	£-14,473,834
35% SR : 35% THLR : 30% LLR	35%	£-13,201,338	£-16,548,602	£-16,755,232	£-16,755,232	£-17,530,094	£-18,046,869
35% SR : 35% THLR : 30% LLR	43%	£-18,975,608	£-21,921,891	£-22,132,415	£-22,132,415	£-22,926,036	£-23,455,116
35% SR : 35% THLR : 30% LLR	50%	£-24,846,070	£-27,401,666	£-27,618,535	£-27,618,535	£-28,431,792	£-28,973,963

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£27,507,107	£22,324,210	£22,129,835	£22,129,835	£21,400,933	£20,914,998
35% SR : 35% THLR : 30% LLR	10%	£20,154,611	£15,487,458	£15,291,728	£15,291,728	£14,557,742	£14,068,418
35% SR : 35% THLR : 30% LLR	20%	£12,711,435	£8,583,132	£8,382,611	£8,382,611	£7,630,656	£7,129,353
35% SR : 35% THLR : 30% LLR	25%	£8,970,270	£5,086,044	£4,884,648	£4,884,648	£4,129,413	£3,625,923
35% SR : 35% THLR : 30% LLR	30%	£5,164,477	£1,575,908	£1,373,584	£1,373,584	£614,870	£106,299
35% SR : 35% THLR : 30% LLR	35%	£1,378,795	£-1,968,469	£-2,175,099	£-2,175,099	£-2,949,962	£-3,466,537
35% SR : 35% THLR : 30% LLR	43%	£-4,395,475	£-7,341,759	£-7,552,282	£-7,552,282	£-8,345,903	£-8,874,984
35% SR : 35% THLR : 30% LLR	50%	£-10,265,938	£-12,821,534	£-13,038,403	£-13,038,403	£-13,851,659	£-14,393,831

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£33,593,320	£28,410,424	£28,216,049	£28,216,049	£27,487,147	£27,001,212
35% SR : 35% THLR : 30% LLR	10%	£26,240,825	£21,573,672	£21,377,942	£21,377,942	£20,643,956	£20,154,632
35% SR : 35% THLR : 30% LLR	20%	£18,797,649	£14,669,346	£14,468,825	£14,468,825	£13,716,870	£13,215,567
35% SR : 35% THLR : 30% LLR	25%	£15,056,484	£11,172,258	£10,970,861	£10,970,861	£10,215,627	£9,712,137
35% SR : 35% THLR : 30% LLR	30%	£11,270,691	£7,662,122	£7,459,798	£7,459,798	£6,701,083	£6,192,513
35% SR : 35% THLR : 30% LLR	35%	£7,465,009	£4,117,745	£3,911,115	£3,911,115	£3,136,252	£2,619,677
35% SR : 35% THLR : 30% LLR	43%	£1,690,739	£-1,255,545	£-1,466,068	£-1,466,068	£-2,259,689	£-2,788,770
35% SR : 35% THLR : 30% LLR	50%	£-4,179,724	£-6,735,320	£-6,952,189	£-6,952,189	£-7,765,445	£-8,307,617

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£26,796,774	£21,770,400	£21,572,846	£21,572,846	£20,832,023	£20,338,140
35% SR : 35% THLR : 30% LLR	10%	£20,571,876	£16,050,188	£15,851,257	£15,851,257	£15,105,266	£14,607,940
35% SR : 35% THLR : 30% LLR	20%	£14,256,770	£10,235,577	£10,031,777	£10,031,777	£9,287,524	£8,758,022
35% SR : 35% THLR : 30% LLR	25%	£11,059,866	£7,295,395	£7,090,705	£7,090,705	£6,323,119	£5,807,846
35% SR : 35% THLR : 30% LLR	30%	£7,830,274	£4,320,917	£4,111,921	£4,111,921	£3,328,185	£2,805,696
35% SR : 35% THLR : 30% LLR	35%	£4,575,219	£1,312,225	£1,102,216	£1,102,216	£314,680	£-213,783
35% SR : 35% THLR : 30% LLR	43%	£-391,014	£-3,278,868	£-3,493,962	£-3,493,962	£-4,300,563	£-4,838,297
35% SR : 35% THLR : 30% LLR	50%	£-5,463,464	£-7,922,271	£-8,139,140	£-8,139,140	£-8,952,397	£-9,494,568

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-22,730,573	£-27,756,947	£-27,954,501	£-27,954,501	£-28,695,324	£-29,189,207
35% SR : 35% THLR : 30% LLR	10%	£-28,955,471	£-33,477,159	£-33,676,090	£-33,676,090	£-34,422,081	£-34,919,407
35% SR : 35% THLR : 30% LLR	20%	£-35,270,577	£-39,291,770	£-39,495,570	£-39,495,570	£-40,259,823	£-40,769,324
35% SR : 35% THLR : 30% LLR	25%	£-38,467,481	£-42,231,952	£-42,436,642	£-42,436,642	£-43,204,228	£-43,719,501
35% SR : 35% THLR : 30% LLR	30%	£-41,697,073	£-45,206,430	£-45,415,426	£-45,415,426	£-46,199,162	£-46,721,851
35% SR : 35% THLR : 30% LLR	35%	£-44,952,128	£-48,215,122	£-48,425,131	£-48,425,131	£-49,212,667	£-49,741,130
35% SR : 35% THLR : 30% LLR	43%	£-49,918,361	£-52,806,215	£-53,021,309	£-53,021,309	£-53,827,910	£-54,365,643
35% SR : 35% THLR : 30% LLR	50%	£-54,990,810	£-57,449,618	£-57,666,487	£-57,666,487	£-58,479,744	£-59,021,915

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-558,014	£-5,584,387	£-5,781,941	£-5,781,941	£-6,522,785	£-7,016,648
35% SR : 35% THLR : 30% LLR	10%	£-6,782,912	£-11,304,600	£-11,503,531	£-11,503,531	£-12,249,521	£-12,746,848
35% SR : 35% THLR : 30% LLR	20%	£-13,098,018	£-17,119,211	£-17,323,011	£-17,323,011	£-18,087,263	£-18,596,765
35% SR : 35% THLR : 30% LLR	25%	£-16,294,921	£-20,059,392	£-20,264,083	£-20,264,083	£-21,031,669	£-21,546,941
35% SR : 35% THLR : 30% LLR	30%	£-19,524,514	£-23,033,871	£-23,242,867	£-23,242,867	£-24,026,602	£-24,549,092
35% SR : 35% THLR : 30% LLR	35%	£-22,779,569	£-26,042,562	£-26,252,571	£-26,252,571	£-27,040,107	£-27,568,571
35% SR : 35% THLR : 30% LLR	43%	£-27,745,802	£-30,633,655	£-30,848,749	£-30,848,749	£-31,655,350	£-32,193,084
35% SR : 35% THLR : 30% LLR	50%	£-32,818,251	£-35,277,059	£-35,493,927	£-35,493,927	£-36,307,185	£-36,849,356

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,022,119	£8,995,745	£8,798,191	£8,798,191	£8,057,368	£7,563,485
35% SR : 35% THLR : 30% LLR	10%	£7,797,221	£3,275,533	£3,076,602	£3,076,602	£2,330,611	£1,833,285
35% SR : 35% THLR : 30% LLR	20%	£1,482,115	£-2,539,078	£-2,742,878	£-2,742,878	£-3,507,131	£-4,016,633
35% SR : 35% THLR : 30% LLR	25%	£-1,714,789	£-5,479,260	£-5,683,950	£-5,683,950	£-6,451,536	£-6,966,509
35% SR : 35% THLR : 30% LLR	30%	£-4,944,381	£-8,455,738	£-8,662,734	£-8,662,734	£-9,446,470	£-9,969,959
35% SR : 35% THLR : 30% LLR	35%	£-9,199,436	£-11,462,430	£-11,672,439	£-11,672,439	£-12,459,975	£-12,989,438
35% SR : 35% THLR : 30% LLR	43%	£-13,165,669	£-16,053,523	£-16,268,617	£-16,268,617	£-17,075,218	£-17,612,952
35% SR : 35% THLR : 30% LLR	50%	£-18,238,119	£-20,696,926	£-20,913,795	£-20,913,795	£-21,727,052	£-22,269,223

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,108,333	£15,081,959	£14,884,405	£14,884,405	£14,143,582	£13,649,699
35% SR : 35% THLR : 30% LLR	10%	£13,883,435	£9,361,747	£9,162,816	£9,162,816	£8,416,825	£7,919,498
35% SR : 35% THLR : 30% LLR	20%	£7,568,329	£3,547,136	£3,343,336	£3,343,336	£2,579,083	£2,069,581
35% SR : 35% THLR : 30% LLR	25%	£4,371,425	£606,954	£402,264	£402,264	£-365,322	£-880,595
35% SR : 35% THLR : 30% LLR	30%	£1,141,833	£-2,367,524	£-2,576,520	£-2,576,520	£-3,360,256	£-3,882,745
35% SR : 35% THLR : 30% LLR	35%	£-2,113,223	£-5,376,216	£-5,586,225	£-5,586,225	£-6,373,761	£-6,902,224
35% SR : 35% THLR : 30% LLR	43%	£-7,079,455	£-9,967,309	£-10,182,403	£-10,182,403	£-10,989,004	£-11,526,738
35% SR : 35% THLR : 30% LLR	50%	£-12,151,905	£-14,610,712	£-14,827,581	£-14,827,581	£-15,640,838	£-16,183,009

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£34,910,854	£32,178,490	£31,984,116	£31,984,116	£31,255,213	£30,769,278
35% SR : 35% THLR : 30% LLR	10%	£28,263,216	£25,832,692	£25,636,963	£25,636,963	£24,902,977	£24,413,652
35% SR : 35% THLR : 30% LLR	20%	£21,563,376	£19,407,772	£19,207,252	£19,207,252	£18,455,297	£17,963,994
35% SR : 35% THLR : 30% LLR	25%	£18,161,643	£16,158,916	£15,957,520	£15,957,520	£15,202,285	£14,698,796
35% SR : 35% THLR : 30% LLR	30%	£14,745,701	£12,897,013	£12,694,689	£12,694,689	£11,929,470	£11,415,389
35% SR : 35% THLR : 30% LLR	35%	£11,310,928	£9,592,072	£9,385,442	£9,385,442	£8,610,580	£8,094,005
35% SR : 35% THLR : 30% LLR	43%	£6,079,575	£4,588,212	£4,376,580	£4,376,580	£3,582,958	£3,053,877
35% SR : 35% THLR : 30% LLR	50%	£757,792	£-517,528	£-734,397	£-734,397	£-1,547,654	£-2,089,825

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,616,493	£-17,348,857	£-17,543,231	£-17,543,231	£-18,272,134	£-18,758,069
35% SR : 35% THLR : 30% LLR	10%	£-21,264,131	£-23,694,655	£-23,890,384	£-23,890,384	£-24,624,370	£-25,113,695
35% SR : 35% THLR : 30% LLR	20%	£-27,963,971	£-30,119,575	£-30,320,095	£-30,320,095	£-31,072,050	£-31,573,353
35% SR : 35% THLR : 30% LLR	25%	£-31,365,704	£-33,368,431	£-33,569,827	£-33,569,827	£-34,325,062	£-34,826,551
35% SR : 35% THLR : 30% LLR	30%	£-34,781,646	£-36,630,334	£-36,832,658	£-36,832,658	£-37,597,877	£-38,111,958
35% SR : 35% THLR : 30% LLR	35%	£-38,216,419	£-39,935,275	£-40,141,905	£-40,141,905	£-40,916,767	£-41,433,342
35% SR : 35% THLR : 30% LLR	43%	£-43,447,772	£-44,939,135	£-45,150,767	£-45,150,767	£-45,944,389	£-46,473,470
35% SR : 35% THLR : 30% LLR	50%	£-48,769,555	£-50,044,875	£-50,261,744	£-50,261,744	£-51,075,001	£-51,617,172

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,556,066	£4,823,702	£4,629,328	£4,629,328	£3,900,426	£3,414,490
35% SR : 35% THLR : 30% LLR	10%	£908,428	£-1,522,095	£-1,717,825	£-1,717,825	£-2,451,811	£-2,941,136
35% SR : 35% THLR : 30% LLR	20%	£-5,791,412	£-7,947,015	£-8,147,536	£-8,147,536	£-8,899,491	£-9,400,793
35% SR : 35% THLR : 30% LLR	25%	£-9,193,145	£-11,195,871	£-11,397,267	£-11,397,267	£-12,152,520	£-12,655,991
35% SR : 35% THLR : 30% LLR	30%	£-12,609,087	£-14,457,775	£-14,660,099	£-14,660,099	£-15,425,317	£-15,939,399
35% SR : 35% THLR : 30% LLR	35%	£-16,043,860	£-17,762,715	£-17,969,345	£-17,969,345	£-18,744,208	£-19,260,782
35% SR : 35% THLR : 30% LLR	43%	£-21,275,213	£-22,766,575	£-22,978,208	£-22,978,208	£-23,771,830	£-24,300,910
35% SR : 35% THLR : 30% LLR	50%	£-26,596,995	£-27,872,316	£-28,089,185	£-28,089,185	£-28,902,442	£-29,444,613

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,136,199	£19,403,835	£19,209,461	£19,209,461	£18,480,558	£17,994,623
35% SR : 35% THLR : 30% LLR	10%	£15,488,561	£13,058,037	£12,862,308	£12,862,308	£12,128,322	£11,638,997
35% SR : 35% THLR : 30% LLR	20%	£8,788,721	£6,633,117	£6,432,597	£6,432,597	£5,680,642	£5,179,339
35% SR : 35% THLR : 30% LLR	25%	£5,386,988	£3,384,261	£3,182,865	£3,182,865	£2,427,630	£1,924,141
35% SR : 35% THLR : 30% LLR	30%	£1,971,046	£122,358	£-79,966	£-79,966	£-345,185	£-1,359,266
35% SR : 35% THLR : 30% LLR	35%	£-1,463,727	£-3,162,593	£-3,359,213	£-3,359,213	£-4,164,075	£-4,660,650
35% SR : 35% THLR : 30% LLR	43%	£-6,695,080	£-8,186,443	£-8,398,075	£-8,398,075	£-9,191,697	£-9,720,775
35% SR : 35% THLR : 30% LLR	50%	£-12,016,863	£-13,292,183	£-13,509,052	£-13,509,052	£-14,322,309	£-14,864,480

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£28,222,413	£25,490,049	£25,295,675	£25,295,675	£24,566,772	£24,080,837
35% SR : 35% THLR : 30% LLR	10%	£21,574,775	£19,144,251	£18,948,522	£18,948,522	£18,214,536	£17,725,211
35% SR : 35% THLR : 30% LLR	20%	£14,874,935	£12,719,331	£12,518,811	£12,518,811	£11,766,856	£11,265,553
35% SR : 35% THLR : 30% LLR	25%	£11,473,202	£9,470,475	£9,269,079	£9,269,079	£8,513,844	£8,010,355
35% SR : 35% THLR : 30% LLR	30%	£8,057,259	£6,208,572	£6,006,248	£6,006,248	£5,241,029	£4,726,948
35% SR : 35% THLR : 30% LLR	35%	£4,622,487	£2,903,631	£2,697,001	£2,697,001	£1,922,139	£1,405,564
35% SR : 35% THLR : 30% LLR	43%	£-606,865	£-2,100,229	£-2,311,851	£-2,311,851	£-3,105,493	£-3,634,564
35% SR : 35% THLR : 30% LLR	50%	£-5,930,649	£-7,205,970	£-7,422,838	£-7,422,838	£-8,236,096	£-8,778,267

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,092,080	£21,516,510	£21,318,957	£21,318,957	£20,578,132	£20,084,250
35% SR : 35% THLR : 30% LLR	10%	£18,196,136	£15,906,955	£15,708,024	£15,708,024	£14,962,033	£14,464,706
35% SR : 35% THLR : 30% LLR	20%	£12,234,463	£10,209,187	£10,005,385	£10,005,385	£9,241,133	£8,731,631
35% SR : 35% THLR : 30% LLR	25%	£9,201,077	£7,324,817	£7,120,128	£7,120,128	£6,352,541	£5,840,817
35% SR : 35% THLR : 30% LLR	30%	£6,154,190	£4,410,486	£4,201,490	£4,201,490	£3,417,755	£2,895,265
35% SR : 35% THLR : 30% LLR	35%	£3,060,192	£1,458,311	£1,248,301	£1,248,301	£460,766	£-65,308
35% SR : 35% THLR : 30% LLR	43%	£-1,648,049	£-3,044,233	£-3,259,326	£-3,259,326	£-4,065,927	£-4,603,662
35% SR : 35% THLR : 30% LLR	50%	£-6,437,728	£-7,601,475	£-7,818,344	£-7,818,344	£-8,631,601	£-9,173,772

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-25,435,267	£-28,010,837	£-28,208,390	£-28,208,390	£-28,949,215	£-29,443,097
35% SR : 35% THLR : 30% LLR	10%	£-31,331,211	£-33,620,392	£-33,819,323	£-33,819,323	£-34,565,314	£-35,062,641
35% SR : 35% THLR : 30% LLR	20%	£-37,292,884	£-39,318,160	£-39,521,962	£-39,521,962	£-40,286,214	£-40,795,716
35% SR : 35% THLR : 30% LLR	25%	£-40,326,270	£-42,202,530	£-42,407,219	£-42,407,219	£-43,174,806	£-43,686,530
35% SR : 35% THLR : 30% LLR	30%	£-43,373,156	£-45,116,861	£-45,325,857	£-45,325,857	£-46,109,592	£-46,632,082
35% SR : 35% THLR : 30% LLR	35%	£-46,467,155	£-48,069,036	£-48,279,046	£-48,279,046	£-49,066,581	£-49,592,655
35% SR : 35% THLR : 30% LLR	43%	£-51,175,396	£-52,571,580	£-52,786,673	£-52,786,673	£-53,593,274	£-54,131,009
35% SR : 35% THLR : 30% LLR	50%	£-55,965,075	£-57,128,822	£-57,345,691	£-57,345,691	£-58,158,948	£-58,701,119

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,262,708	£-5,838,278	£-6,035,831	£-6,035,831	£-6,776,655	£-7,270,537
35% SR : 35% THLR : 30% LLR	10%	£-9,158,652	£-11,447,833	£-11,646,764	£-11,646,764	£-12,392,754	£-12,890,082
35% SR : 35% THLR : 30% LLR	20%	£-15,120,325	£-17,145,601	£-17,349,402	£-17,349,402	£-18,113,655	£-18,623,156
35% SR : 35% THLR : 30% LLR	25%	£-18,153,710	£-20,029,970	£-20,234,659	£-20,234,659	£-21,002,246	£-21,513,971
35% SR : 35% THLR : 30% LLR	30%	£-21,200,597	£-22,944,301	£-23,153,297	£-23,153,297	£-23,937,033	£-24,459,522
35% SR : 35% THLR : 30% LLR	35%	£-24,294,595	£-25,896,476	£-26,106,486	£-26,106,486	£-26,894,021	£-27,420,096
35% SR : 35% THLR : 30% LLR	43%	£-29,002,837	£-30,999,020	£-31,214,114	£-31,214,114	£-31,420,714	£-31,958,449
35% SR : 35% THLR : 30% LLR	50%	£-33,792,516	£-34,956,263	£-35,173,131	£-35,173,131	£-35,986,389	£-36,528,560

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,317,425	£8,741,855	£8,544,302	£8,544,302	£7,803,477	£7,309,595
35% SR : 35% THLR : 30% LLR	10%	£5,421,481	£3,132,300	£2,933,369	£2,933,369	£2,187,378	£1,690,051
35% SR : 35% THLR : 30% LLR	20%	£-540,192	£-2,565,468	£-2,769,270	£-2,769,270	£-3,533,522	£-4,043,024
35% SR : 35% THLR : 30% LLR	25%	£-3,573,576	£-5,449,838	£-5,654,527	£-5,654,527	£-6,422,114	£-6,933,538
35% SR : 35% THLR : 30% LLR	30%	£-6,620,465	£-9,364,169	£-9,573,165	£-9,573,165	£-10,356,900	£-10,879,390
35% SR : 35% THLR : 30% LLR	35%	£-9,714,463	£-11,316,344	£-11,526,354	£-11,526,354	£-12,313,889	£-12,839,363
35% SR : 35% THLR : 30% LLR	43%	£-14,422,704	£-15,818,888	£-16,033,981	£-16,033,981	£-16,840,582	£-17,378,317
35% SR : 35% THLR : 30% LLR	50%	£-19,212,383	£-20,376,130	£-20,592,999	£-20,592,999	£-21,406,256	£-21,948,427

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£17,403,639	£14,828,069	£14,630,516	£14,630,516	£13,889,691	£13,395,809
35% SR : 35% THLR : 30% LLR	10%	£11,507,695	£9,218,514	£9,019,583	£9,019,583	£8,273,592	£7,776,264
35% SR : 35% THLR : 30% LLR	20%	£5,546,022	£3,520,746	£3,316,944	£3,316,944	£2,552,692	£2,043,190
35% SR : 35% THLR : 30% LLR	25%	£2,512,636	£636,376	£431,687	£431,687	£-335,900	£-847,624
35% SR : 35% THLR : 30% LLR	30%	£-534,251	£-2,277,955	£-2,486,951	£-2,486,951	£-3,270,696	£-3,793,176
35% SR : 35% THLR : 30% LLR	35%	£-3,628,249	£-5,230,130	£-5,440,140	£-5,440,140	£-6,227,675	£-6,753,749
35% SR : 35% THLR : 30% LLR	43%	£-8,336,490	£-9,732,674	£-9,947,767	£-9,947,767	£-10,754,368	£-11,292,103
35% SR : 35% THLR : 30% LLR	50%	£-13,126,169	£-14,289,916	£-14,506,785	£-14,506,785	£-15,320,042	£-15,862,213

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,889,435	£13,440,072	£13,239,288	£13,239,288	£12,486,348	£11,984,388
35% SR : 35% THLR : 30% LLR	10%	£10,545,995	£8,356,068	£8,153,883	£8,153,883	£7,395,691	£6,890,230
35% SR : 35% THLR : 30% LLR	20%	£5,112,386	£3,179,921	£2,972,786	£2,972,786	£2,196,034	£1,678,200
35% SR : 35% THLR : 30% LLR	25%	£2,341,236	£554,861	£346,823	£346,823	£440,404	£-969,005
35% SR : 35% THLR : 30% LLR	30%	£-450,896	£-2,117,768	£-2,330,182	£-2,330,182	£-3,126,735	£-3,657,771
35% SR : 35% THLR : 30% LLR	35%	£-3,295,270	£-4,813,182	£-5,026,625	£-5,026,625	£-5,827,041	£-6,360,652
35% SR : 35% THLR : 30% LLR	43%	£-7,587,987	£-8,882,009	£-9,097,103	£-9,097,103	£-9,903,704	£-10,441,438
35% SR : 35% THLR : 30% LLR	50%	£-11,912,092	£-12,981,685	£-13,198,553	£-13,198,553	£-14,011,811	£-14,553,982

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-33,637,912	£-36,087,275	£-36,288,059	£-36,288,059	£-37,040,999	£-37,542,959
35% SR : 35% THLR : 30% LLR	10%	£-38,981,352	£-41,171,279	£-41,373,464	£-41,373,464	£-42,131,656	£-42,637,117
35% SR : 35% THLR : 30% LLR	20%	£-44,414,961	£-46,347,426	£-46,554,561	£-46,554,561	£-47,331,313	£-47,849,147
35% SR : 35% THLR : 30% LLR	25%	£-47,186,111	£-48,972,486	£-49,180,524	£-49,180,524	£-49,967,751	£-50,496,351
35% SR : 35% THLR : 30% LLR	30%	£-49,978,243	£-51,645,115	£-51,857,529	£-51,857,529	£-52,654,082	£-53,185,118
35% SR : 35% THLR : 30% LLR	35%	£-52,822,617	£-54,340,529	£-54,553,972	£-54,553,972	£-55,354,388	£-55,887,999
35% SR : 35% THLR : 30% LLR	43%	£-57,115,334	£-58,409,356	£-58,624,450	£-58,624,450	£-59,431,051	£-59,968,785
35% SR : 35% THLR : 30% LLR	50%	£-61,439,439	£-62,509,032	£-62,725,900	£-62,725,900	£-63,539,158	£-64,081,329

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-11,465,353	£-13,914,715	£-14,115,500	£-14,115,500	£-14,868,440	£-15,370,400
35% SR : 35% THLR : 30% LLR	10%	£-16,808,792	£-18,998,720	£-19,200,905	£-19,200,905	£-19,959,096	£-20,464,558
35% SR : 35% THLR : 30% LLR	20%	£-22,242,401	£-24,174,867	£-24,382,001	£-24,382,001	£-25,158,753	£-25,676,588
35% SR : 35% THLR : 30% LLR	25%	£-25,013,552	£-26,799,926	£-27,007,965	£-27,007,965	£-27,795,192	£-28,323,792
35% SR : 35% THLR : 30% LLR	30%	£-27,805,684	£-29,472,556	£-29,684,970	£-29,684,970	£-30,481,523	£-31,012,558
35% SR : 35% THLR : 30% LLR	35%	£-30,650,058	£-32,167,970	£-32,381,413	£-32,381,413	£-33,181,829	£-33,715,439
35% SR : 35% THLR : 30% LLR	43%	£-34,942,775	£-36,236,797	£-36,451,891	£-36,451,891	£-37,258,492	£-37,796,225
35% SR : 35% THLR : 30% LLR	50%	£-39,266,880	£-40,336,472	£-40,553,341	£-40,553,341	£-41,366,598	£-41,908,769

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,114,780	£665,417	£464,633	£464,633	£-288,307	£-790,267
35% SR : 35% THLR : 30% LLR	10%	£-2,228,660	£-4,418,587	£-4,620,772	£-4,620,772	£-5,378,964	£-5,884,425
35% SR : 35% THLR : 30% LLR	20%	£-7,662,269	£-9,594,734	£-9,801,869	£-9,801,869	£-10,578,621	£-11,096,455
35% SR : 35% THLR : 30% LLR	25%	£-10,433,419	£-12,219,794	£-12,427,832	£-12,427,832	£-13,215,059	£-13,743,660
35% SR : 35% THLR : 30% LLR	30%	£-13,225,551	£-14,892,423	£-15,104,837	£-15,104,837	£-15,901,390	£-16,432,426
35% SR : 35% THLR : 30% LLR	35%	£-16,069,925	£-17,587,837	£-17,801,280	£-17,801,280	£-18,601,686	£-19,135,307
35% SR : 35% THLR : 30% LLR	43%	£-20,362,642	£-21,656,664	£-21,871,758	£-21,871,758	£-22,678,359	£-23,216,093
35% SR : 35% THLR : 30% LLR	50%	£-24,686,747	£-25,756,340	£-25,973,208	£-25,973,208	£-26,796,466	£-27,328,637

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,200,994	£6,751,631	£6,550,847	£6,550,847	£5,797,907	£5,295,947
35% SR : 35% THLR : 30% LLR	10%	£3,857,554	£1,667,627	£1,465,442	£1,465,442	£707,250	£201,789
35% SR : 35% THLR : 30% LLR	20%	£-1,576,055	£-3,508,520	£-3,715,655	£-3,715,655	£-4,492,407	£-5,010,241
35% SR : 35% THLR : 30% LLR	25%	£-4,347,205	£-6,133,580	£-6,341,618	£-6,341,618	£-7,128,845	£-7,657,445
35% SR : 35% THLR : 30% LLR	30%	£-7,139,337	£-8,806,209	£-9,018,623	£-9,018,623	£-9,815,176	£-10,346,212
35% SR : 35% THLR : 30% LLR	35%	£-9,983,711	£-11,501,623	£-11,715,067	£-11,715,067	£-12,515,483	£-13,049,093
35% SR : 35% THLR : 30% LLR	43%	£-14,276,428	£-15,570,450	£-15,785,544	£-15,785,544	£-16,592,145	£-17,129,879
35% SR : 35% THLR : 30% LLR	50%	£-18,600,533	£-19,670,126	£-19,886,994	£-19,886,994	£-20,700,252	£-21,242,423

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£29,501,466	£27,394,578	£27,200,204	£27,200,204	£26,471,302	£25,985,366
35% SR : 35% THLR : 30% LLR	10%	£23,315,693	£21,434,094	£21,235,163	£21,235,163	£20,489,173	£19,991,846
35% SR : 35% THLR : 30% LLR	20%	£17,025,796	£15,380,236	£15,179,714	£15,179,714	£14,427,760	£13,926,458
35% SR : 35% THLR : 30% LLR	25%	£13,856,558	£12,331,968	£12,127,278	£12,127,278	£11,359,691	£10,847,966
35% SR : 35% THLR : 30% LLR	30%	£10,655,334	£9,235,907	£9,030,274	£9,030,274	£8,259,151	£7,745,068
35% SR : 35% THLR : 30% LLR	35%	£7,421,031	£6,126,578	£5,919,948	£5,919,948	£5,141,013	£4,615,989
35% SR : 35% THLR : 30% LLR	43%	£2,506,421	£1,383,129	£1,171,497	£1,171,497	£377,876	£-153,678
35% SR : 35% THLR : 30% LLR	50%	£-2,511,089	£-3,458,302	£-3,675,171	£-3,675,171	£-4,488,427	£-5,030,599

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-20,025,881	£-22,132,769	£-22,327,143	£-22,327,143	£-23,066,045	£-23,541,981
35% SR : 35% THLR : 30% LLR	10%	£-26,211,654	£-28,093,253	£-28,292,184	£-28,292,184	£-29,038,174	£-29,535,501
35% SR : 35% THLR : 30% LLR	20%	£-32,501,551	£-34,147,111	£-34,347,633	£-34,347,633	£-35,099,587	£-35,600,889
35% SR : 35% THLR : 30% LLR	25%	£-35,670,789	£-37,195,379	£-37,400,069	£-37,400,069	£-38,167,656	£-38,679,381
35% SR : 35% THLR : 30% LLR	30%	£-38,872,013	£-40,291,440	£-40,497,073	£-40,497,073	£-41,268,196	£-41,782,279
35% SR : 35% THLR : 30% LLR	35%	£-42,106,315	£-43,400,769	£-43,607,399	£-43,607,399	£-44,386,334	£-44,911,358
35% SR : 35% THLR : 30% LLR	43%	£-47,020,926	£-48,144,218	£-48,355,850	£-48,355,850	£-49,149,471	£-49,681,025
35% SR : 35% THLR : 30% LLR	50%	£-52,038,436	£-52,985,649	£-53,202,518	£-53,202,518	£-54,015,774	£-54,557,946

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,146,679	£39,790	£-154,583	£-154,583	£-883,486	£-1,369,422
35% SR : 35% THLR : 30% LLR	10%	£-4,039,094	£-5,920,894	£-6,119,625	£-6,119,625	£-6,885,615	£-7,362,942
35% SR : 35% THLR : 30% LLR	20%	£-10,328,991	£-11,974,552	£-12,175,073	£-12,175,073	£-12,927,027	£-13,428,330
35% SR : 35% THLR : 30% LLR	25%	£-13,498,230	£-15,022,820	£-15,227,510	£-15,227,510	£-15,995,057	£-16,506,822
35% SR : 35% THLR : 30% LLR	30%	£-16,699,454	£-18,118,880	£-18,324,513	£-18,324,513	£-19,095,637	£-19,609,719
35% SR : 35% THLR : 30% LLR	35%	£-19,933,756	£-21,228,210	£-21,434,840	£-21,434,840	£-22,213,774	£-22,738,798
35% SR : 35% THLR : 30% LLR	43%	£-24,848,367	£-25,971,658	£-26,183,290	£-26,183,290	£-26,976,911	£-27,508,465
35% SR : 35% THLR : 30% LLR	50%	£-29,865,877	£-30,813,090	£-31,029,958	£-31,029,958	£-31,843,215	£-32,385,387

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,726,811	£14,619,923	£14,425,549	£14,425,549	£13,696,647	£13,210,711
35% SR : 35% THLR : 30% LLR	10%	£10,541,038	£8,659,439	£8,460,508	£8,460,508	£7,714,518	£7,217,191
35% SR : 35% THLR : 30% LLR	20%	£4,251,141	£2,605,581	£2,405,059	£2,405,059	£1,653,105	£1,151,803
35% SR : 35% THLR : 30% LLR	25%	£1,081,903	£-442,687	£-647,377	£-647,377	£-1,414,964	£-1,926,089
35% SR : 35% THLR : 30% LLR	30%	£-2,119,321	£-3,538,748	£-3,744,381	£-3,744,381	£-4,515,504	£-5,029,587
35% SR : 35% THLR : 30% LLR	35%	£-5,353,624	£-6,648,077	£-6,854,707	£-6,854,707	£-7,633,842	£-8,158,666
35% SR : 35% THLR : 30% LLR	43%	£-10,268,234	£-11,391,526	£-11,603,158	£-11,603,158	£-12,396,779	£-12,928,333
35% SR : 35% THLR : 30% LLR	50%	£-15,285,744	£-16,232,957	£-16,449,826	£-16,449,826	£-17,263,082	£-17,805,254

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,813,025	£20,706,137	£20,511,763	£20,511,763	£19,782,861	£19,296,925
35% SR : 35% THLR : 30% LLR	10%	£16,627,252	£14,745,653	£14,546,722	£14,546,722	£13,800,731	£13,303,405
35% SR : 35% THLR : 30% LLR	20%	£10,337,355	£8,691,795	£8,491,273	£8,491,273	£7,739,319	£7,238,017
35% SR : 35% THLR : 30% LLR	25%	£7,168,117	£5,643,527	£5,438,837	£5,438,837	£4,671,250	£4,159,525
35% SR : 35% THLR : 30% LLR	30%	£3,966,893	£2,547,466	£2,341,833	£2,341,833	£1,570,710	£1,056,627
35% SR : 35% THLR : 30% LLR	35%	£732,590	£-561,863	£-768,493	£-768,493	£-1,547,428	£-2,072,452
35% SR : 35% THLR : 30% LLR	43%	£-4,182,020	£-5,305,312	£-5,516,944	£-5,516,944	£-6,310,565	£-6,842,119
35% SR : 35% THLR : 30% LLR	50%	£-9,199,530	£-10,146,743	£-10,363,612	£-10,363,612	£-11,176,868	£-11,719,040

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,889,435	£13,990,070	£13,789,286	£13,789,286	£13,036,345	£12,534,385
35% SR : 35% THLR : 30% LLR	10%	£10,687,302	£8,989,942	£8,787,758	£8,787,758	£8,029,566	£7,524,105
35% SR : 35% THLR : 30% LLR	20%	£5,399,622	£3,909,411	£3,702,277	£3,702,277	£2,925,525	£2,407,691
35% SR : 35% THLR : 30% LLR	25%	£2,700,281	£1,326,975	£1,118,938	£1,118,938	£338,797	£184,262
35% SR : 35% THLR : 30% LLR	30%	£-12,996	£-1,289,703	£-1,502,118	£-1,502,118	£-2,298,671	£-2,829,707
35% SR : 35% THLR : 30% LLR	35%	£-2,784,385	£-3,941,796	£-4,155,240	£-4,155,240	£-4,955,656	£-5,489,267
35% SR : 35% THLR : 30% LLR	43%	£-8,967,627	£-7,945,641	£-8,160,736	£-8,160,736	£-8,967,336	£-9,505,070
35% SR : 35% THLR : 30% LLR	50%	£-11,182,258	£-11,980,335	£-12,197,204	£-12,197,204	£-13,010,461	£-13,552,632

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-33,637,912	£-35,537,277	£-35,738,061	£-35,738,061	£-36,491,002	£-36,992,962
35% SR : 35% THLR : 30% LLR	10%	£-38,840,045	£-40,537,405	£-40,739,589	£-40,739,589	£-41,497,781	£-42,003,242
35% SR : 35% THLR : 30% LLR	20%	£-44,127,725	£-45,617,936	£-45,825,070	£-45,825,070	£-46,601,822	£-47,119,656
35% SR : 35% THLR : 30% LLR	25%	£-46,827,066	£-48,200,372	£-48,408,409	£-48,408,409	£-49,188,550	£-49,711,609
35% SR : 35% THLR : 30% LLR	30%	£-49,540,343	£-50,817,050	£-51,029,465	£-51,029,465	£-51,826,018	£-52,357,054
35% SR : 35% THLR : 30% LLR	35%	£-52,311,732	£-53,469,143	£-53,682,587	£-53,682,587	£-54,483,003	£-55,016,614
35% SR : 35% THLR : 30% LLR	43%	£-56,494,974	£-57,472,988	£-57,688,083	£-57,688,083	£-58,494,683	£-59,032,417
35% SR : 35% THLR : 30% LLR	50%	£-60,709,605	£-61,507,682	£-61,724,551	£-61,724,551	£-62,537,808	£-63,079,979

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-11,465,353	£-13,364,718	£-13,565,502	£-13,565,502	£-14,318,442	£-14,820,402
35% SR : 35% THLR : 30% LLR	10%	£-16,667,485	£-18,364,846	£-18,567,030	£-18,567,030	£-19,325,221	£-19,830,683
35% SR : 35% THLR : 30% LLR	20%	£-21,955,165	£-23,445,377	£-23,652,510	£-23,652,510	£-24,429,262	£-24,947,097
35% SR : 35% THLR : 30% LLR	25%	£-24,654,506	£-26,027,812	£-26,235,849	£-26,235,849	£-27,015,920	£-27,539,049
35% SR : 35% THLR : 30% LLR	30%	£-27,367,783	£-28,644,491	£-28,856,905	£-28,856,905	£-29,653,459	£-30,184,495
35% SR : 35% THLR : 30% LLR	35%	£-30,139,173	£-31,296,584	£-31,510,028	£-31,510,028	£-32,310,444	£-32,844,054
35% SR : 35% THLR : 30% LLR	43%	£-34,322,415	£-35,300,429	£-35,515,523	£-35,515,523	£-36,322,124	£-36,859,858
35% SR : 35% THLR : 30% LLR	50%	£-38,537,045	£-39,335,123	£-39,551,991	£-39,551,991	£-40,365,249	£-40,907,420

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,114,780	£1,215,415	£1,014,631	£1,014,631	£261,690	£-240,270
35% SR : 35% THLR : 30% LLR	10%	£-2,087,353	£-3,784,713	£-3,986,897	£-3,986,897	£-4,745,089	£-5,250,550
35% SR : 35% THLR : 30% LLR	20%	£-7,375,033	£-9,865,244	£-9,072,378	£-9,072,378	£-9,849,130	£-10,366,964
35% SR : 35% THLR : 30% LLR	25%	£-10,074,374	£-11,447,680	£-11,655,717	£-11,655,717	£-12,435,858	£-12,958,917
35% SR : 35% THLR : 30% LLR	30%	£-12,787,651	£-14,064,358	£-14,276,773	£-14,276,773	£-15,073,326	£-15,604,382
35% SR : 35% THLR : 30% LLR	35%	£-15,559,040	£-16,716,451	£-16,939,895	£-16,939,895	£-17,730,311	£-18,263,922
35% SR : 35% THLR : 30% LLR	43%	£-19,742,282	£-20,720,298	£-20,935,391	£-20,935,391	£-21,741,991	£-22,279,725
35% SR : 35% THLR : 30% LLR	50%	£-23,956,913	£-24,754,990	£-24,971,859	£-24,971,859	£-25,785,116	£-26,327,287

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,200,994	£7,301,629	£7,100,845	£7,100,845	£6,347,904	£5,845,944
35% SR : 35% THLR : 30% LLR	10%	£3,998,861	£2,301,501	£2,099,316	£2,099,316	£1,341,125	£835,664
35% SR : 35% THLR : 30% LLR	20%	£-1,288,819	£-2,779,030	£-2,986,164	£-2,986,164	£-3,762,916	£-4,280,750
35% SR : 35% THLR : 30% LLR	25%	£-3,988,160	£-5,361,466	£-5,569,503	£-5,569,503	£-6,349,644	£-6,872,703
35% SR : 35% THLR : 30% LLR	30%	£-6,701,437	£-7,978,144	£-8,190,559	£-8,190,559	£-8,987,113	£-9,518,148
35% SR : 35% THLR : 30% LLR	35%	£-9,472,826	£-10,630,237	£-10,843,681	£-10,843,681	£-11,644,097	£-12,177,708
35% SR : 35% THLR : 30% LLR	43%	£-13,656,068	£-14,634,083	£-14,849,177	£-14,849,177	£-15,655,778	£-16,193,511
35% SR : 35% THLR : 30% LLR	50%	£-17,870,699	£-18,668,776	£-18,885,645	£-18,885,645	£-19,698,902	£-20,241,073

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,806,195	£3,044,271	£2,840,203	£2,840,203	£2,074,948	£1,564,779
35% SR : 35% THLR : 30% LLR	10%	£485,329	-£1,078,680	-£1,287,532	-£1,287,532	-£2,070,727	-£2,592,857
35% SR : 35% THLR : 30% LLR	20%	-£3,954,071	-£5,306,261	-£5,516,783	-£5,516,783	-£6,306,239	-£6,832,543
35% SR : 35% THLR : 30% LLR	25%	-£6,198,664	-£7,440,617	-£7,652,057	-£7,652,057	-£8,444,957	-£8,973,558
35% SR : 35% THLR : 30% LLR	30%	-£8,457,208	-£9,588,684	-£9,801,098	-£9,801,098	-£10,597,652	-£11,128,687
35% SR : 35% THLR : 30% LLR	35%	-£10,729,702	-£11,750,461	-£11,963,905	-£11,963,905	-£12,764,321	-£13,297,932
35% SR : 35% THLR : 30% LLR	43%	-£14,164,600	-£15,018,833	-£15,233,927	-£15,233,927	-£16,040,528	-£16,578,262
35% SR : 35% THLR : 30% LLR	50%	-£17,630,886	-£18,318,054	-£18,534,923	-£18,534,923	-£19,348,179	-£19,890,351

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£44,721,152	-£46,483,076	-£46,687,144	-£46,687,144	-£47,452,399	-£47,962,568
35% SR : 35% THLR : 30% LLR	10%	-£49,042,018	-£50,606,027	-£50,814,879	-£50,814,879	-£51,598,074	-£52,120,204
35% SR : 35% THLR : 30% LLR	20%	-£53,481,418	-£54,833,608	-£55,044,130	-£55,044,130	-£55,833,586	-£56,359,890
35% SR : 35% THLR : 30% LLR	25%	-£57,726,011	-£59,067,964	-£59,279,404	-£59,279,404	-£60,072,304	-£60,598,905
35% SR : 35% THLR : 30% LLR	30%	-£61,984,555	-£63,309,031	-£63,524,445	-£63,524,445	-£64,339,945	-£64,867,034
35% SR : 35% THLR : 30% LLR	35%	-£66,257,049	-£67,557,808	-£67,775,252	-£67,775,252	-£68,594,668	-£69,123,279
35% SR : 35% THLR : 30% LLR	43%	-£70,549,947	-£71,869,180	-£72,091,274	-£72,091,274	-£72,913,179	-£73,443,009
35% SR : 35% THLR : 30% LLR	50%	-£74,858,233	-£76,194,401	-£76,421,270	-£76,421,270	-£77,248,526	-£77,780,098

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£22,548,592	-£24,310,516	-£24,514,584	-£24,514,584	-£25,279,839	-£25,790,009
35% SR : 35% THLR : 30% LLR	10%	-£26,869,459	-£28,433,467	-£28,642,319	-£28,642,319	-£29,425,514	-£29,947,645
35% SR : 35% THLR : 30% LLR	20%	-£31,308,858	-£32,661,049	-£32,871,570	-£32,871,570	-£33,601,026	-£34,123,330
35% SR : 35% THLR : 30% LLR	25%	-£35,853,452	-£37,000,405	-£37,215,845	-£37,215,845	-£38,000,845	-£38,523,345
35% SR : 35% THLR : 30% LLR	30%	-£40,511,995	-£41,453,471	-£41,670,886	-£41,670,886	-£42,479,439	-£43,003,475
35% SR : 35% THLR : 30% LLR	35%	-£45,284,490	-£46,028,248	-£46,257,693	-£46,257,693	-£47,101,109	-£47,627,719
35% SR : 35% THLR : 30% LLR	43%	-£50,169,388	-£50,733,621	-£50,973,715	-£50,973,715	-£51,859,316	-£52,387,050
35% SR : 35% THLR : 30% LLR	50%	-£55,168,674	-£55,572,842	-£55,829,710	-£55,829,710	-£56,762,987	-£57,292,139

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£7,968,460	-£9,730,384	-£9,934,452	-£9,934,452	-£10,699,707	-£11,209,876
35% SR : 35% THLR : 30% LLR	10%	-£12,289,326	-£13,853,335	-£14,062,187	-£14,062,187	-£14,845,382	-£15,367,512
35% SR : 35% THLR : 30% LLR	20%	-£16,728,726	-£18,080,916	-£18,291,438	-£18,291,438	-£19,080,894	-£19,607,198
35% SR : 35% THLR : 30% LLR	25%	-£21,281,319	-£22,415,272	-£22,626,712	-£22,626,712	-£23,429,612	-£23,952,213
35% SR : 35% THLR : 30% LLR	30%	-£25,949,863	-£27,153,339	-£27,369,753	-£27,369,753	-£28,193,307	-£28,719,342
35% SR : 35% THLR : 30% LLR	35%	-£30,734,357	-£32,005,116	-£32,224,560	-£32,224,560	-£33,079,976	-£33,607,587
35% SR : 35% THLR : 30% LLR	43%	-£35,639,255	-£37,000,405	-£37,215,845	-£37,215,845	-£38,000,845	-£38,523,345
35% SR : 35% THLR : 30% LLR	50%	-£40,654,541	-£42,153,709	-£42,379,578	-£42,379,578	-£43,193,834	-£43,722,006

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,882,246	-£3,644,170	-£3,848,238	-£3,848,238	-£4,613,493	-£5,123,662
35% SR : 35% THLR : 30% LLR	10%	-£6,203,112	-£7,767,121	-£7,975,973	-£7,975,973	-£8,759,168	-£9,281,298
35% SR : 35% THLR : 30% LLR	20%	-£10,642,512	-£11,894,702	-£12,105,224	-£12,105,224	-£12,994,680	-£13,520,984
35% SR : 35% THLR : 30% LLR	25%	-£15,195,105	-£16,129,058	-£16,340,498	-£16,340,498	-£17,239,398	-£17,771,999
35% SR : 35% THLR : 30% LLR	30%	-£20,854,649	-£21,577,125	-£21,790,539	-£21,790,539	-£22,700,093	-£23,233,125
35% SR : 35% THLR : 30% LLR	35%	-£26,639,143	-£27,153,339	-£27,369,753	-£27,369,753	-£28,389,316	-£28,919,373
35% SR : 35% THLR : 30% LLR	43%	-£32,549,255	-£32,871,570	-£33,087,274	-£33,087,274	-£34,119,109	-£34,652,719
35% SR : 35% THLR : 30% LLR	50%	-£38,584,541	-£38,621,270	-£38,839,578	-£38,839,578	-£39,879,834	-£40,417,992

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£91,659,039	£83,487,482	£83,185,242	£83,185,242	£82,051,840	£81,290,897
35% SR : 35% THLR : 30% LLR	10%	£77,150,190	£69,757,326	£69,448,278	£69,448,278	£68,289,352	£67,504,316
35% SR : 35% THLR : 30% LLR	20%	£62,461,735	£55,837,765	£55,521,152	£55,521,152	£54,333,855	£53,542,324
35% SR : 35% THLR : 30% LLR	25%	£55,018,302	£48,834,299	£48,512,026	£48,512,026	£47,300,047	£46,492,059
35% SR : 35% THLR : 30% LLR	30%	£47,541,939	£41,748,902	£41,424,218	£41,424,218	£40,206,654	£39,394,945
35% SR : 35% THLR : 30% LLR	35%	£39,995,359	£34,631,377	£34,299,784	£34,299,784	£33,056,306	£32,227,321
35% SR : 35% THLR : 30% LLR	43%	£28,553,736	£23,802,446	£23,462,824	£23,462,824	£22,189,243	£21,340,189
35% SR : 35% THLR : 30% LLR	50%	£16,911,256	£12,761,726	£12,413,701	£12,413,701	£11,108,609	£10,228,480

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£56,439,592	£48,268,036	£47,965,795	£47,965,795	£46,832,393	£46,071,451
35% SR : 35% THLR : 30% LLR	10%	£41,930,744	£34,537,879	£34,228,832	£34,228,832	£33,069,905	£32,284,870
35% SR : 35% THLR : 30% LLR	20%	£27,242,288	£20,618,318	£20,301,705	£20,301,705	£19,114,409	£18,322,877
35% SR : 35% THLR : 30% LLR	25%	£19,798,855	£13,614,852	£13,292,579	£13,292,579	£12,080,600	£11,272,613
35% SR : 35% THLR : 30% LLR	30%	£12,322,492	£6,529,455	£6,204,771	£6,204,771	£4,987,207	£4,175,499
35% SR : 35% THLR : 30% LLR	35%	£4,775,912	£-588,070	£-919,663	£-919,663	£-2,163,140	£-2,992,126
35% SR : 35% THLR : 30% LLR	43%	£-6,665,710	£-11,417,001	£-11,756,623	£-11,756,623	£-13,030,204	£-13,879,257
35% SR : 35% THLR : 30% LLR	50%	£-18,308,190	£-22,457,721	£-22,805,746	£-22,805,746	£-24,110,838	£-24,990,966

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£72,206,746	£64,035,189	£63,732,949	£63,732,949	£62,599,547	£61,838,604
35% SR : 35% THLR : 30% LLR	10%	£57,697,897	£50,305,032	£49,995,985	£49,995,985	£48,837,059	£48,052,023
35% SR : 35% THLR : 30% LLR	20%	£43,009,441	£36,385,471	£36,068,858	£36,068,858	£34,881,562	£34,090,030
35% SR : 35% THLR : 30% LLR	25%	£35,566,008	£29,382,005	£29,059,733	£29,059,733	£27,847,753	£27,039,766
35% SR : 35% THLR : 30% LLR	30%	£28,089,845	£22,296,608	£21,971,924	£21,971,924	£20,754,361	£19,942,652
35% SR : 35% THLR : 30% LLR	35%	£20,543,066	£15,179,084	£14,847,490	£14,847,490	£13,604,013	£12,775,027
35% SR : 35% THLR : 30% LLR	43%	£9,101,443	£4,350,153	£4,010,531	£4,010,531	£2,736,949	£1,887,896
35% SR : 35% THLR : 30% LLR	50%	£-2,841,037	£-6,690,568	£-7,038,593	£-7,038,593	£-8,343,684	£-9,223,813

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£82,574,840	£74,403,283	£74,101,043	£74,101,043	£72,967,641	£72,206,698
35% SR : 35% THLR : 30% LLR	10%	£68,065,991	£60,673,127	£60,364,079	£60,364,079	£59,205,153	£58,420,117
35% SR : 35% THLR : 30% LLR	20%	£53,377,535	£46,753,566	£46,436,953	£46,436,953	£45,249,656	£44,458,125
35% SR : 35% THLR : 30% LLR	25%	£45,934,102	£39,750,100	£39,427,827	£39,427,827	£38,215,848	£37,407,860
35% SR : 35% THLR : 30% LLR	30%	£38,457,740	£32,664,703	£32,340,019	£32,340,019	£31,122,455	£30,310,746
35% SR : 35% THLR : 30% LLR	35%	£30,911,160	£25,547,178	£25,215,594	£25,215,594	£23,972,107	£23,143,121
35% SR : 35% THLR : 30% LLR	43%	£19,469,537	£14,718,247	£14,378,625	£14,378,625	£13,105,044	£12,255,990
35% SR : 35% THLR : 30% LLR	50%	£7,827,057	£3,677,526	£3,329,501	£3,329,501	£2,024,410	£1,144,281

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£86,902,814	£78,731,258	£78,429,017	£78,429,017	£77,295,615	£76,534,673
35% SR : 35% THLR : 30% LLR	10%	£72,393,966	£65,001,101	£64,692,054	£64,692,054	£63,533,127	£62,748,092
35% SR : 35% THLR : 30% LLR	20%	£57,705,510	£51,081,540	£50,764,927	£50,764,927	£49,577,631	£48,786,099
35% SR : 35% THLR : 30% LLR	25%	£50,262,077	£44,078,074	£43,755,801	£43,755,801	£42,543,822	£41,735,835
35% SR : 35% THLR : 30% LLR	30%	£42,785,714	£36,992,677	£36,667,993	£36,667,993	£35,450,429	£34,638,721
35% SR : 35% THLR : 30% LLR	35%	£35,239,134	£29,875,152	£29,543,559	£29,543,559	£28,300,082	£27,471,096
35% SR : 35% THLR : 30% LLR	43%	£23,797,512	£19,046,221	£18,706,599	£18,706,599	£17,433,018	£16,583,965
35% SR : 35% THLR : 30% LLR	50%	£12,155,032	£8,005,501	£7,657,476	£7,657,476	£6,352,384	£5,472,256

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£46,075,027	£38,277,061	£37,954,848	£37,954,848	£36,746,551	£35,941,020
35% SR : 35% THLR : 30% LLR	10%	£35,498,660	£28,462,057	£28,132,290	£28,132,290	£26,895,666	£26,071,250
35% SR : 35% THLR : 30% LLR	20%	£24,728,915	£18,447,520	£18,109,681	£18,109,681	£16,842,783	£15,998,186
35% SR : 35% THLR : 30% LLR	25%	£19,263,913	£13,353,548	£13,014,235	£13,014,235	£11,733,987	£10,871,831
35% SR : 35% THLR : 30% LLR	30%	£13,716,934	£8,185,199	£7,838,747	£7,838,747	£6,539,555	£5,672,929
35% SR : 35% THLR : 30% LLR	35%	£8,093,773	£2,937,435	£2,583,610	£2,583,610	£1,256,767	£372,204
35% SR : 35% THLR : 30% LLR	43%	£-530,107	£-5,121,137	£-5,483,528	£-5,483,528	£-6,842,494	£-7,748,472
35% SR : 35% THLR : 30% LLR	50%	£-9,385,457	£-13,280,978	£-13,646,359	£-13,646,359	£-15,016,539	£-15,929,993

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,855,581	£3,057,614	£2,735,402	£2,735,402	£1,527,104	£721,573
35% SR : 35% THLR : 30% LLR	10%	£279,213	£-6,757,390	£-7,087,157	£-7,087,157	£-8,323,781	£-9,148,197
35% SR : 35% THLR : 30% LLR	20%	£-10,490,532	£-16,771,927	£-17,109,766	£-17,109,766	£-18,378,663	£-19,221,261
35% SR : 35% THLR : 30% LLR	25%	£-15,955,533	£-21,865,899	£-22,205,212	£-22,205,212	£-23,485,480	£-24,347,616
35% SR : 35% THLR : 30% LLR	30%	£-21,502,513	£-27,034,247	£-27,380,699	£-27,380,699	£-28,679,897	£-29,546,517
35% SR : 35% THLR : 30% LLR	35%	£-27,125,674	£-32,282,011	£-32,635,837	£-32,635,837	£-33,962,680	£-34,847,243
35% SR : 35% THLR : 30% LLR	43%	£-35,749,554	£-40,340,584	£-40,702,975	£-40,702,975	£-42,061,941	£-42,967,918
35% SR : 35% THLR : 30% LLR	50%	£-44,604,904	£-48,500,425	£-48,865,806	£-48,865,806	£-50,235,986	£-51,149,439

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£26,622,734	£18,824,768	£18,502,555	£18,502,555	£17,294,258	£16,488,726
35% SR : 35% THLR : 30% LLR	10%	£16,046,366	£9,009,763	£8,679,997	£8,679,997	£7,443,372	£6,618,957
35% SR : 35% THLR : 30% LLR	20%	£5,276,621	£-1,004,773	£-1,342,613	£-1,342,613	£-2,609,510	£-3,454,108
35% SR : 35% THLR : 30% LLR	25%	£-188,380	£-6,098,746	£-6,438,058	£-6,438,058	£-7,718,306	£-8,580,463
35% SR : 35% THLR : 30% LLR	30%	£-5,735,360	£-11,267,094	£-11,613,546	£-11,613,546	£-12,912,739	£-13,779,364
35% SR : 35% THLR : 30% LLR	35%	£-11,358,520	£-16,514,858	£-16,868,884	£-16,868,884	£-18,195,527	£-19,080,089
35% SR : 35% THLR : 30% LLR	43%	£-19,982,401	£-24,573,431	£-24,935,821	£-24,935,821	£-26,294,787	£-27,200,765
35% SR : 35% THLR : 30% LLR	50%	£-28,837,750	£-32,733,272	£-33,098,653	£-33,098,653	£-34,468,833	£-35,382,286

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£36,990,828	£29,192,862	£28,870,649	£28,870,649	£27,662,352	£26,856,820
35% SR : 35% THLR : 30% LLR	10%	£26,414,460	£19,377,858	£19,048,091	£19,048,091	£17,811,467	£16,987,051
35% SR : 35% THLR : 30% LLR	20%	£15,644,716	£9,363,321	£9,025,482	£9,025,482	£7,758,584	£6,913,986
35% SR : 35% THLR : 30% LLR	25%	£10,179,714	£4,269,349	£3,930,036	£3,930,036	£2,649,788	£1,787,632
35% SR : 35% THLR : 30% LLR	30%	£4,632,734	£-899,900	£-1,245,452	£-1,245,452	£-2,544,645	£-3,411,270
35% SR : 35% THLR : 30% LLR	35%	£-990,428	£-6,146,764	£-6,500,589	£-6,500,589	£-7,827,433	£-8,711,995
35% SR : 35% THLR : 30% LLR	43%	£-9,614,307	£-14,205,336	£-14,567,727	£-14,567,727	£-15,928,693	£-16,832,671
35% SR : 35% THLR : 30% LLR	50%	£-18,469,656	£-22,365,177	£-22,730,558	£-22,730,558	£-24,100,739	£-25,014,192

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£41,318,903	£33,520,836	£33,198,624	£33,198,624	£31,990,326	£31,184,795
35% SR : 35% THLR : 30% LLR	10%	£30,742,435	£23,705,832	£23,376,065	£23,376,065	£22,139,441	£21,315,025
35% SR : 35% THLR : 30% LLR	20%	£19,972,690	£13,691,295	£13,353,456	£13,353,456	£12,086,559	£11,241,961
35% SR : 35% THLR : 30% LLR	25%	£14,507,689	£8,597,323	£8,258,010	£8,258,010	£6,977,762	£6,115,606
35% SR : 35% THLR : 30% LLR	30%	£8,960,709	£3,428,975	£3,082,523	£3,082,523	£1,783,330	£916,705
35% SR : 35% THLR : 30% LLR	35%	£3,337,548	£-1,818,789	£-2,172,615	£-2,172,615	£-3,499,458	£-4,384,021
35% SR : 35% THLR : 30% LLR	43%	£-5,286,332	£-9,877,362	£-10,239,753	£-10,239,753	£-11,598,719	£-12,504,696
35% SR : 35% THLR : 30% LLR	50%	£-14,141,682	£-18,037,203	£-18,402,584	£-18,402,584	£-19,772,764	£-20,686,217

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£26,550,287	£18,862,270	£18,529,432	£18,529,432	£17,281,288	£16,449,191
35% SR : 35% THLR : 30% LLR	10%	£17,484,505	£10,526,056	£10,185,415	£10,185,415	£8,908,009	£8,056,406
35% SR : 35% THLR : 30% LLR	20%	£8,191,233	£1,960,601	£1,611,621	£1,611,621	£302,945	£-578,820
35% SR : 35% THLR : 30% LLR	25%	£3,440,956	£-2,430,543	£-2,786,779	£-2,786,779	£-4,122,661	£-5,013,249
35% SR : 35% THLR : 30% LLR	30%	£-1,395,927	£-6,877,410	£-7,235,287	£-7,235,287	£-8,577,324	£-9,472,015
35% SR : 35% THLR : 30% LLR	35%	£-6,313,159	£-11,347,932	£-11,707,545	£-11,707,545	£-13,056,089	£-13,955,118
35% SR : 35% THLR : 30% LLR	43%	£-13,734,137	£-18,098,071	£-18,460,462	£-18,460,462	£-19,819,428	£-20,725,405
35% SR : 35% THLR : 30% LLR	50%	£-21,209,273	£-24,901,436	£-25,266,817	£-25,266,817	£-26,636,998	£-27,550,451

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-8,669,159	£-16,357,176	£-16,690,015	£-16,690,015	£-17,938,159	£-18,770,256
35% SR : 35% THLR : 30% LLR	10%	£-17,734,942	£-24,693,391	£-25,034,032	£-25,034,032	£-26,311,438	£-27,163,041
35% SR : 35% THLR : 30% LLR	20%	£-27,028,213	£-33,258,845	£-33,607,826	£-33,607,826	£-34,916,502	£-35,798,267
35% SR : 35% THLR : 30% LLR	25%	£-31,778,490	£-37,649,990	£-38,006,225	£-38,006,225	£-39,342,108	£-40,232,896
35% SR : 35% THLR : 30% LLR	30%	£-36,615,374	£-42,096,857	£-42,454,733	£-42,454,733	£-43,796,771	£-44,691,462
35% SR : 35% THLR : 30% LLR	35%	£-41,532,605	£-46,567,379	£-46,926,991	£-46,926,991	£-48,275,536	£-49,174,565
35% SR : 35% THLR : 30% LLR	43%	£-48,953,584	£-53,317,518	£-53,679,908	£-53,679,908	£-55,038,874	£-55,944,852
35% SR : 35% THLR : 30% LLR	50%	£-56,428,720	£-60,120,893	£-60,486,264	£-60,486,264	£-61,856,444	£-62,769,897

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,097,994	£-590,023	£-922,862	£-922,862	£-2,171,006	£-3,003,103
35% SR : 35% THLR : 30% LLR	10%	£-1,967,788	£-8,926,238	£-9,266,879	£-9,266,879	£-10,544,284	£-11,395,887
35% SR : 35% THLR : 30% LLR	20%	£-11,261,060	£-17,491,692	£-17,840,672	£-17,840,672	£-19,149,348	£-20,031,113
35% SR : 35% THLR : 30% LLR	25%	£-16,011,337	£-22,882,836	£-23,239,072	£-23,239,072	£-24,574,954	£-25,465,542
35% SR : 35% THLR : 30% LLR	30%	£-20,848,221	£-26,329,703	£-26,687,580	£-26,687,580	£-28,029,617	£-28,924,309
35% SR : 35% THLR : 30% LLR	35%	£-25,765,452	£-30,800,225	£-31,159,838	£-31,159,838	£-32,508,382	£-33,407,411
35% SR : 35% THLR : 30% LLR	43%	£-33,186,430	£-37,550,365	£-37,912,755	£-37,912,755	£-39,271,721	£-40,177,699
35% SR : 35% THLR : 30% LLR	50%	£-40,661,567	£-44,353,730	£-44,719,111	£-44,719,111	£-46,089,291	£-47,002,744

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£17,466,088	£9,778,071	£9,445,232	£9,445,232	£8,197,089	£7,364,991
35% SR : 35% THLR : 30% LLR	10%	£8,400,306	£1,441,857	£1,101,216	£1,101,216	£-176,190	£-1,027,793
35% SR : 35% THLR : 30% LLR	20%	£-892,966	£-7,123,598	£-7,472,578	£-7,472,578	£-8,781,254	£-9,663,019
35% SR : 35% THLR : 30% LLR	25%	£-5,643,243	£-11,514,742	£-11,870,978	£-11,870,978	£-13,206,860	£-14,097,448
35% SR : 35% THLR : 30% LLR	30%	£-10,480,126	£-15,961,609	£-16,319,486	£-16,319,486	£-17,661,523	£-18,556,215
35% SR : 35% THLR : 30% LLR	35%	£-15,397,358	£-20,432,131	£-20,791,744	£-20,791,744	£-22,140,288	£-23,039,317
35% SR : 35% THLR : 30% LLR	43%	£-22,818,336	£-27,182,270	£-27,544,661	£-27,544,661	£-28,903,627	£-29,809,605
35% SR : 35% THLR : 30% LLR	50%	£-30,293,472	£-33,985,635	£-34,351,016	£-34,351,016	£-35,721,197	£-36,634,650

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£21,794,063	£14,106,046	£13,773,207	£13,773,207	£12,525,063	£11,692,966
35% SR : 35% THLR : 30% LLR	10%	£12,728,280	£5,769,831	£5,429,190	£5,429,190	£4,151,784	£3,300,181
35% SR : 35% THLR : 30% LLR	20%	£3,435,009	£-2,795,623	£-3,144,804	£-3,144,804	£-4,463,290	£-5,335,045
35% SR : 35% THLR : 30% LLR	25%	£-1,315,268	£-7,186,768	£-7,543,003	£-7,543,003	£-8,878,896	£-9,769,474
35% SR : 35% THLR : 30% LLR	30%	£-6,152,152	£-11,633,635	£-11,991,511	£-11,991,511	£-13,333,549	£-14,228,240
35% SR : 35% THLR : 30% LLR	35%	£-11,069,383	£-16,104,157	£-16,463,769	£-16,463,769	£-17,812,314	£-18,711,343
35% SR : 35% THLR : 30% LLR	43%	£-18,490,362	£-22,854,296	£-23,216,686	£-23,216,686	£-24,575,652	£-25,491,630
35% SR : 35% THLR : 30% LLR	50%	£-25,965,498	£-29,657,661	£-30,023,042	£-30,023,042	£-31,393,222	£-32,306,676

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£38,323,733	£34,330,997	£34,008,784	£34,008,784	£32,800,487	£31,994,956
35% SR : 35% THLR : 30% LLR	10%	£28,756,175	£25,180,562	£24,850,795	£24,850,795	£23,614,171	£22,789,754
35% SR : 35% THLR : 30% LLR	20%	£19,002,473	£15,841,162	£15,503,323	£15,503,323	£14,236,426	£13,391,828
35% SR : 35% THLR : 30% LLR	25%	£14,029,350	£11,094,401	£10,749,539	£10,749,539	£9,456,304	£8,594,148
35% SR : 35% THLR : 30% LLR	30%	£8,998,236	£6,267,075	£5,920,623	£5,920,623	£4,608,866	£3,728,572
35% SR : 35% THLR : 30% LLR	35%	£3,887,115	£1,358,150	£1,004,324	£1,004,324	£-327,795	£-1,226,824
35% SR : 35% THLR : 30% LLR	43%	£-3,974,138	£-6,169,688	£-6,532,080	£-6,532,080	£-7,891,046	£-8,797,022
35% SR : 35% THLR : 30% LLR	50%	£-11,953,124	£-13,772,965	£-14,138,346	£-14,138,346	£-15,508,527	£-16,421,980

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,104,287	-£888,450	-£1,210,663	-£1,210,663	-£2,418,960	-£3,224,492
35% SR : 35% THLR : 30% LLR	10%	-£6,463,272	-£10,038,885	-£10,368,652	-£10,368,652	-£11,606,276	-£12,429,693
35% SR : 35% THLR : 30% LLR	20%	-£16,216,973	-£19,378,285	-£19,716,124	-£19,716,124	-£20,983,021	-£21,827,618
35% SR : 35% THLR : 30% LLR	25%	-£21,190,097	-£24,125,045	-£24,469,908	-£24,469,908	-£25,763,142	-£26,625,299
35% SR : 35% THLR : 30% LLR	30%	-£26,221,211	-£28,952,372	-£29,298,824	-£29,298,824	-£30,610,580	-£31,490,875
35% SR : 35% THLR : 30% LLR	35%	-£31,332,332	-£33,861,297	-£34,215,123	-£34,215,123	-£35,547,242	-£36,446,271
35% SR : 35% THLR : 30% LLR	43%	-£39,193,585	-£41,389,135	-£41,751,526	-£41,751,526	-£43,110,492	-£44,016,469
35% SR : 35% THLR : 30% LLR	50%	-£47,172,571	-£48,992,412	-£49,357,793	-£49,357,793	-£50,727,973	-£51,641,427

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,871,440	£14,878,704	£14,556,491	£14,556,491	£13,348,193	£12,542,662
35% SR : 35% THLR : 30% LLR	10%	£9,303,882	£5,728,268	£5,398,502	£5,398,502	£4,161,877	£3,337,461
35% SR : 35% THLR : 30% LLR	20%	-£449,820	-£3,611,131	-£3,948,971	-£3,948,971	-£5,215,887	-£6,060,465
35% SR : 35% THLR : 30% LLR	25%	-£5,422,944	-£8,357,892	-£8,702,754	-£8,702,754	-£9,995,989	-£10,858,145
35% SR : 35% THLR : 30% LLR	30%	-£10,454,058	-£13,185,219	-£13,531,671	-£13,531,671	-£14,843,427	-£15,723,122
35% SR : 35% THLR : 30% LLR	35%	-£15,565,178	-£18,094,144	-£18,447,969	-£18,447,969	-£19,780,088	-£20,679,777
35% SR : 35% THLR : 30% LLR	43%	-£23,426,432	-£25,621,982	-£25,984,373	-£25,984,373	-£27,343,339	-£28,249,316
35% SR : 35% THLR : 30% LLR	50%	-£31,405,418	-£33,225,259	-£33,590,640	-£33,590,640	-£34,960,820	-£35,874,273

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£29,239,534	£25,246,798	£24,924,585	£24,924,585	£23,716,287	£22,910,758
35% SR : 35% THLR : 30% LLR	10%	£19,671,976	£16,096,363	£15,766,596	£15,766,596	£14,529,972	£13,705,555
35% SR : 35% THLR : 30% LLR	20%	£9,918,274	£6,756,963	£6,419,123	£6,419,123	£5,152,227	£4,307,629
35% SR : 35% THLR : 30% LLR	25%	£4,945,150	£2,010,202	£1,665,340	£1,665,340	£372,105	£-490,051
35% SR : 35% THLR : 30% LLR	30%	-£95,963	-£2,817,124	-£3,163,576	-£3,163,576	-£4,475,333	-£5,355,627
35% SR : 35% THLR : 30% LLR	35%	-£5,197,084	-£7,726,049	-£8,079,875	-£8,079,875	-£9,411,994	-£10,311,023
35% SR : 35% THLR : 30% LLR	43%	-£13,058,337	-£15,253,867	-£15,616,279	-£15,616,279	-£16,975,245	-£17,881,222
35% SR : 35% THLR : 30% LLR	50%	-£21,037,324	-£22,857,164	-£23,222,545	-£23,222,545	-£24,592,726	-£25,506,179

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£33,567,509	£29,574,772	£29,252,559	£29,252,559	£28,044,262	£27,238,730
35% SR : 35% THLR : 30% LLR	10%	£23,999,950	£20,424,337	£20,094,570	£20,094,570	£18,957,946	£18,033,529
35% SR : 35% THLR : 30% LLR	20%	£14,246,249	£11,084,937	£10,747,098	£10,747,098	£9,480,201	£8,635,604
35% SR : 35% THLR : 30% LLR	25%	£9,273,125	£6,338,177	£5,993,314	£5,993,314	£4,700,080	£3,837,923
35% SR : 35% THLR : 30% LLR	30%	£4,242,011	£1,510,850	£1,164,398	£1,164,398	£-147,358	£-1,027,853
35% SR : 35% THLR : 30% LLR	35%	-£869,110	-£3,398,075	-£3,751,901	-£3,751,901	-£5,084,020	-£5,983,049
35% SR : 35% THLR : 30% LLR	43%	-£8,730,363	-£10,925,913	-£11,288,304	-£11,288,304	-£12,647,270	-£13,553,247
35% SR : 35% THLR : 30% LLR	50%	-£16,709,349	-£18,529,190	-£18,894,571	-£18,894,571	-£20,264,751	-£21,178,205

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,587,635	£18,785,117	£18,452,278	£18,452,278	£17,204,135	£16,372,038
35% SR : 35% THLR : 30% LLR	10%	£14,001,429	£10,593,497	£10,252,856	£10,252,856	£8,975,450	£8,123,847
35% SR : 35% THLR : 30% LLR	20%	£5,193,579	£2,172,862	£1,823,882	£1,823,882	£515,206	£-363,088
35% SR : 35% THLR : 30% LLR	25%	£677,657	£-2,143,456	£-2,499,691	£-2,499,691	£-3,835,573	£-4,726,162
35% SR : 35% THLR : 30% LLR	30%	£-3,925,110	£-6,518,966	£-6,876,843	£-6,876,843	£-8,218,881	£-9,113,572
35% SR : 35% THLR : 30% LLR	35%	£-8,563,031	£-10,918,134	£-11,277,746	£-11,277,746	£-12,626,291	£-13,525,320
35% SR : 35% THLR : 30% LLR	43%	£-15,565,042	£-17,561,240	£-17,923,631	£-17,923,631	£-19,282,597	£-20,188,574
35% SR : 35% THLR : 30% LLR	50%	£-22,621,212	£-24,257,572	£-24,622,953	£-24,622,953	£-25,993,133	£-26,906,587

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-12,631,812	£-16,434,329	£-16,767,168	£-16,767,168	£-18,015,312	£-18,847,408
35% SR : 35% THLR : 30% LLR	10%	£-21,218,017	£-24,625,950	£-24,966,591	£-24,966,591	£-26,243,996	£-27,095,600
35% SR : 35% THLR : 30% LLR	20%	£-30,025,868	£-33,046,585	£-33,395,565	£-33,395,565	£-34,704,241	£-35,582,535
35% SR : 35% THLR : 30% LLR	25%	£-34,541,790	£-37,362,903	£-37,719,137	£-37,719,137	£-39,055,020	£-39,945,809
35% SR : 35% THLR : 30% LLR	30%	£-39,144,557	£-41,738,413	£-42,096,290	£-42,096,290	£-43,438,327	£-44,333,019
35% SR : 35% THLR : 30% LLR	35%	£-43,782,478	£-46,137,581	£-46,497,192	£-46,497,192	£-47,845,738	£-48,744,767
35% SR : 35% THLR : 30% LLR	43%	£-50,784,489	£-52,780,687	£-53,143,077	£-53,143,077	£-54,502,043	£-55,408,021
35% SR : 35% THLR : 30% LLR	50%	£-57,840,659	£-59,477,019	£-59,842,400	£-59,842,400	£-61,212,580	£-62,126,033

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,135,342	£-667,176	£-1,000,015	£-1,000,015	£-2,248,159	£-3,080,255
35% SR : 35% THLR : 30% LLR	10%	£-5,450,864	£-8,858,796	£-9,199,437	£-9,199,437	£-10,476,843	£-11,328,447
35% SR : 35% THLR : 30% LLR	20%	£-14,258,715	£-17,279,431	£-17,628,412	£-17,628,412	£-18,937,088	£-19,815,382
35% SR : 35% THLR : 30% LLR	25%	£-18,774,636	£-21,595,749	£-21,951,984	£-21,951,984	£-23,287,866	£-24,178,455
35% SR : 35% THLR : 30% LLR	30%	£-23,377,404	£-25,971,260	£-26,329,137	£-26,329,137	£-27,671,174	£-28,565,865
35% SR : 35% THLR : 30% LLR	35%	£-28,015,324	£-30,370,427	£-30,730,039	£-30,730,039	£-32,078,584	£-32,977,814
35% SR : 35% THLR : 30% LLR	43%	£-35,017,336	£-37,013,534	£-37,375,924	£-37,375,924	£-38,734,890	£-39,640,868
35% SR : 35% THLR : 30% LLR	50%	£-42,073,905	£-43,709,865	£-44,075,247	£-44,075,247	£-45,445,427	£-46,358,880

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,503,436	£9,700,918	£9,368,079	£9,368,079	£8,119,936	£7,287,839
35% SR : 35% THLR : 30% LLR	10%	£4,917,230	£1,509,298	£1,168,657	£1,168,657	£108,749	£-960,353
35% SR : 35% THLR : 30% LLR	20%	£-3,890,621	£-6,911,337	£-7,260,317	£-7,260,317	£-8,568,993	£-9,447,288
35% SR : 35% THLR : 30% LLR	25%	£-8,406,542	£-11,227,655	£-11,583,890	£-11,583,890	£-12,919,772	£-13,810,361
35% SR : 35% THLR : 30% LLR	30%	£-13,009,310	£-15,603,166	£-15,961,042	£-15,961,042	£-17,303,080	£-18,197,771
35% SR : 35% THLR : 30% LLR	35%	£-17,647,230	£-20,002,333	£-20,361,945	£-20,361,945	£-21,710,490	£-22,609,519
35% SR : 35% THLR : 30% LLR	43%	£-24,649,242	£-26,645,439	£-27,007,830	£-27,007,830	£-28,366,796	£-29,272,774
35% SR : 35% THLR : 30% LLR	50%	£-31,705,411	£-33,341,771	£-33,707,152	£-33,707,152	£-35,077,333	£-35,990,786

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£17,831,410	£14,028,893	£13,696,054	£13,696,054	£12,447,910	£11,615,814
35% SR : 35% THLR : 30% LLR	10%	£9,245,205	£5,837,272	£5,496,631	£5,496,631	£4,219,226	£3,367,622
35% SR : 35% THLR : 30% LLR	20%	£437,354	£-2,563,363	£-2,932,343	£-2,932,343	£-4,241,019	£-5,119,313
35% SR : 35% THLR : 30% LLR	25%	£-4,078,558	£-6,899,681	£-7,255,915	£-7,255,915	£-8,591,798	£-9,482,387
35% SR : 35% THLR : 30% LLR	30%	£-8,681,335	£-11,275,191	£-11,633,068	£-11,633,068	£-12,975,105	£-13,869,797
35% SR : 35% THLR : 30% LLR	35%	£-13,319,256	£-15,674,359	£-16,033,970	£-16,033,970	£-17,382,516	£-18,281,545
35% SR : 35% THLR : 30% LLR	43%	£-20,321,267	£-22,317,465	£-22,679,855	£-22,679,855	£-24,038,822	£-24,944,789
35% SR : 35% THLR : 30% LLR	50%	£-27,377,437	£-29,013,797	£-29,379,178	£-29,379,178	£-30,749,358	£-31,662,811

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,537,878	£6,856,777	£6,518,495	£6,518,495	£5,235,623	£4,376,086
35% SR : 35% THLR : 30% LLR	10%	£2,629,780	£670,485	£1,022,361	£1,022,361	£2,341,892	£3,221,580
35% SR : 35% THLR : 30% LLR	20%	£5,532,496	£8,416,679	£8,771,366	£8,771,366	£10,101,447	£10,988,166
35% SR : 35% THLR : 30% LLR	25%	£9,671,245	£12,325,259	£12,681,494	£12,681,494	£14,017,377	£14,907,964
35% SR : 35% THLR : 30% LLR	30%	£13,834,063	£16,257,495	£16,615,372	£16,615,372	£17,957,409	£18,852,101
35% SR : 35% THLR : 30% LLR	35%	£18,020,952	£20,213,387	£20,573,000	£20,573,000	£21,921,544	£22,820,574
35% SR : 35% THLR : 30% LLR	43%	£24,346,415	£26,191,582	£26,553,973	£26,553,973	£27,912,939	£28,818,916
35% SR : 35% THLR : 30% LLR	50%	£30,726,037	£32,223,002	£32,588,383	£32,588,383	£33,958,564	£34,872,017

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,681,569	£28,362,670	£28,700,952	£28,700,952	£29,983,824	£30,843,361
35% SR : 35% THLR : 30% LLR	10%	£32,589,667	£35,889,932	£36,241,807	£36,241,807	£37,561,339	£38,441,027
35% SR : 35% THLR : 30% LLR	20%	£40,751,943	£43,636,125	£43,990,813	£43,990,813	£45,320,893	£46,207,612
35% SR : 35% THLR : 30% LLR	25%	£44,890,692	£47,544,705	£47,900,941	£47,900,941	£49,236,823	£50,127,411
35% SR : 35% THLR : 30% LLR	30%	£49,053,510	£51,476,942	£51,834,819	£51,834,819	£53,176,856	£54,071,548
35% SR : 35% THLR : 30% LLR	35%	£53,240,398	£55,432,834	£55,792,447	£55,792,447	£57,140,991	£58,040,021
35% SR : 35% THLR : 30% LLR	43%	£59,565,862	£61,411,028	£61,773,420	£61,773,420	£63,132,386	£64,038,362
35% SR : 35% THLR : 30% LLR	50%	£65,945,483	£67,442,449	£67,807,830	£67,807,830	£69,178,010	£70,091,464

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,914,415	£12,595,517	£12,933,798	£12,933,798	£14,216,670	£15,076,207
35% SR : 35% THLR : 30% LLR	10%	£16,822,513	£20,122,779	£20,474,654	£20,474,654	£21,794,185	£22,673,873
35% SR : 35% THLR : 30% LLR	20%	£24,984,789	£27,868,972	£28,223,660	£28,223,660	£29,553,740	£30,440,459
35% SR : 35% THLR : 30% LLR	25%	£29,123,538	£31,777,552	£32,133,788	£32,133,788	£33,469,670	£34,360,258
35% SR : 35% THLR : 30% LLR	30%	£33,286,356	£35,709,789	£36,067,666	£36,067,666	£37,409,703	£38,304,394
35% SR : 35% THLR : 30% LLR	35%	£37,473,245	£39,665,681	£40,025,293	£40,025,293	£41,373,858	£42,272,868
35% SR : 35% THLR : 30% LLR	43%	£43,798,708	£45,643,875	£46,006,266	£46,006,266	£47,365,232	£48,271,209
35% SR : 35% THLR : 30% LLR	50%	£50,178,330	£51,675,296	£52,040,677	£52,040,677	£53,410,857	£54,324,310

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,453,679	£2,227,422	£2,565,704	£2,565,704	£3,848,576	£4,708,113
35% SR : 35% THLR : 30% LLR	10%	£6,454,419	£9,754,694	£10,106,560	£10,106,560	£11,426,091	£12,305,779
35% SR : 35% THLR : 30% LLR	20%	£14,616,695	£17,500,878	£17,855,565	£17,855,565	£19,185,646	£20,072,365
35% SR : 35% THLR : 30% LLR	25%	£18,755,444	£21,409,458	£21,765,693	£21,765,693	£23,101,576	£23,992,164
35% SR : 35% THLR : 30% LLR	30%	£22,918,262	£25,341,695	£25,699,571	£25,699,571	£27,041,609	£27,936,300
35% SR : 35% THLR : 30% LLR	35%	£27,105,151	£29,297,586	£29,657,199	£29,657,199	£31,005,743	£31,904,774
35% SR : 35% THLR : 30% LLR	43%	£33,430,614	£35,275,781	£35,638,172	£35,638,172	£36,997,138	£37,903,115
35% SR : 35% THLR : 30% LLR	50%	£39,810,236	£41,307,202	£41,672,583	£41,672,583	£43,042,763	£43,956,216

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,781,653	£2,100,562	£1,762,270	£1,762,270	£479,398	£380,139
35% SR : 35% THLR : 30% LLR	10%	£2,126,445	£5,426,710	£5,778,585	£5,778,585	£7,098,117	£7,977,805
35% SR : 35% THLR : 30% LLR	20%	£10,288,721	£13,172,904	£13,527,591	£13,527,591	£14,857,671	£15,744,390
35% SR : 35% THLR : 30% LLR	25%	£14,427,470	£17,081,483	£17,437,719	£17,437,719	£18,773,601	£19,664,189
35% SR : 35% THLR : 30% LLR	30%	£18,590,288	£21,013,720	£21,371,597	£21,371,597	£22,713,634	£23,608,326
35% SR : 35% THLR : 30% LLR	35%	£22,777,176	£24,969,612	£25,329,225	£25,329,225	£26,677,769	£27,576,799
35% SR : 35% THLR : 30% LLR	43%	£29,102,640	£30,947,806	£31,310,198	£31,310,198	£32,669,164	£33,575,140
35% SR : 35% THLR : 30% LLR	50%	£35,482,261	£36,979,227	£37,344,608	£37,344,608	£38,714,789	£39,628,242

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£30,496,570	£27,446,187	£27,118,704	£27,118,704	£25,890,644	£25,071,938
35% SR : 35% THLR : 30% LLR	10%	£21,512,758	£18,801,859	£18,466,700	£18,466,700	£17,209,851	£16,371,951
35% SR : 35% THLR : 30% LLR	20%	£12,336,111	£9,947,598	£9,604,233	£9,604,233	£8,316,615	£7,458,204
35% SR : 35% THLR : 30% LLR	25%	£7,645,289	£5,439,041	£5,088,574	£5,088,574	£3,774,188	£2,897,931
35% SR : 35% THLR : 30% LLR	30%	£2,885,733	£839,421	£487,303	£487,303	£-846,764	£-1,741,456
35% SR : 35% THLR : 30% LLR	35%	£-1,963,667	£-3,845,389	£-4,205,001	£-4,205,001	£-5,553,546	£-6,452,576
35% SR : 35% THLR : 30% LLR	43%	£-9,353,693	£-10,937,554	£-11,299,945	£-11,299,945	£-12,658,910	£-13,564,888
35% SR : 35% THLR : 30% LLR	50%	£-16,797,877	£-18,082,944	£-18,448,325	£-18,448,325	£-19,818,506	£-20,731,959

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-4,722,877	£-7,773,260	£-8,100,743	£-8,100,743	£-9,328,802	£-10,147,508
35% SR : 35% THLR : 30% LLR	10%	£-13,706,689	£-16,417,588	£-16,752,747	£-16,752,747	£-18,009,596	£-18,847,496
35% SR : 35% THLR : 30% LLR	20%	£-22,883,336	£-26,271,849	£-25,615,214	£-25,615,214	£-26,902,831	£-27,761,243
35% SR : 35% THLR : 30% LLR	25%	£-27,574,158	£-29,780,406	£-30,130,873	£-30,130,873	£-31,445,259	£-32,321,516
35% SR : 35% THLR : 30% LLR	30%	£-32,333,713	£-34,380,026	£-34,732,143	£-34,732,143	£-36,066,211	£-36,960,903
35% SR : 35% THLR : 30% LLR	35%	£-37,183,113	£-39,064,836	£-39,424,448	£-39,424,448	£-40,772,993	£-41,672,022
35% SR : 35% THLR : 30% LLR	43%	£-44,573,140	£-46,157,000	£-46,519,392	£-46,519,392	£-47,878,357	£-48,784,335
35% SR : 35% THLR : 30% LLR	50%	£-52,017,324	£-53,302,391	£-53,667,772	£-53,667,772	£-55,037,952	£-55,951,406

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,044,276	£7,993,893	£7,666,410	£7,666,410	£6,438,351	£5,619,645
35% SR : 35% THLR : 30% LLR	10%	£2,060,465	£-850,434	£-985,594	£-985,594	£-2,242,443	£-3,080,343
35% SR : 35% THLR : 30% LLR	20%	£-7,116,182	£-9,504,696	£-9,848,061	£-9,848,061	£-11,135,678	£-11,994,089
35% SR : 35% THLR : 30% LLR	25%	£-11,807,005	£-14,013,253	£-14,363,720	£-14,363,720	£-15,678,106	£-16,554,363
35% SR : 35% THLR : 30% LLR	30%	£-16,566,560	£-18,612,872	£-18,964,990	£-18,964,990	£-20,299,058	£-21,193,749
35% SR : 35% THLR : 30% LLR	35%	£-21,415,960	£-23,297,683	£-23,657,295	£-23,657,295	£-25,005,840	£-25,904,869
35% SR : 35% THLR : 30% LLR	43%	£-28,805,987	£-30,389,847	£-30,752,238	£-30,752,238	£-32,111,204	£-33,017,181
35% SR : 35% THLR : 30% LLR	50%	£-36,250,170	£-37,535,238	£-37,900,619	£-37,900,619	£-39,270,799	£-40,184,252

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£21,412,371	£18,361,988	£18,034,505	£18,034,505	£16,806,445	£15,987,739
35% SR : 35% THLR : 30% LLR	10%	£12,428,559	£9,717,660	£9,382,500	£9,382,500	£8,125,652	£7,287,752
35% SR : 35% THLR : 30% LLR	20%	£3,251,912	£863,398	£520,034	£520,034	£-767,584	£-1,625,995
35% SR : 35% THLR : 30% LLR	25%	£-1,438,911	£-3,645,158	£-3,995,626	£-3,995,626	£-5,310,011	£-6,186,268
35% SR : 35% THLR : 30% LLR	30%	£-6,198,466	£-9,244,778	£-9,596,896	£-9,596,896	£-10,930,964	£-10,825,695
35% SR : 35% THLR : 30% LLR	35%	£-11,047,866	£-12,929,589	£-13,289,200	£-13,289,200	£-14,637,746	£-15,536,775
35% SR : 35% THLR : 30% LLR	43%	£-18,437,892	£-20,021,753	£-20,384,144	£-20,384,144	£-21,743,109	£-22,649,087
35% SR : 35% THLR : 30% LLR	50%	£-25,882,076	£-27,167,143	£-27,532,525	£-27,532,525	£-28,902,705	£-29,816,158

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£25,740,345	£22,689,962	£22,362,479	£22,362,479	£21,134,420	£20,315,714
35% SR : 35% THLR : 30% LLR	10%	£16,756,533	£14,045,634	£13,710,475	£13,710,475	£12,453,626	£11,615,726
35% SR : 35% THLR : 30% LLR	20%	£7,679,886	£5,191,373	£4,848,008	£4,848,008	£3,560,390	£2,701,979
35% SR : 35% THLR : 30% LLR	25%	£2,889,064	£882,816	£332,349	£332,349	£-882,037	£-1,558,294
35% SR : 35% THLR : 30% LLR	30%	£-1,870,491	£-3,916,804	£-4,268,321	£-4,268,321	£-5,602,989	£-6,497,681
35% SR : 35% THLR : 30% LLR	35%	£-6,719,891	£-9,601,614	£-9,961,226	£-9,961,226	£-10,309,771	£-11,208,800
35% SR : 35% THLR : 30% LLR	43%	£-14,109,918	£-15,593,778	£-16,056,170	£-16,056,170	£-17,415,135	£-18,321,113
35% SR : 35% THLR : 30% LLR	50%	£-21,554,102	£-22,839,169	£-23,204,550	£-23,204,550	£-24,574,731	£-25,488,184

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,537,878	£7,730,850	£7,392,567	£7,392,567	£6,123,990	£5,264,453
35% SR : 35% THLR : 30% LLR	10%	£2,847,552	£353,861	£7,648	£7,648	£1,311,758	£2,191,446
35% SR : 35% THLR : 30% LLR	20%	£5,089,830	£7,259,307	£7,613,995	£7,613,995	£8,944,075	£9,830,795
35% SR : 35% THLR : 30% LLR	25%	£9,117,912	£11,104,269	£11,460,505	£11,460,505	£12,796,387	£13,686,975
35% SR : 35% THLR : 30% LLR	30%	£13,170,063	£14,972,888	£15,330,764	£15,330,764	£16,672,802	£17,567,493
35% SR : 35% THLR : 30% LLR	35%	£17,246,284	£18,865,162	£19,224,773	£19,224,773	£20,573,318	£21,472,348
35% SR : 35% THLR : 30% LLR	43%	£23,405,748	£24,747,928	£25,110,319	£25,110,319	£26,469,285	£27,375,262
35% SR : 35% THLR : 30% LLR	50%	£29,619,370	£30,683,920	£31,049,301	£31,049,301	£32,419,482	£33,332,935

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,681,569	£27,488,597	£27,826,880	£27,826,880	£29,095,456	£29,954,993
35% SR : 35% THLR : 30% LLR	10%	£32,371,895	£34,865,586	£35,211,799	£35,211,799	£36,531,205	£37,410,893
35% SR : 35% THLR : 30% LLR	20%	£40,309,276	£42,478,754	£42,833,442	£42,833,442	£44,163,522	£45,050,242
35% SR : 35% THLR : 30% LLR	25%	£44,337,358	£46,323,716	£46,679,952	£46,679,952	£48,015,834	£48,906,422
35% SR : 35% THLR : 30% LLR	30%	£48,389,509	£50,192,335	£50,550,210	£50,550,210	£51,892,249	£52,786,940
35% SR : 35% THLR : 30% LLR	35%	£52,465,731	£54,084,608	£54,444,220	£54,444,220	£55,792,764	£56,691,794
35% SR : 35% THLR : 30% LLR	43%	£58,625,195	£59,967,374	£60,329,766	£60,329,766	£61,688,732	£62,594,709
35% SR : 35% THLR : 30% LLR	50%	£64,838,817	£65,903,367	£66,268,748	£66,268,748	£67,638,928	£68,552,382

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,914,415	£11,721,444	£12,059,726	£12,059,726	£13,328,303	£14,187,840
35% SR : 35% THLR : 30% LLR	10%	£16,804,742	£19,098,432	£19,444,645	£19,444,645	£20,764,051	£21,643,739
35% SR : 35% THLR : 30% LLR	20%	£24,542,123	£26,711,601	£27,066,288	£27,066,288	£28,396,369	£29,283,089
35% SR : 35% THLR : 30% LLR	25%	£28,570,205	£30,556,562	£30,912,798	£30,912,798	£32,248,681	£33,139,268
35% SR : 35% THLR : 30% LLR	30%	£32,622,356	£34,425,181	£34,783,057	£34,783,057	£36,125,095	£37,019,787
35% SR : 35% THLR : 30% LLR	35%	£36,698,578	£38,317,455	£38,677,067	£38,677,067	£40,025,611	£40,924,641
35% SR : 35% THLR : 30% LLR	43%	£42,858,042	£44,200,221	£44,562,612	£44,562,612	£45,921,579	£46,827,555
35% SR : 35% THLR : 30% LLR	50%	£49,071,664	£50,136,214	£50,501,595	£50,501,595	£51,871,775	£52,786,228

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,453,679	£1,353,350	£1,691,532	£1,691,532	£2,960,209	£3,819,746
35% SR : 35% THLR : 30% LLR	10%	£6,236,648	£8,730,338	£9,076,551	£9,076,551	£10,395,957	£11,275,645
35% SR : 35% THLR : 30% LLR	20%	£14,174,029	£16,343,507	£16,698,194	£16,698,194	£18,028,274	£18,914,995
35% SR : 35% THLR : 30% LLR	25%	£18,202,111	£20,188,468	£20,544,704	£20,544,704	£21,880,586	£22,771,174
35% SR : 35% THLR : 30% LLR	30%	£22,254,262	£24,057,087	£24,414,963	£24,414,963	£25,757,001	£26,651,693
35% SR : 35% THLR : 30% LLR	35%	£26,330,463	£27,949,361	£28,308,972	£28,308,972	£29,657,517	£30,556,547
35% SR : 35% THLR : 30% LLR	43%	£32,489,947	£33,832,127	£34,194,518	£34,194,518	£35,553,484	£36,459,461
35% SR : 35% THLR : 30% LLR	50%	£38,703,569	£39,768,119	£40,133,500	£40,133,500	£41,503,681	£42,417,134

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,781,653	£2,974,625	£2,636,342	£2,636,342	£1,367,766	£508,229
35% SR : 35% THLR : 30% LLR	10%	£1,938,673	£4,402,384	£4,748,577	£4,748,577	£6,067,983	£6,947,671
35% SR : 35% THLR : 30% LLR	20%	£9,846,054	£12,015,532	£12,370,220	£12,370,220	£13,700,300	£14,587,020
35% SR : 35% THLR : 30% LLR	25%	£13,874,136	£15,860,494	£16,216,730	£16,216,730	£17,552,612	£18,443,200
35% SR : 35% THLR : 30% LLR	30%	£17,926,288	£19,728,113	£20,086,988	£20,086,988	£21,429,027	£22,323,718
35% SR : 35% THLR : 30% LLR	35%	£22,002,509	£23,621,386	£23,980,998	£23,980,998	£25,329,542	£26,228,572
35% SR : 35% THLR : 30% LLR	43%	£28,161,973	£29,504,152	£29,866,544	£29,866,544	£31,225,510	£32,131,487
35% SR : 35% THLR : 30% LLR	50%	£34,375,595	£35,440,145	£35,805,526	£35,805,526	£37,175,706	£38,089,160

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£6,038,397	-£8,646,923	-£8,996,361	-£8,996,361	-£10,306,753	-£11,180,348
35% SR : 35% THLR : 30% LLR	10%	-£12,465,383	-£14,735,691	-£15,087,565	-£15,087,565	-£16,407,098	-£17,286,784
35% SR : 35% THLR : 30% LLR	20%	-£18,988,651	-£20,919,083	-£21,273,770	-£21,273,770	-£22,603,850	-£23,490,571
35% SR : 35% THLR : 30% LLR	25%	-£22,286,389	-£24,046,263	-£24,402,498	-£24,402,498	-£25,738,380	-£26,628,969
35% SR : 35% THLR : 30% LLR	30%	-£25,608,199	-£27,197,099	-£27,554,976	-£27,554,976	-£28,897,013	-£29,791,704
35% SR : 35% THLR : 30% LLR	35%	-£28,954,077	-£30,371,591	-£30,731,203	-£30,731,203	-£32,079,748	-£32,978,777
35% SR : 35% THLR : 30% LLR	43%	-£34,018,026	-£35,177,685	-£35,540,076	-£35,540,076	-£36,899,042	-£37,805,019
35% SR : 35% THLR : 30% LLR	50%	-£39,136,134	-£40,037,004	-£40,402,386	-£40,402,386	-£41,772,566	-£42,686,019

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£41,257,844	-£43,866,370	-£44,215,808	-£44,215,808	-£45,526,200	-£46,399,794
35% SR : 35% THLR : 30% LLR	10%	-£47,684,830	-£49,955,138	-£50,307,012	-£50,307,012	-£51,626,544	-£52,506,231
35% SR : 35% THLR : 30% LLR	20%	-£54,208,098	-£56,138,529	-£56,493,217	-£56,493,217	-£57,823,297	-£58,710,017
35% SR : 35% THLR : 30% LLR	25%	-£57,505,836	-£59,265,710	-£59,621,945	-£59,621,945	-£60,957,827	-£61,848,416
35% SR : 35% THLR : 30% LLR	30%	-£60,827,645	-£62,416,545	-£62,774,422	-£62,774,422	-£64,116,460	-£65,011,151
35% SR : 35% THLR : 30% LLR	35%	-£64,173,524	-£65,591,038	-£65,950,650	-£65,950,650	-£67,299,195	-£68,198,224
35% SR : 35% THLR : 30% LLR	43%	-£69,237,473	-£70,397,132	-£70,759,522	-£70,759,522	-£72,118,488	-£73,024,466
35% SR : 35% THLR : 30% LLR	50%	-£74,355,580	-£75,256,451	-£75,621,832	-£75,621,832	-£76,992,013	-£77,905,466

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£25,490,690	-£28,099,217	-£28,448,654	-£28,448,654	-£29,759,046	-£30,632,641
35% SR : 35% THLR : 30% LLR	10%	-£31,917,677	-£34,187,984	-£34,539,859	-£34,539,859	-£35,859,391	-£36,739,078
35% SR : 35% THLR : 30% LLR	20%	-£38,440,944	-£40,371,376	-£40,726,064	-£40,726,064	-£42,056,144	-£42,942,864
35% SR : 35% THLR : 30% LLR	25%	-£41,738,683	-£43,498,557	-£43,854,791	-£43,854,791	-£45,190,674	-£46,081,262
35% SR : 35% THLR : 30% LLR	30%	-£45,060,492	-£46,649,392	-£47,007,269	-£47,007,269	-£48,349,306	-£49,243,998
35% SR : 35% THLR : 30% LLR	35%	-£48,406,371	-£49,823,885	-£50,183,496	-£50,183,496	-£51,532,042	-£52,431,071
35% SR : 35% THLR : 30% LLR	43%	-£53,470,320	-£54,629,978	-£54,992,369	-£54,992,369	-£56,351,335	-£57,257,313
35% SR : 35% THLR : 30% LLR	50%	-£58,588,427	-£59,489,298	-£59,854,679	-£59,854,679	-£61,224,859	-£62,138,312

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£15,122,596	-£17,731,123	-£18,080,560	-£18,080,560	-£19,390,952	-£20,264,547
35% SR : 35% THLR : 30% LLR	10%	-£21,549,583	-£23,819,890	-£24,171,764	-£24,171,764	-£25,491,297	-£26,370,984
35% SR : 35% THLR : 30% LLR	20%	-£28,072,850	-£30,003,282	-£30,357,969	-£30,357,969	-£31,688,050	-£32,574,770
35% SR : 35% THLR : 30% LLR	25%	-£31,370,588	-£33,130,462	-£33,486,697	-£33,486,697	-£34,822,579	-£35,713,168
35% SR : 35% THLR : 30% LLR	30%	-£34,692,398	-£36,281,298	-£36,639,175	-£36,639,175	-£37,981,212	-£38,875,903
35% SR : 35% THLR : 30% LLR	35%	-£38,038,276	-£39,455,790	-£39,815,402	-£39,815,402	-£41,163,947	-£42,082,977
35% SR : 35% THLR : 30% LLR	43%	-£43,102,225	-£44,261,884	-£44,624,275	-£44,624,275	-£45,983,241	-£46,889,218
35% SR : 35% THLR : 30% LLR	50%	-£48,220,333	-£49,121,204	-£49,486,585	-£49,486,585	-£50,856,765	-£51,770,218

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£10,794,622	-£13,403,148	-£13,752,586	-£13,752,586	-£15,062,978	-£15,896,572
35% SR : 35% THLR : 30% LLR	10%	-£17,221,608	-£19,491,916	-£19,843,790	-£19,843,790	-£21,163,322	-£22,043,009
35% SR : 35% THLR : 30% LLR	20%	-£23,744,876	-£25,675,307	-£26,029,995	-£26,029,995	-£27,360,075	-£28,246,795
35% SR : 35% THLR : 30% LLR	25%	-£27,042,614	-£28,802,488	-£29,158,723	-£29,158,723	-£30,494,605	-£31,385,194
35% SR : 35% THLR : 30% LLR	30%	-£30,364,423	-£31,953,323	-£32,311,200	-£32,311,200	-£33,653,238	-£34,547,929
35% SR : 35% THLR : 30% LLR	35%	-£33,710,302	-£35,127,816	-£35,487,428	-£35,487,428	-£36,835,973	-£37,735,002
35% SR : 35% THLR : 30% LLR	43%	-£38,774,251	-£39,933,910	-£40,296,300	-£40,296,300	-£41,655,266	-£42,561,244
35% SR : 35% THLR : 30% LLR	50%	-£43,892,358	-£44,793,229	-£45,158,610	-£45,158,610	-£46,528,791	-£47,442,244

Appendix 6 - Appraisal results with Social Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership (10% sales value growth and 5% cost inflation)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,291,035	£2,186,925	£2,184,817	£2,076,001	£2,068,095	£2,062,824
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,055,998	£1,962,069	£1,959,960	£1,851,145	£1,843,238	£1,837,967
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,820,963	£1,737,212	£1,735,103	£1,626,288	£1,618,382	£1,613,110
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,703,445	£1,624,784	£1,622,675	£1,513,860	£1,505,954	£1,500,682
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,585,927	£1,512,356	£1,510,246	£1,401,432	£1,393,525	£1,388,254
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,468,409	£1,399,926	£1,397,818	£1,289,003	£1,281,096	£1,275,826
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,292,132	£1,231,284	£1,229,176	£1,120,361	£1,112,454	£1,107,183
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,115,855	£1,062,641	£1,060,533	£951,718	£943,811	£938,541

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£626,916	£522,806	£520,698	£411,882	£403,976	£398,706
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£391,880	£297,950	£295,841	£187,026	£179,120	£173,848
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£156,844	£73,093	£70,984	£-37,831	£-45,737	£-51,008
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£39,326	£-39,335	£-41,444	£-150,259	£-158,165	£-163,437
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-178,191	£-151,763	£-153,873	£-282,887	£-270,593	£-275,865
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-195,710	£-264,193	£-266,301	£-375,115	£-383,023	£-388,293
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-371,987	£-432,835	£-434,943	£-543,758	£-551,665	£-556,936
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-548,263	£-601,477	£-603,586	£-712,401	£-720,308	£-725,578

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,371,914	£1,267,804	£1,265,696	£1,156,880	£1,148,974	£1,143,704
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,136,878	£1,042,948	£1,040,839	£932,024	£924,118	£918,846
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£901,842	£818,691	£815,982	£707,167	£699,261	£693,990
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£784,324	£705,663	£703,554	£594,739	£586,833	£581,561
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£666,807	£593,235	£591,125	£482,311	£474,405	£469,133
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£549,288	£480,805	£478,697	£369,883	£361,975	£356,703
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£373,011	£312,163	£310,055	£201,240	£193,333	£188,062
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£196,735	£143,521	£141,412	£32,597	£24,690	£19,420

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,861,807	£1,757,697	£1,755,588	£1,646,773	£1,638,867	£1,633,596
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,626,770	£1,532,840	£1,530,732	£1,421,916	£1,414,010	£1,408,738
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,391,735	£1,307,984	£1,305,874	£1,197,060	£1,189,154	£1,183,882
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,274,216	£1,195,555	£1,193,446	£1,084,632	£1,076,725	£1,071,454
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,156,699	£1,083,127	£1,081,018	£972,203	£964,297	£959,025
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,039,181	£970,698	£968,590	£859,775	£851,868	£846,597
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£862,903	£802,056	£799,948	£691,132	£683,226	£677,954
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£686,627	£633,413	£631,305	£522,489	£514,583	£509,312

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,066,303	£1,962,193	£1,960,085	£1,851,270	£1,843,363	£1,838,093
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,831,267	£1,737,337	£1,735,229	£1,626,413	£1,618,507	£1,613,235
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,596,231	£1,512,480	£1,510,371	£1,401,557	£1,393,650	£1,388,379
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,478,713	£1,400,052	£1,397,943	£1,289,128	£1,281,222	£1,275,950
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,361,196	£1,287,624	£1,285,515	£1,176,700	£1,168,794	£1,163,522
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,243,678	£1,175,195	£1,173,086	£1,064,272	£1,056,365	£1,051,094
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,067,400	£1,006,553	£1,004,444	£895,629	£887,723	£882,451
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£891,124	£837,910	£835,802	£726,986	£719,080	£713,809

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,561,402	£1,469,840	£1,467,732	£1,358,918	£1,351,010	£1,345,740
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,397,546	£1,314,940	£1,312,832	£1,204,017	£1,196,110	£1,190,840
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,233,691	£1,160,040	£1,157,932	£1,049,117	£1,041,210	£1,035,939
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,151,764	£1,082,590	£1,080,482	£971,667	£963,760	£958,489
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,069,835	£1,005,140	£1,003,031	£894,217	£886,310	£881,039
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£987,908	£927,689	£925,581	£816,766	£808,859	£803,589
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£865,016	£811,515	£809,406	£700,591	£692,685	£687,413
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£742,125	£695,339	£693,231	£584,415	£576,509	£571,239

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£102,717	-£194,278	-£196,387	-£305,201	-£313,109	-£318,379
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£266,573	-£349,178	-£351,287	-£460,102	-£468,009	-£473,279
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£430,428	-£504,079	-£506,187	-£615,002	-£622,909	-£628,180
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£512,355	-£581,529	-£583,637	-£692,452	-£700,359	-£705,630
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£594,284	-£658,979	-£661,088	-£769,902	-£777,809	-£783,080
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£676,211	-£736,430	-£738,538	-£847,352	-£855,260	-£860,530
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£799,103	-£852,604	-£854,712	-£963,528	-£971,434	-£976,706
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£921,993	-£968,780	-£970,888	-£1,079,703	-£1,087,610	-£1,092,880

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£642,281	£550,720	£548,611	£439,797	£431,889	£426,619
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£478,425	£395,820	£393,711	£284,896	£276,989	£271,719
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£314,570	£240,919	£238,811	£129,996	£122,089	£116,818
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£232,643	£163,469	£161,361	£52,546	£44,639	£39,368
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£150,714	£86,019	£83,910	-£24,904	-£32,811	-£38,082
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£68,787	£8,568	£6,460	-£102,354	-£110,262	-£115,532
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£54,105	-£107,608	-£109,714	-£218,530	-£226,436	-£231,708
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£176,995	-£223,782	-£225,890	-£334,705	-£342,612	-£347,882

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,132,173	£1,040,612	£1,038,504	£929,689	£921,782	£916,511
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£968,318	£885,712	£883,604	£774,788	£766,882	£761,611
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£804,462	£730,812	£728,704	£619,888	£611,982	£606,710
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£722,535	£653,362	£651,254	£542,438	£534,532	£529,260
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£640,607	£575,912	£573,803	£464,988	£457,082	£451,810
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£558,680	£498,461	£496,353	£387,538	£379,631	£374,360
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£435,788	£382,286	£380,178	£271,363	£263,456	£258,185
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£312,897	£266,111	£264,003	£155,187	£147,281	£142,010

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,336,670	£1,245,109	£1,243,001	£1,134,186	£1,126,279	£1,121,008
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,172,815	£1,090,209	£1,088,101	£979,285	£971,379	£966,108
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,008,959	£935,309	£933,200	£824,385	£816,479	£811,207
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£927,032	£857,859	£855,750	£746,935	£739,029	£733,757
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£845,104	£780,409	£778,299	£669,485	£661,579	£656,307
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£763,176	£702,958	£700,849	£592,035	£584,128	£578,857
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£640,285	£586,783	£584,675	£475,859	£467,953	£462,681
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£517,394	£470,608	£468,499	£359,684	£351,777	£346,507

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,257,388	£1,171,056	£1,168,947	£1,060,132	£1,052,225	£1,046,955
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,122,231	£1,044,361	£1,042,253	£933,437	£925,531	£920,260
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£987,076	£917,666	£915,558	£806,742	£798,836	£793,564
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£919,497	£854,319	£852,210	£743,395	£735,489	£730,217
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£851,919	£790,971	£788,862	£680,048	£672,141	£666,870
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£784,340	£727,624	£725,515	£616,700	£608,794	£603,522
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£682,973	£632,602	£630,494	£521,679	£513,772	£508,501
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£581,606	£537,581	£535,473	£426,657	£418,751	£413,480

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£406,731	-£493,063	-£495,172	-£603,987	-£611,893	-£617,164
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£541,888	-£619,758	-£621,866	-£730,682	-£738,588	-£743,859
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£677,043	-£746,453	-£748,561	-£857,377	-£865,283	-£870,554
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£744,622	-£809,800	-£811,908	-£920,724	-£928,630	-£933,902
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£812,200	-£873,148	-£875,257	-£984,071	-£991,978	-£997,249
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£879,779	-£936,495	-£938,604	-£1,047,419	-£1,055,325	-£1,060,597
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£981,146	-£1,031,517	-£1,033,625	-£1,142,440	-£1,150,347	-£1,155,618
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,082,513	-£1,126,538	-£1,128,646	-£1,237,462	-£1,245,368	-£1,250,639

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£338,267	£251,935	£249,826	£141,011	£133,105	£127,834
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£203,110	£125,240	£123,132	£14,316	£6,410	£1,139
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£67,955	-£1,455	-£3,563	-£112,379	-£120,285	-£125,556
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£376	-£64,802	-£66,910	-£175,726	-£183,632	-£188,904
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£67,202	-£128,150	-£130,259	-£239,073	-£246,980	-£252,251
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£134,781	-£191,497	-£193,606	-£302,421	-£310,327	-£315,599
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£236,148	-£286,519	-£288,627	-£397,442	-£405,349	-£410,620
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£337,515	-£381,540	-£383,648	-£492,464	-£500,370	-£505,641

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£828,159	£741,827	£739,719	£630,903	£622,997	£617,726
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£693,003	£615,132	£613,024	£504,209	£496,302	£491,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£557,847	£488,438	£486,329	£377,514	£369,608	£364,336
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£490,268	£425,090	£422,962	£314,167	£306,260	£300,989
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£422,691	£361,743	£359,634	£250,819	£242,913	£237,641
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£355,112	£298,396	£296,286	£187,472	£179,565	£174,294
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£253,745	£203,374	£201,265	£92,451	£84,543	£79,273
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£152,376	£108,352	£106,244	-£2,571	-£10,476	-£15,746

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,032,656	£946,324	£944,216	£835,400	£827,494	£822,223
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£897,499	£819,629	£817,521	£708,705	£700,799	£695,529
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£762,344	£692,934	£690,826	£582,011	£574,104	£568,833
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£694,765	£629,587	£627,479	£518,663	£510,757	£505,486
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£627,187	£566,240	£564,131	£455,316	£447,410	£442,138
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£559,609	£502,892	£500,783	£391,969	£384,062	£378,791
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£458,241	£407,870	£405,762	£296,948	£289,040	£283,770
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£356,674	£312,849	£310,741	£201,926	£194,019	£188,749

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,439,796	£1,384,753	£1,382,645	£1,273,830	£1,265,923	£1,260,652
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,289,853	£1,240,083	£1,237,975	£1,129,159	£1,121,253	£1,115,982
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,139,909	£1,095,412	£1,093,304	£984,489	£976,582	£971,312
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,064,937	£1,023,077	£1,020,969	£912,154	£904,247	£898,976
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£989,966	£950,742	£948,633	£839,819	£831,912	£826,641
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£914,994	£878,407	£876,298	£767,483	£759,576	£754,306
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£802,536	£769,904	£767,796	£658,980	£651,074	£645,802
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£690,078	£661,401	£659,293	£550,477	£542,571	£537,300

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£224,323	-£279,366	-£281,474	-£390,289	-£398,196	-£403,466
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£374,266	-£424,036	-£426,144	-£534,959	-£542,866	-£548,137
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£524,210	-£568,707	-£570,815	-£679,630	-£687,537	-£692,807
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£599,181	-£641,041	-£643,150	-£751,965	-£759,872	-£765,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£674,153	-£713,376	-£715,486	-£824,300	-£832,206	-£837,476
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£749,125	-£785,712	-£787,821	-£896,636	-£904,542	-£909,813
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£861,583	-£894,215	-£896,323	-£1,005,138	-£1,013,045	-£1,018,316
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£974,041	-£1,002,718	-£1,004,826	-£1,113,642	-£1,121,548	-£1,126,819

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£520,675	£465,632	£463,524	£354,709	£346,802	£341,532
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£370,732	£320,962	£318,854	£210,039	£202,132	£196,861
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£220,788	£176,291	£174,183	£65,368	£57,461	£52,191
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£145,817	£103,957	£101,848	-£6,967	-£14,874	-£20,145
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£70,845	£31,622	£29,512	-£79,302	-£87,208	-£92,480
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£4,127	-£40,714	-£42,823	-£151,638	-£159,544	-£164,815
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£116,585	-£149,217	-£151,325	-£260,140	-£268,047	-£273,318
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£229,043	-£257,720	-£259,828	-£368,644	-£376,550	-£381,821

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,010,567	£955,525	£953,416	£844,602	£836,695	£831,424
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£860,625	£810,855	£808,747	£699,931	£692,025	£686,753
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£710,681	£666,184	£664,076	£555,260	£547,354	£542,083
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£635,709	£593,849	£591,741	£482,925	£475,019	£469,747
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£560,737	£521,514	£519,405	£410,590	£402,684	£397,412
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£485,765	£449,178	£447,070	£338,254	£330,348	£325,077
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£373,308	£340,676	£338,568	£229,752	£221,846	£216,574
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£260,850	£232,172	£230,064	£121,249	£113,342	£108,072

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,215,064	£1,160,021	£1,157,913	£1,049,099	£1,041,191	£1,035,921
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,065,121	£1,015,352	£1,013,243	£904,428	£896,521	£891,250
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£915,178	£870,681	£868,572	£759,757	£751,851	£746,580
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£840,206	£798,346	£796,238	£687,422	£679,516	£674,244
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£765,234	£726,011	£723,902	£615,087	£607,181	£601,909
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£690,262	£653,675	£651,567	£542,751	£534,845	£529,574
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£577,804	£545,173	£543,064	£434,249	£426,342	£421,071
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£465,347	£436,669	£434,561	£325,745	£317,839	£312,568

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,196,586	£1,145,725	£1,143,617	£1,034,801	£1,026,895	£1,021,624
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,068,180	£1,022,223	£1,020,114	£911,299	£903,392	£898,122
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£939,775	£898,720	£896,612	£787,796	£779,890	£774,619
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£875,572	£836,969	£834,860	£726,046	£718,139	£712,868
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£811,369	£775,218	£773,109	£664,294	£656,387	£651,117
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£747,167	£713,467	£711,358	£602,543	£594,637	£589,365
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£650,862	£620,840	£618,731	£509,916	£502,009	£496,738
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£554,559	£528,212	£526,104	£417,289	£409,382	£404,111

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£467,533	-£518,394	-£520,502	-£629,317	-£637,224	-£642,494
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£595,939	-£641,896	-£644,004	-£752,820	-£760,726	-£765,997
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£724,344	-£765,399	-£767,507	-£876,323	-£884,229	-£889,499
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£788,547	-£827,150	-£829,259	-£938,073	-£946,980	-£951,251
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£852,750	-£888,901	-£891,010	-£999,825	-£1,007,731	-£1,013,002
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£916,952	-£950,652	-£952,761	-£1,061,576	-£1,069,482	-£1,074,754
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,013,256	-£1,043,279	-£1,045,388	-£1,154,203	-£1,162,109	-£1,167,381
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,109,560	-£1,135,906	-£1,138,015	-£1,246,830	-£1,254,737	-£1,260,008

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£277,465	£226,604	£224,496	£115,681	£107,774	£102,504
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£149,059	£103,102	£100,994	-£7,822	-£15,728	-£20,999
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£20,654	-£20,401	-£22,509	-£131,325	-£139,231	-£144,501
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£43,549	-£82,152	-£84,261	-£193,075	-£200,982	-£206,253
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£107,752	-£143,903	-£146,012	-£254,827	-£262,733	-£268,004
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£171,954	-£205,654	-£207,763	-£316,578	-£324,484	-£329,756
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£268,258	-£298,281	-£300,390	-£409,205	-£417,111	-£422,383
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£364,562	-£390,908	-£393,017	-£501,832	-£509,739	-£515,010

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£767,357	£716,497	£714,389	£605,573	£597,667	£592,396
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£638,951	£592,994	£590,886	£482,070	£474,164	£468,894
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£510,546	£469,492	£467,383	£358,568	£350,662	£345,391
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£446,343	£407,741	£405,632	£296,817	£288,911	£283,639
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£382,140	£345,989	£343,881	£235,065	£227,159	£221,888
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£317,938	£284,236	£282,129	£173,315	£165,408	£160,137
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£221,634	£191,611	£189,503	£80,687	£72,781	£67,509
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£125,331	£98,984	£96,876	-£11,940	-£19,846	-£25,116

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£971,854	£920,994	£918,885	£810,070	£802,163	£796,893
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£843,448	£797,491	£795,383	£686,567	£678,661	£673,390
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£715,043	£673,988	£671,880	£563,065	£555,158	£549,888
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£650,840	£612,238	£610,128	£501,314	£493,408	£488,136
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£586,637	£550,486	£548,378	£439,562	£431,656	£426,385
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£522,435	£488,735	£486,626	£377,811	£369,905	£364,633
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£426,131	£396,108	£394,000	£285,184	£277,278	£272,006
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£329,827	£303,481	£301,373	£192,557	£184,651	£179,379

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,014,177	£966,454	£964,346	£855,530	£847,624	£842,354
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£901,813	£858,717	£856,609	£747,794	£739,887	£734,616
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£789,449	£750,979	£748,871	£640,057	£632,149	£626,879
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£733,267	£697,111	£695,003	£586,188	£578,281	£573,010
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£677,085	£643,242	£641,134	£532,319	£524,412	£519,142
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£620,902	£589,373	£587,265	£478,451	£470,543	£465,273
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£536,630	£508,571	£506,463	£397,647	£389,741	£384,470
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£452,356	£427,767	£425,659	£316,845	£308,937	£303,667

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£649,942	-£697,665	-£699,773	-£808,588	-£816,495	-£821,785
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£762,306	-£805,402	-£807,510	-£916,325	-£924,232	-£929,503
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£874,670	-£913,140	-£915,248	-£1,024,062	-£1,031,970	-£1,037,240
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£930,852	-£967,008	-£969,116	-£1,077,931	-£1,085,838	-£1,091,109
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£987,034	-£1,020,876	-£1,022,985	-£1,131,800	-£1,139,707	-£1,144,977
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,043,216	-£1,074,745	-£1,076,854	-£1,185,668	-£1,193,576	-£1,198,846
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,127,489	-£1,155,548	-£1,157,656	-£1,266,472	-£1,274,378	-£1,279,649
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,211,763	-£1,236,351	-£1,238,460	-£1,347,274	-£1,355,182	-£1,360,452

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£95,056	£47,333	£45,225	-£63,590	-£71,497	-£76,767
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£17,308	-£60,404	-£62,512	-£171,327	-£179,234	-£184,505
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£129,672	-£168,142	-£170,250	-£279,064	-£286,972	-£292,242
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£185,854	-£222,010	-£224,118	-£332,933	-£340,840	-£346,111
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£242,036	-£275,878	-£277,987	-£386,802	-£394,709	-£399,979
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£298,218	-£329,747	-£331,856	-£440,670	-£448,578	-£453,848
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£382,491	-£410,550	-£412,658	-£521,474	-£529,380	-£534,651
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£468,765	-£491,353	-£493,462	-£602,276	-£610,184	-£615,454

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£584,948	£537,226	£535,118	£426,302	£418,396	£413,125
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£472,585	£429,489	£427,381	£318,565	£310,659	£306,387
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£360,221	£321,751	£319,643	£210,828	£202,921	£197,650
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£304,038	£267,883	£265,775	£156,959	£149,053	£143,781
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£247,856	£214,014	£211,906	£103,090	£95,184	£89,913
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£191,674	£160,145	£158,037	£49,222	£41,315	£36,044
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£107,401	£79,343	£77,234	-£31,581	-£39,488	-£44,758
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£23,128	-£1,461	-£3,569	-£112,384	-£120,291	-£125,562

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£789,445	£741,723	£739,614	£630,799	£622,893	£617,622
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£677,082	£633,986	£631,877	£523,062	£515,156	£509,884
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£564,717	£526,248	£524,139	£415,325	£407,418	£402,147
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£508,535	£472,380	£470,272	£361,456	£353,550	£348,278
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£452,353	£418,511	£416,403	£307,587	£299,681	£294,410
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£396,171	£364,642	£362,534	£253,719	£245,812	£240,541
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£311,898	£283,839	£281,731	£172,916	£165,009	£159,739
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£227,624	£203,036	£200,928	£92,113	£84,206	£78,935

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,318,191	£1,272,890	£1,270,781	£1,161,966	£1,154,060	£1,148,789
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,179,548	£1,138,562	£1,136,454	£1,027,638	£1,019,732	£1,014,461
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,040,907	£1,004,234	£1,002,126	£893,310	£885,404	£880,132
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£971,587	£937,070	£934,961	£826,146	£818,240	£812,969
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£902,265	£869,905	£867,797	£758,983	£751,075	£745,805
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£832,944	£802,742	£800,634	£691,818	£683,912	£678,640
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£728,963	£701,995	£699,887	£591,072	£583,165	£577,895
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£624,982	£601,250	£599,141	£490,326	£482,420	£477,149

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£345,928	-£391,229	-£393,337	-£502,153	-£510,059	-£515,330
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£484,570	-£525,557	-£527,665	-£636,481	-£644,387	-£649,658
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£623,212	-£659,885	-£661,993	-£770,809	-£778,715	-£783,986
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£692,532	-£727,049	-£729,157	-£837,973	-£845,879	-£851,150
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£761,854	-£794,214	-£796,322	-£905,136	-£913,044	-£918,314
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£831,174	-£861,377	-£863,485	-£972,301	-£980,207	-£985,479
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£935,155	-£962,124	-£964,232	-£1,073,046	-£1,080,954	-£1,086,224
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,039,137	-£1,062,869	-£1,064,977	-£1,173,793	-£1,181,699	-£1,186,970

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£399,070	£353,769	£351,661	£242,845	£234,939	£229,668
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£260,428	£219,441	£217,333	£108,517	£100,611	£95,340
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£121,786	£85,113	£83,005	-£25,811	-£33,717	-£38,988
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£52,466	£17,949	£15,841	-£92,975	-£100,881	-£106,152
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£16,856	-£49,216	-£51,324	-£160,138	-£168,046	-£173,316
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£86,176	-£116,379	-£118,487	-£227,303	-£235,209	-£240,481
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£190,157	-£217,126	-£219,234	-£328,048	-£335,956	-£341,226
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£294,139	-£317,871	-£319,979	-£428,795	-£436,701	-£441,972

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£888,962	£843,661	£841,553	£732,738	£724,831	£719,561
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£750,320	£709,333	£707,225	£598,410	£590,503	£585,233
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£611,679	£575,006	£572,897	£464,082	£456,176	£450,904
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£542,358	£507,841	£505,733	£396,918	£389,011	£383,741
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£473,037	£440,677	£438,569	£329,754	£321,847	£316,576
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£403,716	£373,513	£371,405	£262,590	£254,683	£249,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£299,735	£272,767	£270,659	£161,844	£153,937	£148,666
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£195,753	£172,021	£169,913	£61,097	£53,191	£47,921

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,093,459	£1,048,158	£1,046,050	£937,234	£929,328	£924,057
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£954,817	£913,830	£911,722	£802,906	£795,000	£789,730
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£816,176	£779,502	£777,394	£688,579	£680,672	£675,401
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£746,855	£712,338	£710,230	£601,414	£593,508	£588,237
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£677,533	£645,174	£643,065	£534,251	£526,344	£521,073
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£608,213	£578,010	£575,902	£467,086	£459,180	£453,909
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£504,232	£477,264	£475,155	£366,341	£358,434	£353,163
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£400,250	£376,518	£374,410	£265,594	£257,688	£252,417

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,014,177	£974,105	£971,997	£863,181	£855,275	£850,004
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£903,018	£866,787	£864,678	£755,863	£747,956	£742,686
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£791,859	£759,468	£757,360	£648,545	£640,638	£635,368
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£736,279	£705,809	£703,701	£594,885	£586,979	£581,709
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£680,699	£652,150	£650,042	£541,226	£533,320	£528,049
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£625,119	£598,491	£596,383	£487,567	£479,661	£474,390
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£541,750	£518,003	£515,895	£407,079	£399,173	£393,901
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£458,381	£437,514	£435,405	£326,591	£318,683	£313,413

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£649,942	-£690,014	-£692,122	-£800,938	-£808,844	-£814,115
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£761,101	-£797,332	-£799,441	-£908,256	-£916,162	-£921,433
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£872,260	-£904,651	-£906,759	-£1,015,574	-£1,023,481	-£1,028,751
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£927,840	-£958,310	-£960,418	-£1,069,233	-£1,077,140	-£1,082,410
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£983,420	-£1,011,969	-£1,014,077	-£1,122,893	-£1,130,799	-£1,136,069
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,039,000	-£1,065,628	-£1,067,736	-£1,176,552	-£1,184,458	-£1,189,729
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,122,369	-£1,146,116	-£1,148,224	-£1,257,040	-£1,264,946	-£1,270,218
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,205,738	-£1,226,605	-£1,228,714	-£1,337,528	-£1,345,435	-£1,350,706

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£95,056	£54,984	£52,876	-£55,940	-£63,846	-£69,117
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£16,103	-£52,334	-£54,443	-£163,258	-£171,164	-£176,435
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£127,262	-£159,653	-£161,761	-£270,576	-£278,482	-£283,753
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£182,842	-£213,312	-£215,420	-£324,235	-£332,143	-£337,414
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£238,422	-£266,971	-£269,079	-£377,895	-£385,801	-£391,071
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£294,002	-£320,630	-£322,738	-£431,554	-£439,460	-£444,731
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£377,371	-£401,118	-£403,226	-£512,042	-£519,948	-£525,220
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£460,740	-£481,807	-£483,916	-£592,530	-£600,437	-£605,708

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£584,948	£544,876	£542,768	£433,953	£426,046	£420,776
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£473,790	£437,558	£435,450	£326,634	£318,728	£313,457
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£362,630	£330,240	£328,132	£219,316	£211,410	£206,139
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£307,050	£276,581	£274,473	£165,657	£157,751	£152,480
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£251,471	£222,922	£220,813	£111,998	£104,092	£98,821
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£195,891	£169,263	£167,154	£58,339	£50,432	£45,162
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£112,522	£88,774	£86,665	£22,149	£30,056	£35,327
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£29,153	£8,285	£6,177	-£102,638	-£110,545	-£115,816

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£789,445	£749,373	£747,265	£638,449	£630,543	£625,273
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£678,286	£642,055	£639,947	£531,131	£523,225	£517,954
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£567,127	£534,737	£532,628	£423,813	£415,907	£410,636
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£511,547	£481,078	£478,969	£370,154	£362,247	£356,977
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£455,967	£427,418	£425,310	£316,495	£308,588	£303,318
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£400,388	£373,759	£371,651	£262,836	£254,929	£249,659
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£317,019	£293,271	£291,163	£182,347	£174,441	£169,169
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£233,649	£212,782	£210,674	£101,859	£93,952	£88,681

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£770,965	£735,077	£732,969	£624,153	£616,247	£610,975
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£682,556	£650,117	£648,008	£539,194	£531,287	£526,016
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£594,146	£565,157	£563,049	£454,233	£446,327	£441,056
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£549,941	£522,677	£520,569	£411,754	£403,847	£398,576
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£505,737	£480,197	£478,089	£369,273	£361,367	£356,097
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£461,532	£437,718	£435,609	£326,794	£318,888	£313,616
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£395,225	£373,998	£371,889	£263,074	£255,168	£249,896
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£328,918	£310,278	£308,170	£199,354	£191,448	£186,176

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£893,153	-£929,042	-£931,150	-£1,039,966	-£1,047,872	-£1,053,144
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£981,562	-£1,014,002	-£1,016,111	-£1,124,925	-£1,132,832	-£1,138,103
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,069,972	-£1,098,962	-£1,101,070	-£1,209,886	-£1,217,792	-£1,223,063
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,114,177	-£1,141,441	-£1,143,550	-£1,252,365	-£1,260,271	-£1,265,543
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,158,381	-£1,183,922	-£1,186,030	-£1,294,845	-£1,302,752	-£1,308,022
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,202,586	-£1,228,401	-£1,228,510	-£1,337,325	-£1,345,231	-£1,350,503
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,268,893	-£1,290,121	-£1,292,230	-£1,401,045	-£1,408,951	-£1,414,223
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,335,200	-£1,353,841	-£1,355,949	-£1,464,765	-£1,472,671	-£1,477,942

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£148,155	-£184,044	-£186,152	-£294,968	-£302,874	-£308,146
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£236,564	-£269,004	-£271,113	-£379,927	-£387,834	-£393,105
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£324,974	-£353,964	-£356,072	-£464,888	-£472,794	-£478,065
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£369,179	-£396,443	-£398,552	-£507,367	-£515,273	-£520,544
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£413,383	-£438,924	-£441,032	-£549,847	-£557,753	-£563,024
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£457,588	-£481,403	-£483,512	-£592,327	-£600,233	-£605,505
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£523,895	-£545,123	-£547,232	-£656,047	-£663,953	-£669,225
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£590,202	-£608,843	-£610,951	-£719,767	-£727,673	-£732,944

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£341,737	£305,849	£303,740	£194,925	£187,018	£181,747
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£253,328	£220,889	£218,780	£109,965	£102,059	£96,787
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£164,918	£135,928	£133,820	£25,005	£17,098	£11,828
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£120,713	£93,449	£91,341	-£17,475	-£25,381	-£30,653
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£76,509	£50,969	£48,861	-£59,955	-£67,861	-£73,132
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£32,304	£3,490	£6,380	-£102,434	-£110,341	-£115,612
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£34,093	-£55,230	-£57,340	-£166,154	-£174,061	-£179,332
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£100,310	-£118,950	-£121,059	-£229,874	-£237,780	-£243,052

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£546,234	£510,345	£508,237	£399,422	£391,515	£386,244
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£457,825	£425,386	£423,276	£314,462	£306,556	£301,284
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£369,415	£340,425	£338,317	£229,501	£221,595	£216,324
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£325,210	£297,946	£295,838	£187,022	£179,116	£173,844
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£281,006	£255,466	£253,357	£144,542	£136,635	£131,365
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£236,801	£212,986	£210,877	£102,063	£94,156	£88,885
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£170,494	£149,266	£147,157	£38,343	£30,436	£25,165
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£104,187	£85,546	£83,438	-£25,377	-£33,284	-£38,555

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,825,445	£2,664,560	£2,660,694	£2,554,928	£2,540,431	£2,530,767
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,506,840	£2,361,997	£2,358,104	£2,251,600	£2,237,002	£2,227,270
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,187,274	£2,058,491	£2,054,566	£1,947,211	£1,932,496	£1,922,686
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,027,132	£1,906,383	£1,902,442	£1,794,617	£1,779,839	£1,769,986
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,866,748	£1,754,040	£1,750,081	£1,641,760	£1,626,913	£1,617,015
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,706,126	£1,601,460	£1,597,483	£1,488,636	£1,473,718	£1,463,771
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,464,741	£1,372,149	£1,368,141	£1,258,454	£1,243,419	£1,233,397
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,222,818	£1,142,308	£1,138,266	£1,027,673	£1,012,515	£1,002,410

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,874,520	£1,713,635	£1,709,769	£1,604,003	£1,589,506	£1,579,842
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,555,915	£1,411,072	£1,407,179	£1,300,675	£1,286,077	£1,276,345
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,236,349	£1,107,565	£1,103,641	£996,286	£981,571	£971,761
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,076,207	£955,458	£951,517	£843,692	£828,913	£819,091
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£915,823	£803,115	£799,156	£690,835	£675,988	£666,060
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£755,201	£650,535	£646,558	£537,711	£522,793	£512,846
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£513,816	£421,224	£417,216	£307,528	£292,494	£282,472
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£271,893	£191,383	£187,341	£76,748	£61,590	£51,485

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,300,233	£2,139,348	£2,135,482	£2,029,716	£2,015,219	£2,005,555
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,981,628	£1,836,785	£1,832,892	£1,726,388	£1,711,790	£1,702,058
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,662,062	£1,533,279	£1,529,354	£1,421,999	£1,407,284	£1,397,474
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,501,920	£1,381,171	£1,377,230	£1,269,406	£1,254,627	£1,244,774
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,341,536	£1,228,828	£1,224,869	£1,116,548	£1,101,701	£1,091,803
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,180,914	£1,076,248	£1,072,271	£963,424	£948,506	£938,559
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£939,529	£846,938	£842,929	£733,242	£718,207	£708,185
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£697,606	£617,096	£613,054	£502,461	£487,303	£477,198

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,580,171	£2,419,287	£2,415,421	£2,309,654	£2,295,158	£2,285,493
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,261,567	£2,116,723	£2,112,830	£2,006,326	£1,991,728	£1,981,997
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,942,000	£1,813,217	£1,809,293	£1,701,937	£1,687,222	£1,677,413
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,781,858	£1,661,110	£1,657,168	£1,549,344	£1,534,565	£1,524,713
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,621,475	£1,508,766	£1,504,807	£1,396,486	£1,381,639	£1,371,741
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,460,853	£1,356,187	£1,352,209	£1,243,363	£1,228,444	£1,218,498
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,219,468	£1,126,876	£1,122,867	£1,013,180	£998,145	£988,123
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£977,544	£897,035	£892,993	£782,400	£767,242	£757,136

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,697,027	£2,536,142	£2,532,276	£2,426,510	£2,412,013	£2,402,349
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,378,422	£2,233,579	£2,229,686	£2,123,182	£2,108,584	£2,098,852
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,058,856	£1,930,072	£1,926,148	£1,818,793	£1,804,078	£1,794,268
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,898,714	£1,777,965	£1,774,024	£1,666,199	£1,651,420	£1,641,568
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,738,330	£1,625,622	£1,621,663	£1,513,342	£1,498,495	£1,488,597
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,577,708	£1,473,042	£1,469,065	£1,360,218	£1,345,300	£1,335,353
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,336,323	£1,243,731	£1,239,723	£1,130,035	£1,115,001	£1,104,979
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,094,400	£1,013,890	£1,009,848	£899,255	£884,097	£873,992

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,836,993	£1,693,109	£1,689,243	£1,583,476	£1,568,980	£1,559,315
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,614,477	£1,484,984	£1,481,091	£1,374,586	£1,359,988	£1,350,256
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,391,003	£1,275,914	£1,271,990	£1,164,634	£1,149,919	£1,140,110
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,278,904	£1,171,024	£1,167,084	£1,059,260	£1,044,481	£1,034,628
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,166,567	£1,065,900	£1,061,941	£953,620	£938,773	£928,875
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,053,989	£960,540	£956,561	£847,716	£832,796	£822,851
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£884,672	£802,057	£798,047	£688,360	£673,326	£663,303
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£714,815	£643,043	£639,001	£528,408	£513,250	£503,144

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£886,068	£742,184	£738,318	£632,551	£618,055	£608,390
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£663,552	£534,059	£530,166	£423,661	£409,063	£399,331
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£440,078	£324,989	£321,065	£213,709	£198,994	£189,185
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£327,979	£220,099	£216,159	£108,335	£93,556	£83,703
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£215,642	£114,975	£111,016	£2,695	£-12,152	£-22,060
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£103,064	£9,615	£5,636	£-103,210	£-118,129	£-128,074
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-66,253	£-148,868	£-152,878	£-262,565	£-277,599	£-287,622
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-236,110	£-307,882	£-311,924	£-422,517	£-437,675	£-447,781

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,311,781	£1,167,897	£1,164,031	£1,058,264	£1,043,768	£1,034,103
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,089,265	£959,772	£955,879	£849,374	£834,776	£825,044
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£865,791	£750,702	£746,778	£639,422	£624,707	£614,898
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£753,692	£645,812	£641,872	£534,048	£519,269	£509,417
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£641,355	£540,688	£536,729	£428,409	£413,562	£403,664
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£528,777	£435,328	£431,349	£322,504	£307,584	£297,639
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£359,460	£276,845	£272,835	£163,148	£148,114	£138,091
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£189,603	£117,831	£113,789	£3,196	£-11,962	£-22,068

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,591,719	£1,447,835	£1,443,970	£1,338,203	£1,323,707	£1,314,042
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,369,204	£1,239,710	£1,235,818	£1,129,312	£1,114,714	£1,104,983
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,146,729	£1,030,641	£1,026,716	£919,361	£904,646	£894,836
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,033,631	£925,751	£921,811	£813,986	£799,207	£789,355
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£921,294	£820,626	£816,667	£708,347	£693,500	£683,602
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£808,716	£715,267	£711,288	£602,442	£587,523	£577,577
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£639,398	£556,783	£552,774	£443,086	£428,052	£418,029
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£469,541	£397,769	£393,727	£283,135	£267,977	£257,871

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,708,575	£1,564,691	£1,560,825	£1,456,058	£1,440,562	£1,430,897
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,486,059	£1,356,566	£1,352,673	£1,246,168	£1,231,570	£1,221,838
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,262,585	£1,147,496	£1,143,572	£1,036,216	£1,021,501	£1,011,692
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,150,486	£1,042,606	£1,038,666	£930,842	£916,063	£906,210
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,038,149	£937,482	£933,523	£825,202	£810,355	£800,457
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£925,571	£832,122	£828,143	£719,297	£704,378	£694,433
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£756,254	£673,639	£669,629	£559,942	£544,908	£534,885
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£586,397	£514,625	£510,583	£399,990	£384,832	£374,726

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,425,138	£1,288,338	£1,284,472	£1,178,705	£1,164,209	£1,154,544
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,241,177	£1,118,104	£1,114,211	£1,007,706	£993,108	£983,377
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,056,256	£946,925	£943,000	£835,645	£820,931	£811,121
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£963,435	£860,982	£857,040	£749,216	£734,437	£724,585
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£870,375	£774,802	£770,843	£662,522	£647,676	£637,778
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£777,075	£688,387	£684,410	£575,563	£560,645	£550,698
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£636,673	£558,323	£554,314	£444,626	£429,592	£419,570
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£495,732	£427,727	£423,685	£313,092	£297,934	£287,830

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£474,213	£337,413	£333,547	£227,780	£213,284	£203,619
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£290,252	£167,178	£163,286	£56,781	£42,183	£32,452
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£105,331	£-4,000	£-7,925	£-115,280	£-129,994	£-139,804
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£12,510	£-89,943	£-93,885	£-201,709	£-216,488	£-226,340
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-80,550	£-176,123	£-180,082	£-288,403	£-303,249	£-313,147
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-173,850	£-262,538	£-266,515	£-375,362	£-390,280	£-400,227
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-314,253	£-392,602	£-396,611	£-506,299	£-521,333	£-531,355
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-455,193	£-523,198	£-527,240	£-637,833	£-652,991	£-663,096

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£899,926	£763,126	£759,260	£653,493	£638,997	£629,332
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£715,965	£592,892	£588,999	£482,494	£467,896	£458,165
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£531,044	£421,713	£417,789	£310,433	£295,719	£285,909
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£438,223	£335,770	£331,829	£224,004	£209,225	£199,373
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£345,163	£249,590	£245,631	£137,310	£122,464	£112,566
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£251,863	£163,175	£159,198	£50,351	£35,433	£25,486
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£111,461	£33,111	£29,102	£-80,586	£-95,620	£-105,642
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-29,480	£-97,485	£-101,527	£-212,120	£-227,278	£-237,382

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,179,865	£1,043,065	£1,039,199	£933,432	£918,936	£909,271
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£995,904	£872,830	£868,937	£762,432	£747,834	£738,103
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£810,983	£701,651	£697,727	£590,371	£575,657	£565,848
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£718,162	£615,709	£611,767	£503,943	£489,164	£479,312
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£625,101	£529,529	£525,570	£417,249	£402,403	£392,505
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£531,801	£443,114	£439,136	£330,290	£315,371	£305,425
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£391,399	£313,049	£309,041	£199,353	£184,319	£174,297
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£250,459	£182,453	£178,411	£67,819	£52,861	£42,556

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,296,720	£1,159,920	£1,156,054	£1,050,287	£1,035,791	£1,026,126
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,112,759	£989,685	£985,793	£879,287	£864,690	£854,959
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£927,838	£818,507	£814,582	£707,227	£692,513	£682,703
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£835,017	£732,564	£728,622	£620,798	£606,019	£596,167
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£741,957	£646,384	£642,425	£534,104	£519,258	£509,360
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£648,657	£559,969	£555,992	£447,145	£432,227	£422,280
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£508,254	£429,905	£425,896	£316,208	£301,174	£291,152
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£367,314	£299,309	£295,267	£184,674	£169,516	£159,411

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,672,251	£1,590,452	£1,586,586	£1,480,820	£1,466,323	£1,456,659
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,468,917	£1,395,252	£1,391,359	£1,284,855	£1,270,257	£1,260,525
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,264,622	£1,199,108	£1,195,185	£1,087,829	£1,073,114	£1,063,305
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,162,115	£1,100,683	£1,096,741	£988,917	£974,139	£964,286
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,059,367	£1,002,021	£998,062	£889,740	£874,894	£864,996
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£956,380	£903,123	£899,145	£790,299	£775,380	£765,434
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£801,448	£754,334	£750,325	£640,638	£625,604	£615,581
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£645,977	£605,014	£600,972	£490,380	£475,222	£465,116

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£721,326	£639,527	£635,661	£529,895	£515,398	£505,734
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£517,992	£444,327	£440,434	£333,930	£319,332	£309,600
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£313,697	£248,183	£244,260	£136,904	£122,189	£112,380
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£211,190	£149,758	£145,816	£37,992	£23,214	£13,361
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£108,442	£51,096	£47,137	£-61,185	£-76,031	£-86,929
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,455	£-47,802	£-51,780	£-160,626	£-175,546	£-185,491
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-149,477	£-196,591	£-200,600	£-310,288	£-325,321	£-335,344
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-304,948	£-345,911	£-349,953	£-460,545	£-475,703	£-485,809

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,147,039	£1,065,240	£1,061,375	£955,608	£941,111	£931,447
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£943,705	£870,040	£866,147	£759,643	£745,045	£735,313
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£739,410	£673,896	£669,973	£562,617	£547,902	£538,093
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£636,903	£575,471	£571,529	£463,705	£448,927	£439,074
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£534,155	£476,809	£472,850	£364,528	£349,682	£339,784
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£431,168	£377,911	£373,933	£265,087	£250,168	£240,222
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£276,236	£229,123	£225,113	£115,426	£100,392	£90,369
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£120,766	£79,802	£75,760	£-34,832	£-49,990	£-60,096

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,426,978	£1,345,179	£1,341,313	£1,235,546	£1,221,050	£1,211,385
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,223,644	£1,149,979	£1,146,086	£1,039,582	£1,024,984	£1,015,252
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,019,348	£953,835	£949,911	£842,556	£827,841	£818,031
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£916,842	£855,409	£851,468	£743,644	£728,866	£719,013
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£814,094	£756,747	£752,798	£644,467	£629,621	£619,723
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£711,106	£657,850	£653,871	£545,025	£530,106	£520,161
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£556,175	£509,061	£505,052	£395,364	£380,330	£370,307
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£400,704	£359,741	£355,699	£245,106	£229,948	£219,843

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,543,833	£1,462,034	£1,458,168	£1,352,402	£1,337,905	£1,328,241
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,340,499	£1,266,834	£1,262,941	£1,156,437	£1,141,839	£1,132,107
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,136,204	£1,070,690	£1,066,767	£959,411	£944,696	£934,887
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,033,697	£972,265	£968,323	£860,499	£845,721	£835,868
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£930,949	£873,603	£869,644	£761,322	£746,476	£736,578
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£827,962	£774,705	£770,727	£661,881	£646,961	£637,016
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£673,030	£625,916	£621,907	£512,219	£497,186	£487,163
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£517,559	£476,596	£472,554	£361,962	£346,804	£336,698

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,342,768	£1,266,636	£1,262,770	£1,157,003	£1,142,506	£1,132,842
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,168,080	£1,099,590	£1,095,697	£989,193	£974,595	£964,863
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£992,433	£931,601	£927,676	£820,321	£805,607	£795,797
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£904,250	£847,252	£843,311	£735,487	£720,708	£710,856
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£815,825	£762,668	£758,709	£650,388	£635,541	£625,643
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£727,161	£677,847	£673,869	£565,023	£550,104	£540,158
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£593,716	£550,175	£546,165	£436,478	£421,444	£411,421
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£459,729	£421,970	£417,928	£307,336	£292,178	£282,073

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£391,842	£315,711	£311,845	£206,078	£191,581	£181,917
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£217,155	£148,665	£144,772	£38,268	£23,670	£13,938
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£41,508	£-19,325	£-23,249	£-130,604	£-145,318	£-155,128
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-46,676	£-103,673	£-107,614	£-215,438	£-230,217	£-240,069
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-135,100	£-188,257	£-192,216	£-300,537	£-315,384	£-325,282
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-223,764	£-273,078	£-277,056	£-385,902	£-400,821	£-410,767
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-357,209	£-400,750	£-404,760	£-514,447	£-529,481	£-539,504
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-491,196	£-528,955	£-532,997	£-643,589	£-658,747	£-668,852

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£817,556	£741,424	£737,558	£631,791	£617,294	£607,630
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£642,868	£574,378	£570,485	£463,981	£449,383	£439,651
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£467,221	£406,389	£402,464	£295,109	£280,395	£270,585
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£379,038	£322,040	£318,099	£210,275	£195,496	£185,544
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£290,613	£237,456	£233,497	£125,176	£110,329	£100,431
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£201,949	£152,635	£148,657	£39,811	£24,892	£14,946
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£68,504	£24,963	£20,953	£-88,734	£-103,768	£-113,791
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-65,482	£-103,242	£-107,284	£-217,876	£-233,034	£-243,139

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,097,494	£1,021,363	£1,017,497	£911,729	£897,233	£887,568
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£922,807	£854,316	£850,423	£743,919	£729,321	£719,590
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£747,160	£686,327	£682,403	£575,047	£560,333	£550,524
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£658,976	£601,978	£598,058	£490,214	£475,435	£465,562
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£570,552	£517,395	£513,436	£405,114	£390,267	£380,369
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£481,898	£432,574	£428,596	£319,749	£304,831	£294,884
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£348,443	£304,902	£300,892	£191,205	£176,171	£166,148
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£214,456	£176,697	£172,655	£62,062	£46,904	£36,800

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,214,349	£1,138,218	£1,134,352	£1,028,585	£1,014,088	£1,004,424
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,039,662	£971,172	£967,279	£860,775	£846,177	£836,445
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£864,015	£803,182	£799,258	£691,903	£677,189	£667,379
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£775,831	£718,834	£714,893	£607,069	£592,290	£582,438
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£687,407	£634,250	£630,291	£521,970	£507,123	£497,225
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£598,743	£549,429	£545,451	£436,605	£421,686	£411,740
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£465,298	£421,757	£417,747	£308,060	£293,026	£283,003
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£331,311	£293,652	£289,510	£178,918	£163,760	£153,655

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,095,655	£1,023,773	£1,019,907	£914,140	£899,644	£889,979
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£942,279	£877,672	£873,780	£767,276	£752,678	£742,946
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£787,944	£730,628	£726,705	£619,348	£604,634	£594,824
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£710,415	£656,752	£652,811	£544,987	£530,208	£520,356
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£632,647	£582,640	£578,681	£470,360	£455,513	£445,615
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£554,640	£508,292	£504,314	£395,468	£380,549	£370,603
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£437,177	£396,328	£392,319	£282,632	£267,598	£257,575
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£319,176	£283,833	£279,791	£169,199	£154,041	£143,935

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£144,730	£72,848	£68,982	£36,785	£51,281	£60,946
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,646	£73,253	£77,145	£183,650	£198,247	£207,979
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£162,981	£220,297	£224,220	£331,577	£346,291	£356,101
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£240,510	£294,173	£298,114	£405,938	£420,717	£430,589
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£318,278	£368,285	£372,244	£480,565	£495,412	£505,310
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£396,285	£442,633	£446,611	£555,457	£570,376	£580,322
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£513,748	£554,597	£558,606	£668,293	£683,327	£693,350
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£631,749	£667,092	£671,134	£781,726	£796,884	£806,990

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£570,443	£498,561	£494,695	£388,928	£374,432	£364,767
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£417,067	£352,461	£348,568	£242,064	£227,466	£217,734
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£262,732	£205,416	£201,493	£94,136	£79,422	£69,613
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£185,203	£131,540	£127,599	£19,775	£4,996	£4,856
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£107,435	£57,428	£53,469	£54,852	£69,899	£79,597
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£29,428	£16,920	£20,897	£129,744	£144,663	£154,609
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£88,034	£128,884	£132,893	£242,580	£257,614	£267,637
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£208,036	£241,379	£245,421	£358,013	£371,171	£381,277

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£850,382	£778,499	£774,634	£668,867	£654,370	£644,706
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£697,006	£632,399	£628,506	£522,002	£507,404	£497,672
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£542,670	£485,354	£481,431	£374,074	£359,360	£349,551
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£465,142	£411,478	£407,538	£299,713	£284,935	£275,082
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£387,374	£337,367	£333,408	£225,087	£210,240	£200,342
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£309,366	£263,019	£259,041	£150,194	£135,276	£125,330
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£191,904	£151,055	£147,046	£37,359	£22,325	£12,302
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£73,902	£38,560	£34,518	£76,075	£91,233	£101,338

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£967,237	£895,355	£891,489	£785,722	£771,226	£761,561
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£813,861	£749,254	£745,362	£638,857	£624,260	£614,528
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£659,526	£602,210	£598,286	£490,930	£476,216	£466,406
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£581,997	£528,334	£524,393	£416,569	£401,790	£391,938
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£504,229	£454,222	£450,263	£341,942	£327,095	£317,197
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£426,222	£379,874	£375,896	£267,050	£252,131	£242,185
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£308,759	£267,910	£263,901	£154,214	£139,180	£129,157
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£190,758	£155,415	£151,373	£40,781	£25,623	£15,517

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,507,509	£1,441,711	£1,437,846	£1,332,079	£1,317,582	£1,307,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,319,321	£1,260,081	£1,256,188	£1,149,684	£1,135,086	£1,125,354
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,130,174	£1,077,507	£1,073,583	£966,227	£951,512	£941,703
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,035,240	£985,866	£981,924	£874,100	£859,322	£849,470
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£940,066	£893,988	£890,029	£781,708	£766,862	£756,964
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£844,653	£801,876	£797,897	£689,052	£674,132	£664,187
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£701,081	£663,264	£659,256	£549,568	£534,534	£524,511
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£556,971	£524,122	£520,080	£409,487	£394,329	£384,223

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£556,584	£490,786	£486,921	£381,154	£366,657	£356,993
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£368,396	£309,156	£305,263	£198,759	£184,161	£174,429
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£179,249	£126,582	£122,658	£15,302	£587	£-9,222
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£84,315	£34,941	£30,999	£-76,825	£-91,803	£-101,455
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-10,859	£-56,937	£-60,896	£-169,217	£-184,063	£-193,961
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-106,273	£-149,049	£-153,028	£-261,873	£-276,793	£-286,738
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-249,844	£-287,661	£-291,669	£-401,357	£-416,391	£-426,414
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-399,954	£-426,803	£-430,845	£-541,438	£-556,596	£-566,702

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£982,297	£916,500	£912,634	£806,867	£792,370	£782,706
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£794,109	£734,869	£730,976	£624,472	£609,874	£600,142
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£604,962	£552,295	£548,371	£441,015	£426,300	£416,491
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£510,028	£460,654	£456,712	£348,888	£334,110	£324,258
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£414,854	£368,777	£364,818	£256,496	£241,650	£231,752
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£319,441	£276,664	£272,685	£163,840	£148,920	£138,975
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£175,869	£138,052	£134,044	£24,356	£9,322	£-701
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£31,759	£-1,090	£-5,132	£-115,725	£-130,883	£-140,988

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,262,236	£1,196,438	£1,192,572	£1,086,806	£1,072,308	£1,062,645
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,074,048	£1,014,808	£1,010,915	£904,411	£889,813	£880,081
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£884,901	£832,234	£828,309	£720,954	£706,239	£696,429
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£789,967	£740,592	£736,651	£628,827	£614,049	£604,196
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£694,793	£648,715	£644,756	£536,435	£521,589	£511,691
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£599,379	£556,803	£552,824	£443,778	£428,859	£418,913
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£455,808	£417,991	£413,962	£304,295	£289,261	£279,238
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£311,697	£278,848	£274,806	£164,214	£149,056	£138,950

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,379,091	£1,313,293	£1,309,428	£1,203,661	£1,189,163	£1,179,500
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,190,903	£1,131,663	£1,127,770	£1,021,266	£1,006,668	£996,936
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,001,756	£949,089	£945,165	£837,809	£823,094	£813,285
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£906,822	£857,448	£853,506	£745,682	£730,904	£721,052
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£811,648	£765,570	£761,611	£653,290	£638,444	£628,546
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£716,234	£673,458	£669,479	£560,634	£545,714	£535,769
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£572,663	£534,846	£530,838	£421,150	£406,116	£396,093
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£428,553	£395,704	£391,662	£281,069	£265,911	£255,805

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,095,655	£1,036,940	£1,033,074	£927,307	£912,811	£903,146
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£944,141	£891,353	£887,461	£780,955	£766,357	£756,627
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£791,668	£744,822	£740,898	£633,543	£618,828	£609,018
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£715,071	£671,203	£667,262	£559,438	£544,659	£534,807
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£638,235	£597,348	£593,389	£485,068	£470,221	£460,323
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£561,157	£523,256	£519,279	£410,432	£395,514	£385,567
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£445,092	£411,677	£407,669	£297,981	£282,948	£272,925
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£328,486	£299,568	£295,526	£184,933	£169,775	£159,670

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£144,730	£86,014	£82,149	£23,618	£38,114	£47,779
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,784	£59,572	£63,465	£169,970	£184,568	£194,298
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£159,257	£206,103	£210,027	£317,382	£332,098	£341,907
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£235,854	£279,722	£283,663	£391,487	£406,266	£416,118
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£312,690	£353,577	£357,536	£465,857	£480,704	£490,602
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£389,768	£427,669	£431,646	£540,493	£555,411	£565,358
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£505,834	£539,248	£543,256	£652,944	£667,978	£678,000
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£622,439	£651,357	£655,399	£765,992	£781,150	£791,255

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£570,443	£511,728	£507,862	£402,095	£387,599	£377,934
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£418,929	£366,141	£362,249	£255,743	£241,146	£231,415
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£266,456	£219,611	£215,686	£108,331	£93,616	£83,806
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£189,859	£145,991	£142,050	£34,226	£19,447	£9,595
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£113,023	£72,136	£68,177	£40,144	£54,991	£64,889
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£35,945	£-1,966	£5,933	£-114,780	£-129,698	£-139,645
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£80,120	£-113,535	£-117,543	£-227,230	£-242,264	£-252,287
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-198,726	£-225,644	£-229,686	£-340,279	£-355,437	£-365,542

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£850,382	£791,666	£787,800	£682,034	£667,537	£657,873
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£698,868	£646,080	£642,187	£535,682	£521,084	£511,353
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£546,395	£499,549	£495,625	£388,269	£373,554	£363,745
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£469,797	£425,929	£421,969	£314,165	£299,386	£289,534
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£392,961	£352,075	£348,116	£239,794	£224,948	£215,050
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£315,884	£277,983	£274,005	£165,158	£150,240	£140,294
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£199,818	£166,404	£162,395	£52,708	£37,674	£27,651
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£83,213	£54,295	£50,252	£-60,340	£-75,498	£-85,604

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£967,237	£908,521	£904,656	£798,889	£784,393	£774,728
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£815,723	£762,935	£759,042	£652,537	£637,939	£628,209
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£663,250	£616,404	£612,480	£505,125	£490,409	£480,600
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£586,653	£542,785	£538,844	£431,020	£416,241	£406,389
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£509,817	£468,930	£464,971	£356,650	£341,803	£331,905
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£432,739	£394,838	£390,861	£282,014	£267,096	£257,149
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£316,673	£283,259	£279,251	£169,563	£154,529	£144,507
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£200,068	£171,150	£167,108	£56,515	£41,357	£31,252

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£766,171	£713,123	£709,258	£603,491	£588,993	£579,329
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£645,177	£597,530	£593,637	£487,133	£472,535	£462,804
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£523,223	£480,995	£477,070	£369,715	£355,001	£345,190
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£461,886	£422,373	£418,432	£310,608	£295,829	£285,977
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£400,309	£363,514	£359,555	£251,235	£236,388	£226,490
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£338,492	£304,421	£300,421	£191,597	£176,677	£166,732
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£245,316	£215,338	£211,329	£101,642	£86,608	£76,585
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£151,601	£125,724	£121,682	£11,090	£-4,135	£-14,406

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£184,754	-£237,802	-£241,667	-£347,434	-£361,932	-£371,596
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£305,748	-£353,395	-£357,288	-£463,792	-£478,390	-£488,122
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£427,702	-£469,931	-£473,855	-£581,210	-£595,924	-£605,735
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£489,039	-£528,553	-£532,493	-£640,317	-£655,096	-£664,949
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£550,616	-£587,411	-£591,370	-£699,690	-£714,537	-£724,435
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£612,433	-£646,504	-£650,483	-£759,328	-£774,248	-£784,193
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£705,609	-£735,587	-£739,596	-£849,284	-£864,317	-£874,340
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£799,325	-£825,201	-£829,243	-£939,835	-£955,060	-£965,331

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£240,959	£187,911	£184,046	£78,279	£63,782	£54,117
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£119,965	£72,318	£68,426	-£38,079	-£52,676	-£62,408
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,989	-£44,217	-£48,142	-£155,497	-£170,211	-£180,022
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£63,326	-£102,839	-£106,780	-£214,604	-£229,383	-£239,235
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£124,903	-£161,698	-£165,657	-£273,977	-£288,824	-£298,722
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£186,720	-£220,791	-£224,789	-£333,615	-£348,535	-£358,480
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£279,896	-£309,873	-£313,883	-£423,570	-£438,604	-£448,627
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£373,611	-£399,488	-£403,530	-£514,122	-£529,347	-£539,618

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£520,897	£467,850	£463,984	£358,217	£343,720	£334,056
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£399,904	£352,257	£348,364	£241,860	£227,262	£217,530
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£277,950	£235,721	£231,797	£124,441	£109,727	£99,917
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£216,613	£177,099	£173,159	£65,334	£50,555	£40,703
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£155,036	£118,241	£114,282	£5,962	£-8,885	£-18,763
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£93,219	£59,148	£55,169	£-93,677	£-99,996	£-108,541
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£43	£-29,935	£-33,944	£-143,632	£-158,696	£-168,689
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-93,673	£-119,549	£-123,591	£-234,184	£-249,408	£-259,679

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£837,753	£584,705	£580,840	£475,073	£460,576	£450,911
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£516,759	£469,112	£465,219	£358,715	£344,117	£334,385
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£394,805	£352,576	£348,652	£241,297	£226,583	£216,772
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£333,468	£293,954	£290,014	£182,190	£167,411	£157,558
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£271,891	£235,096	£231,137	£122,817	£107,970	£98,072
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£210,074	£176,003	£172,024	£63,179	£48,259	£38,314
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£116,898	£86,920	£82,911	£-26,777	£-41,810	£-51,833
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£23,182	£-2,694	£-6,736	£-117,328	£-132,553	£-142,824

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,709,074	£4,440,933	£4,434,490	£4,328,724	£4,304,563	£4,288,455
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,178,066	£3,936,662	£3,930,174	£3,823,670	£3,799,340	£3,783,120
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,645,456	£3,430,817	£3,424,277	£3,316,922	£3,292,397	£3,276,048
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,378,552	£3,177,304	£3,170,737	£3,062,913	£3,038,281	£3,021,861
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,111,248	£2,923,400	£2,916,801	£2,808,479	£2,783,736	£2,767,239
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,843,543	£2,669,101	£2,662,471	£2,553,624	£2,528,759	£2,512,184
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,441,236	£2,286,915	£2,280,234	£2,170,547	£2,145,490	£2,128,786
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,038,029	£1,903,846	£1,897,109	£1,786,516	£1,761,254	£1,744,410

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,348,621	£2,080,481	£2,074,038	£1,968,271	£1,944,110	£1,928,003
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,817,614	£1,576,210	£1,569,722	£1,463,217	£1,438,888	£1,422,667
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,285,004	£1,070,365	£1,063,825	£956,469	£931,945	£915,596
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,018,100	£816,852	£810,285	£702,460	£677,829	£661,408
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£750,795	£562,947	£556,348	£448,027	£423,283	£406,786
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£483,091	£308,649	£302,019	£193,172	£168,307	£151,731
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£80,784	£-73,537	£-80,218	£-189,906	£-214,962	£-231,667
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-322,423	£-456,806	£-463,343	£-573,936	£-599,199	£-616,042

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,405,356	£3,137,216	£3,130,773	£3,025,006	£3,000,845	£2,984,738
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,874,349	£2,632,945	£2,626,456	£2,519,952	£2,495,622	£2,479,402
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,341,739	£2,127,100	£2,120,560	£2,013,204	£1,988,680	£1,972,330
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,074,835	£1,873,587	£1,867,019	£1,759,195	£1,734,564	£1,718,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,807,530	£1,619,682	£1,613,083	£1,504,762	£1,480,018	£1,463,521
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,539,825	£1,365,384	£1,358,753	£1,249,907	£1,225,042	£1,208,466
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,137,518	£983,198	£976,517	£866,829	£841,772	£825,068
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£734,312	£600,129	£593,391	£482,799	£457,536	£440,693

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,100,239	£3,832,099	£3,825,656	£3,719,889	£3,695,728	£3,679,620
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,569,232	£3,327,827	£3,321,339	£3,214,835	£3,190,505	£3,174,285
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,036,622	£2,821,983	£2,815,443	£2,708,087	£2,683,563	£2,667,213
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,769,718	£2,568,470	£2,561,902	£2,454,078	£2,429,447	£2,413,026
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,502,413	£2,314,565	£2,307,966	£2,199,645	£2,174,901	£2,158,404
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,234,708	£2,060,267	£2,053,636	£1,944,789	£1,919,925	£1,903,349
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,832,401	£1,678,061	£1,671,399	£1,561,712	£1,536,655	£1,519,951
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,429,194	£1,295,012	£1,288,274	£1,177,682	£1,152,419	£1,135,576

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,390,305	£4,122,165	£4,115,722	£4,009,955	£3,985,794	£3,969,687
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,859,298	£3,617,894	£3,611,406	£3,504,901	£3,480,572	£3,464,351
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,326,688	£3,112,049	£3,105,509	£2,998,153	£2,973,629	£2,957,280
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,059,784	£2,858,536	£2,851,969	£2,744,144	£2,719,513	£2,703,092
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,792,480	£2,604,632	£2,598,033	£2,489,711	£2,464,967	£2,448,470
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,524,775	£2,350,333	£2,343,703	£2,234,856	£2,209,991	£2,193,415
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,122,468	£1,968,147	£1,961,466	£1,851,778	£1,826,722	£1,810,017
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,719,261	£1,585,078	£1,578,341	£1,467,748	£1,442,485	£1,425,642

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,061,655	£2,821,849	£2,815,406	£2,709,639	£2,685,478	£2,669,370
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,690,797	£2,474,972	£2,468,484	£2,361,980	£2,337,650	£2,321,430
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,318,337	£2,126,523	£2,119,983	£2,012,627	£1,988,103	£1,971,753
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,131,507	£1,951,708	£1,945,140	£1,837,316	£1,812,684	£1,796,264
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,944,278	£1,776,500	£1,769,902	£1,661,581	£1,636,836	£1,620,340
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,756,649	£1,600,899	£1,594,269	£1,485,423	£1,460,558	£1,443,982
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,474,453	£1,336,761	£1,330,079	£1,220,392	£1,195,335	£1,178,631
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,191,358	£1,071,738	£1,065,000	£954,408	£929,144	£912,302

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£701,202	£461,396	£454,953	£349,187	£325,026	£308,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£330,344	£114,520	£108,032	£1,528	£-22,802	£-39,022
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-42,115	£-233,930	£-240,470	£-347,825	£-372,350	£-388,699
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-228,945	£-408,744	£-415,312	£-523,137	£-547,768	£-564,189
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-416,174	£-583,952	£-590,550	£-698,871	£-723,684	£-740,112
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-603,804	£-759,553	£-766,183	£-875,029	£-899,894	£-916,471
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-885,999	£-1,023,692	£-1,030,373	£-1,140,060	£-1,165,117	£-1,181,821
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,169,094	£-1,288,714	£-1,295,452	£-1,406,044	£-1,431,308	£-1,448,150

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,757,937	£1,518,131	£1,511,688	£1,405,921	£1,381,760	£1,365,653
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,387,079	£1,171,255	£1,164,767	£1,058,262	£1,033,933	£1,017,713
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,014,620	£822,905	£816,265	£708,909	£684,385	£668,036
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£827,790	£647,991	£641,422	£533,598	£508,967	£492,546
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£640,561	£472,783	£466,185	£357,683	£333,118	£316,622
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£452,931	£297,182	£290,551	£181,706	£156,841	£140,264
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£170,736	£33,043	£26,362	£-83,325	£-108,382	£-125,087
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-112,359	£-231,980	£-238,717	£-349,310	£-374,573	£-391,416

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,452,820	£2,213,014	£2,206,571	£2,100,804	£2,076,643	£2,060,536
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,081,962	£1,866,138	£1,859,650	£1,753,145	£1,728,816	£1,712,595
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,709,503	£1,517,688	£1,511,148	£1,403,792	£1,379,268	£1,362,919
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,522,673	£1,342,874	£1,336,305	£1,228,481	£1,203,850	£1,187,429
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,335,443	£1,167,666	£1,161,068	£1,052,746	£1,028,001	£1,011,505
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,147,814	£992,065	£985,434	£876,588	£851,724	£835,147
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£865,619	£727,926	£721,245	£611,557	£586,501	£569,796
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£582,524	£462,903	£456,166	£345,573	£320,310	£303,467

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,742,886	£2,503,080	£2,496,637	£2,390,871	£2,366,710	£2,350,602
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,372,028	£2,156,204	£2,149,716	£2,043,212	£2,018,882	£2,002,662
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,999,569	£1,807,754	£1,801,214	£1,693,859	£1,669,334	£1,652,985
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,812,739	£1,632,940	£1,626,372	£1,518,547	£1,493,916	£1,477,495
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,625,510	£1,457,732	£1,451,134	£1,342,813	£1,318,068	£1,301,572
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,437,880	£1,282,131	£1,275,501	£1,166,655	£1,141,790	£1,125,213
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,155,685	£1,017,992	£1,011,311	£901,624	£876,567	£859,863
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£872,590	£752,970	£746,232	£635,640	£610,376	£593,534

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,375,231	£2,147,230	£2,140,787	£2,035,020	£2,010,859	£1,994,751
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,068,629	£1,863,505	£1,857,017	£1,750,513	£1,726,183	£1,709,964
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,760,427	£1,578,208	£1,571,668	£1,464,312	£1,439,788	£1,423,439
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,605,726	£1,434,970	£1,428,401	£1,320,577	£1,295,946	£1,279,525
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,450,624	£1,291,337	£1,284,739	£1,176,418	£1,151,673	£1,135,177
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,295,124	£1,147,312	£1,140,682	£1,031,836	£1,006,971	£990,395
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,061,122	£930,538	£923,856	£814,169	£789,112	£772,408
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£826,220	£712,878	£706,142	£595,549	£570,286	£553,444

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,778	-£213,222	-£219,666	-£325,432	-£349,593	-£365,701
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£291,823	-£496,947	-£503,435	-£609,940	-£634,269	-£650,488
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£600,025	-£782,244	-£788,784	-£896,140	-£920,664	-£937,014
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£754,726	-£925,483	-£932,051	-£1,039,875	-£1,064,507	-£1,080,927
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£909,828	-£1,069,115	-£1,075,713	-£1,184,034	-£1,208,779	-£1,225,275
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,065,329	-£1,213,140	-£1,219,770	-£1,328,616	-£1,353,481	-£1,370,058
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,299,331	-£1,429,914	-£1,436,596	-£1,546,283	-£1,571,340	-£1,588,045
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,534,233	-£1,647,574	-£1,654,310	-£1,764,903	-£1,790,167	-£1,807,009

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,071,513	£843,512	£837,069	£731,303	£707,142	£691,034
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£764,911	£559,788	£553,299	£446,795	£422,465	£406,246
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£456,710	£274,491	£267,951	£160,595	£136,070	£119,721
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£302,008	£131,252	£124,684	£16,859	-£7,772	-£24,193
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£146,907	-£12,380	-£18,978	-£127,299	-£152,044	-£168,540
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£8,594	-£156,405	-£163,036	-£271,881	-£296,746	-£313,323
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£242,596	-£373,179	-£379,881	-£489,549	-£514,606	-£531,310
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£477,498	-£590,839	-£597,576	-£708,168	-£735,432	-£750,274

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,766,396	£1,538,395	£1,531,952	£1,426,185	£1,402,024	£1,385,917
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,459,794	£1,254,671	£1,248,182	£1,141,678	£1,117,348	£1,101,129
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,151,593	£969,373	£962,834	£855,478	£830,953	£814,604
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£996,891	£826,135	£819,567	£711,742	£687,111	£670,690
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£841,790	£682,903	£675,905	£567,583	£542,839	£526,343
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£686,289	£538,478	£531,847	£423,001	£398,137	£381,560
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£452,287	£321,704	£315,022	£205,334	£180,277	£163,573
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£217,385	£104,044	£97,307	-£13,285	-£38,548	-£55,391

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,056,462	£1,828,462	£1,822,019	£1,716,252	£1,692,091	£1,675,983
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,749,861	£1,544,737	£1,538,249	£1,431,744	£1,407,415	£1,391,196
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,441,659	£1,259,440	£1,252,900	£1,145,544	£1,121,020	£1,104,670
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,286,958	£1,116,201	£1,109,633	£1,001,809	£977,177	£960,757
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,131,856	£972,569	£965,971	£857,650	£832,905	£816,409
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£976,355	£828,544	£821,914	£713,068	£688,203	£671,626
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£742,353	£611,770	£605,088	£495,401	£470,344	£453,639
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£507,451	£394,110	£387,374	£276,781	£251,517	£234,675

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,787,085	£2,650,754	£2,644,311	£2,538,544	£2,514,383	£2,498,276
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,448,194	£2,325,420	£2,318,932	£2,212,428	£2,188,098	£2,171,879
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,107,703	£1,998,514	£1,991,974	£1,884,619	£1,860,094	£1,843,745
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,936,858	£1,834,470	£1,827,903	£1,720,079	£1,695,447	£1,679,027
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,765,613	£1,670,035	£1,663,436	£1,555,115	£1,530,370	£1,513,874
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,593,966	£1,505,205	£1,498,575	£1,389,729	£1,364,864	£1,348,287
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,335,747	£1,257,223	£1,250,542	£1,140,855	£1,115,798	£1,099,094
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,076,629	£1,008,358	£1,001,620	£891,028	£865,765	£848,922

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£426,633	£290,302	£283,859	£178,092	£153,931	£137,823
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£87,742	£-35,032	£-41,520	£-148,024	£-172,354	£-188,573
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-252,749	£-361,938	£-368,478	£-475,834	£-500,358	£-516,707
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-423,595	£-525,982	£-532,549	£-640,374	£-665,005	£-681,426
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-594,840	£-690,418	£-697,017	£-805,337	£-830,082	£-846,578
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-766,486	£-855,247	£-861,878	£-970,723	£-995,588	£-1,012,165
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,024,705	£-1,103,229	£-1,109,910	£-1,219,597	£-1,244,654	£-1,261,359
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,283,824	£-1,352,095	£-1,358,832	£-1,469,425	£-1,494,687	£-1,511,530

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,483,367	£1,347,037	£1,340,594	£1,234,827	£1,210,666	£1,194,558
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,144,477	£1,021,703	£1,015,215	£908,710	£884,381	£868,162
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£803,986	£694,797	£688,257	£580,901	£556,377	£540,027
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£633,140	£530,753	£524,185	£416,361	£391,730	£375,309
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£461,895	£366,317	£359,718	£251,398	£226,653	£210,157
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£290,249	£201,487	£194,857	£86,011	£61,147	£44,570
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£32,030	£-46,494	£-53,175	£-162,863	£-187,920	£-204,624
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-227,089	£-295,360	£-302,097	£-412,690	£-437,953	£-454,796

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,178,250	£2,041,919	£2,035,476	£1,929,710	£1,905,549	£1,889,441
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,839,360	£1,716,586	£1,710,098	£1,603,593	£1,579,264	£1,563,045
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,498,869	£1,389,680	£1,383,140	£1,275,784	£1,251,260	£1,234,910
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,328,023	£1,225,636	£1,219,068	£1,111,244	£1,086,613	£1,070,192
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,156,778	£1,061,200	£1,054,601	£946,281	£921,536	£905,040
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£985,132	£896,370	£889,740	£780,894	£756,030	£739,453
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£726,913	£648,389	£641,708	£532,020	£506,963	£490,259
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£467,794	£399,523	£392,786	£282,193	£256,930	£240,087

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,468,317	£2,331,986	£2,325,543	£2,219,776	£2,195,615	£2,179,508
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,129,426	£2,006,652	£2,000,164	£1,893,660	£1,869,330	£1,853,111
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,788,935	£1,679,746	£1,673,206	£1,565,850	£1,541,326	£1,524,977
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,618,089	£1,515,702	£1,509,135	£1,401,310	£1,376,679	£1,360,258
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,446,844	£1,351,266	£1,344,667	£1,236,347	£1,211,602	£1,195,106
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,275,198	£1,186,437	£1,179,806	£1,070,961	£1,046,096	£1,029,519
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,016,979	£938,455	£931,774	£822,087	£797,030	£780,325
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£757,860	£689,589	£682,852	£572,259	£546,997	£530,154

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,237,945	£2,111,059	£2,104,616	£1,998,849	£1,974,688	£1,958,581
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,946,801	£1,832,650	£1,826,162	£1,719,657	£1,695,328	£1,679,108
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,654,055	£1,552,668	£1,546,128	£1,438,772	£1,414,249	£1,397,898
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,507,082	£1,412,087	£1,405,518	£1,297,694	£1,273,064	£1,256,643
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,359,709	£1,271,113	£1,264,514	£1,156,194	£1,131,449	£1,114,953
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,211,936	£1,129,745	£1,123,115	£1,014,269	£989,404	£972,828
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£989,527	£916,958	£910,276	£800,588	£775,531	£758,827
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£766,217	£703,284	£696,548	£585,955	£560,691	£543,849

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£122,507	-£249,393	-£255,836	-£361,603	-£385,764	-£401,871
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£413,652	-£527,803	-£534,290	-£640,795	-£665,124	-£681,344
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£706,397	-£807,785	-£814,325	-£921,680	-£946,204	-£962,554
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£853,370	-£948,366	-£954,934	-£1,062,758	-£1,087,389	-£1,103,809
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,000,743	-£1,089,339	-£1,095,938	-£1,204,259	-£1,229,500	-£1,245,500
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,148,517	-£1,230,707	-£1,237,337	-£1,346,183	-£1,371,048	-£1,387,625
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,370,926	-£1,443,494	-£1,450,177	-£1,559,864	-£1,584,921	-£1,601,625
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,594,235	-£1,657,168	-£1,663,905	-£1,774,497	-£1,799,781	-£1,816,603

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£934,228	£807,342	£800,899	£695,132	£670,971	£654,863
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£643,083	£528,932	£522,445	£415,940	£391,611	£375,391
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£350,338	£248,950	£242,410	£135,054	£110,531	£94,181
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£203,364	£108,369	£101,801	-£6,024	-£30,854	-£47,075
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£55,992	-£32,805	-£39,204	-£147,524	-£172,269	-£188,765
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£91,782	-£173,972	-£180,603	-£289,448	-£314,313	-£330,890
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£314,191	-£386,760	-£393,442	-£503,129	-£528,186	-£544,891
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£537,501	-£600,433	-£607,170	-£717,762	-£743,026	-£759,868

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,629,111	£1,502,225	£1,495,782	£1,390,015	£1,365,854	£1,349,746
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,337,966	£1,223,815	£1,217,328	£1,110,823	£1,086,494	£1,070,274
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,045,220	£943,833	£937,293	£829,937	£805,414	£789,064
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£898,247	£803,252	£796,684	£688,859	£664,229	£647,808
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£750,875	£662,278	£655,679	£547,359	£522,614	£506,118
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£603,101	£520,911	£514,280	£405,435	£380,870	£363,993
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£380,692	£308,123	£301,441	£191,754	£166,997	£149,992
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£157,382	£94,449	£87,713	-£22,880	-£48,143	-£64,985

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,919,177	£1,792,291	£1,786,848	£1,680,081	£1,655,920	£1,639,813
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,628,032	£1,513,881	£1,507,394	£1,400,889	£1,376,560	£1,360,340
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,335,287	£1,233,899	£1,227,359	£1,120,004	£1,095,480	£1,079,130
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,188,314	£1,093,318	£1,086,750	£978,926	£954,295	£937,875
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,040,941	£952,345	£945,746	£837,425	£812,880	£796,184
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£893,167	£810,977	£804,347	£695,501	£670,836	£654,059
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£670,758	£598,190	£591,507	£481,820	£456,763	£440,059
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£447,449	£384,516	£377,779	£267,187	£241,923	£225,081

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,826,091	£1,706,288	£1,699,845	£1,594,079	£1,569,918	£1,553,810
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,570,465	£1,462,787	£1,456,299	£1,349,795	£1,325,465	£1,309,246
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,313,239	£1,217,714	£1,211,174	£1,103,818	£1,079,293	£1,062,944
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,184,026	£1,094,586	£1,088,019	£980,195	£955,563	£939,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,054,413	£971,067	£964,468	£856,147	£831,403	£814,906
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£924,400	£847,153	£840,523	£731,677	£706,813	£690,236
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£728,629	£660,548	£653,865	£544,178	£519,121	£502,417
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£531,959	£473,055	£466,319	£355,726	£330,463	£313,621

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£534,361	-£654,164	-£660,607	-£766,374	-£790,535	-£806,642
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£789,987	-£897,665	-£904,153	-£1,010,658	-£1,034,997	-£1,051,206
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,047,214	-£1,142,739	-£1,149,279	-£1,256,634	-£1,281,159	-£1,297,508
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,176,426	-£1,265,866	-£1,272,433	-£1,380,258	-£1,404,889	-£1,421,310
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,306,039	-£1,389,385	-£1,395,984	-£1,504,305	-£1,529,043	-£1,545,546
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,436,053	-£1,513,299	-£1,519,929	-£1,628,775	-£1,653,640	-£1,670,217
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,631,823	-£1,699,905	-£1,706,587	-£1,816,274	-£1,841,331	-£1,858,036
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,828,493	-£1,887,397	-£1,894,133	-£2,004,726	-£2,029,990	-£2,046,832

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£522,373	£402,571	£396,128	£290,361	£266,200	£250,092
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£266,748	£159,070	£152,581	£46,077	£21,747	£5,528
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,521	-£86,004	-£92,544	-£199,900	-£224,424	-£240,773
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£119,692	-£209,131	-£215,699	-£323,523	-£348,154	-£364,575
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£249,305	-£332,650	-£339,249	-£447,570	-£472,314	-£488,811
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£379,318	-£456,564	-£463,194	-£572,040	-£596,905	-£613,482
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£575,089	-£643,170	-£649,852	-£759,540	-£784,597	-£801,301
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£771,758	-£830,662	-£837,399	-£947,991	-£973,255	-£990,097

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,217,256	£1,097,454	£1,091,011	£985,244	£961,083	£944,975
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£961,631	£853,953	£847,464	£740,960	£716,630	£700,411
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£704,404	£608,879	£602,339	£494,983	£470,459	£454,110
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£575,191	£485,752	£479,164	£371,360	£346,729	£330,308
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£445,578	£362,233	£355,634	£247,312	£222,568	£206,071
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£315,565	£238,319	£231,698	£122,843	£97,978	£81,401
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£119,794	£51,713	£45,031	£64,667	£39,714	£24,418
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£76,675	-£135,779	-£142,516	-£253,108	-£278,372	-£295,214

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,507,323	£1,387,520	£1,381,077	£1,275,310	£1,251,149	£1,235,042
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,251,697	£1,144,019	£1,137,531	£1,031,026	£1,006,697	£990,478
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£994,470	£898,945	£892,405	£785,050	£760,525	£744,176
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£865,258	£775,818	£769,251	£661,426	£636,795	£620,374
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£735,645	£652,299	£645,700	£537,379	£512,635	£496,138
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£605,631	£528,385	£521,755	£412,909	£388,044	£371,467
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£409,861	£341,779	£335,097	£225,410	£200,353	£183,648
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£213,191	£154,287	£147,551	£36,958	£11,694	-£5,148

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,512,515	£2,402,852	£2,396,409	£2,290,643	£2,266,481	£2,250,374
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,198,869	£2,100,134	£2,093,647	£1,987,142	£1,962,812	£1,946,593
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,883,624	£1,795,845	£1,789,305	£1,681,949	£1,657,425	£1,641,075
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,725,400	£1,643,109	£1,636,541	£1,528,717	£1,504,086	£1,487,665
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,566,778	£1,489,981	£1,483,382	£1,375,062	£1,350,317	£1,333,821
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,407,754	£1,336,460	£1,329,830	£1,220,983	£1,196,119	£1,179,542
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,168,469	£1,105,441	£1,098,759	£989,072	£964,015	£947,311
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£928,284	£873,537	£866,800	£756,207	£730,944	£714,102

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£152,063	£42,400	£36,957	£69,810	£93,972	£110,078
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£161,583	£260,318	£266,805	£373,310	£397,640	£413,859
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£476,829	£564,608	£571,148	£678,503	£703,028	£719,377
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£635,052	£717,343	£723,911	£831,735	£856,366	£872,787
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£793,675	£870,471	£877,070	£985,390	£1,010,135	£1,026,631
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£952,698	£1,023,992	£1,030,623	£1,139,469	£1,164,333	£1,180,910
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,191,983	£1,255,011	£1,261,693	£1,371,381	£1,396,438	£1,413,142
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,432,169	£1,486,915	£1,493,652	£1,604,245	£1,629,509	£1,646,351

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,208,798	£1,099,135	£1,092,692	£966,925	£962,793	£946,657
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£895,152	£796,417	£789,930	£683,424	£659,095	£642,875
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£579,906	£492,127	£485,587	£378,231	£353,707	£337,358
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£421,683	£339,391	£332,824	£225,000	£200,368	£183,948
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£263,060	£186,264	£179,665	£71,345	£46,600	£30,104
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£104,036	£32,742	£26,112	£82,735	£107,598	£124,175
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£135,248	£198,276	£204,959	£314,646	£339,703	£356,407
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£375,434	£430,180	£436,918	£547,510	£572,774	£589,616

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,903,680	£1,794,018	£1,787,575	£1,681,808	£1,657,646	£1,641,540
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,590,035	£1,491,300	£1,484,812	£1,378,307	£1,353,977	£1,337,758
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,274,789	£1,187,010	£1,180,470	£1,073,114	£1,048,590	£1,032,241
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,116,566	£1,034,274	£1,027,707	£919,883	£895,251	£878,831
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£957,943	£881,147	£874,548	£766,228	£741,483	£724,387
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£798,919	£727,625	£720,995	£612,148	£587,284	£570,706
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£559,635	£496,607	£489,924	£380,237	£355,190	£338,476
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£319,449	£264,703	£257,965	£147,373	£122,109	£105,267

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,193,747	£2,084,084	£2,077,641	£1,971,874	£1,947,712	£1,931,806
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,890,101	£1,781,366	£1,774,879	£1,668,374	£1,644,044	£1,627,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,584,855	£1,477,076	£1,470,536	£1,363,181	£1,338,656	£1,322,307
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,406,632	£1,324,341	£1,317,773	£1,209,949	£1,185,318	£1,168,897
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,248,009	£1,171,213	£1,164,614	£1,056,294	£1,031,549	£1,015,053
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,088,986	£1,017,692	£1,011,061	£902,215	£877,351	£860,774
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£849,701	£786,673	£779,991	£670,303	£645,247	£628,542
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£609,515	£554,769	£548,032	£437,439	£412,175	£395,333

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,826,091	£1,728,234	£1,721,791	£1,616,024	£1,591,863	£1,575,755
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,573,569	£1,485,588	£1,479,101	£1,372,596	£1,348,267	£1,332,046
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,319,446	£1,241,370	£1,234,831	£1,127,475	£1,102,950	£1,086,601
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,191,785	£1,118,671	£1,112,103	£1,004,279	£979,648	£963,228
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,063,724	£995,580	£988,982	£880,660	£855,915	£839,419
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£935,262	£872,095	£865,464	£756,618	£731,753	£715,177
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£741,820	£686,130	£679,448	£569,760	£544,704	£527,999
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£547,477	£499,280	£492,543	£381,950	£356,688	£339,844

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£534,361	-£632,219	-£638,662	-£744,428	-£768,589	-£784,697
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£786,884	-£874,865	-£881,352	-£987,856	-£1,012,186	-£1,028,406
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,041,006	-£1,119,082	-£1,125,622	-£1,232,977	-£1,257,502	-£1,273,851
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,168,667	-£1,241,781	-£1,248,349	-£1,356,174	-£1,380,804	-£1,397,225
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,296,729	-£1,364,873	-£1,371,471	-£1,479,792	-£1,504,537	-£1,521,033
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,425,190	-£1,488,357	-£1,494,988	-£1,603,835	-£1,628,699	-£1,645,275
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,618,632	-£1,674,323	-£1,681,004	-£1,790,692	-£1,815,748	-£1,832,453
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,812,975	-£1,861,172	-£1,867,910	-£1,976,502	-£2,003,765	-£2,020,608

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£522,373	£424,516	£418,073	£312,306	£288,145	£272,038
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£269,851	£181,870	£175,383	£68,879	£44,549	£28,329
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,729	-£62,347	-£68,887	-£176,243	-£200,767	-£217,116
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£111,932	-£185,046	-£191,615	-£299,439	-£324,069	-£340,490
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£239,994	-£308,138	-£314,736	-£423,057	-£447,802	-£464,298
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£368,455	-£431,623	-£438,253	-£547,100	-£571,965	-£588,540
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£561,897	-£617,588	-£624,289	-£733,958	-£759,013	-£775,719
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£758,240	-£804,437	-£811,175	-£921,767	-£947,030	-£963,873

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,217,256	£1,119,399	£1,112,956	£1,007,189	£983,028	£966,921
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£964,734	£876,753	£870,266	£763,762	£739,432	£723,212
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£710,611	£632,536	£625,996	£518,640	£494,116	£477,766
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£582,951	£509,837	£503,268	£395,444	£370,814	£354,393
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£454,889	£386,745	£380,147	£271,826	£247,081	£230,585
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£326,428	£263,260	£256,630	£147,783	£122,918	£106,343
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£132,986	£77,295	£70,614	£39,075	£14,191	£0,836
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£61,357	-£109,554	-£116,292	-£226,684	-£262,147	-£268,990

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,507,323	£1,409,465	£1,403,022	£1,297,256	£1,273,095	£1,256,987
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,254,800	£1,166,820	£1,160,332	£1,053,828	£1,029,498	£1,013,278
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,000,678	£922,602	£916,062	£808,707	£784,182	£767,833
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£873,017	£799,903	£793,335	£685,510	£660,880	£644,459
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£744,955	£676,811	£670,213	£561,892	£537,147	£520,651
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£616,494	£553,327	£546,696	£437,849	£412,985	£396,409
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£423,052	£367,361	£360,680	£250,992	£225,936	£209,231
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£228,709	£180,512	£173,774	£63,182	£37,919	£21,076

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,276,951	£1,188,539	£1,182,096	£1,076,329	£1,052,167	£1,036,060
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,075,295	£995,884	£989,396	£882,892	£858,562	£842,343
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£872,039	£801,658	£795,118	£687,762	£663,238	£646,888
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£769,811	£703,955	£697,386	£589,562	£564,931	£548,510
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£667,181	£605,858	£599,259	£490,938	£466,194	£449,697
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£564,154	£507,369	£500,737	£391,892	£367,027	£350,451
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£408,861	£358,896	£352,215	£242,528	£217,471	£200,767
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£252,668	£209,541	£202,803	£92,211	£66,947	£50,105

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,083,501	£1,171,914	£1,178,357	£1,284,123	£1,308,285	£1,324,392
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,285,157	£1,364,568	£1,371,056	£1,477,560	£1,501,890	£1,518,109
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,488,413	£1,558,795	£1,565,335	£1,672,690	£1,697,215	£1,713,564
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,590,641	£1,656,497	£1,663,066	£1,770,890	£1,795,521	£1,811,942
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,693,271	£1,754,594	£1,761,193	£1,869,514	£1,894,258	£1,910,755
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,796,298	£1,853,084	£1,859,715	£1,968,561	£1,993,425	£2,010,001
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,951,592	£2,001,556	£2,008,237	£2,117,924	£2,142,981	£2,159,686
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,107,785	£2,150,911	£2,157,649	£2,268,241	£2,293,505	£2,310,347

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,766	£115,179	£121,622	£227,389	£251,551	£267,657
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£228,422	£307,833	£314,321	£420,826	£445,155	£461,374
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£431,679	£502,060	£508,600	£615,956	£640,480	£656,829
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£533,907	£599,763	£606,331	£714,155	£738,787	£755,207
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£636,536	£697,859	£704,458	£812,780	£837,524	£854,021
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£739,564	£796,349	£802,980	£911,826	£936,691	£953,286
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£894,857	£944,821	£951,502	£1,061,190	£1,086,247	£1,102,951
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,051,050	£1,094,177	£1,100,914	£1,211,907	£1,236,770	£1,253,612

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£668,117	£579,704	£573,261	£467,494	£443,332	£427,226
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£466,461	£387,050	£380,562	£274,057	£249,728	£233,508
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£263,204	£192,823	£186,283	£78,927	£54,403	£38,054
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£160,976	£95,120	£88,552	£19,273	£43,904	£60,325
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£58,347	£2,976	£9,575	£117,897	£142,641	£159,138
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£44,681	£101,466	£108,087	£216,943	£241,808	£258,384
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£199,974	£249,938	£256,619	£366,307	£391,364	£408,068
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£356,167	£399,294	£406,031	£516,624	£541,887	£558,730

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£958,183	£869,770	£863,327	£757,561	£733,399	£717,292
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£756,527	£677,116	£670,628	£564,124	£539,794	£523,575
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£553,271	£482,889	£476,349	£368,994	£344,469	£328,120
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£451,043	£385,187	£378,618	£270,794	£246,163	£229,742
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£348,413	£287,090	£280,491	£172,170	£147,426	£130,929
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£245,386	£188,600	£181,969	£73,123	£48,259	£31,683
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£90,092	£40,128	£33,447	£76,240	£101,297	£118,002
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£66,101	£109,227	£115,985	£226,657	£251,821	£268,663

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 psh)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,179,981	£4,885,027	£4,877,940	£4,772,173	£4,745,596	£4,727,878
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,595,872	£4,330,328	£4,323,191	£4,216,687	£4,189,924	£4,172,082
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,010,003	£3,773,899	£3,766,705	£3,659,349	£3,632,373	£3,614,388
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,716,408	£3,495,035	£3,487,811	£3,379,986	£3,352,891	£3,334,829
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,422,373	£3,215,739	£3,208,481	£3,100,160	£3,072,941	£3,054,795
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,127,897	£2,936,011	£2,928,718	£2,819,871	£2,792,520	£2,774,286
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,686,359	£2,515,608	£2,508,257	£2,398,570	£2,371,008	£2,352,633
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,241,832	£2,094,231	£2,086,820	£1,976,228	£1,948,437	£1,929,911

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,583,484	£2,288,530	£2,281,443	£2,175,676	£2,149,099	£2,131,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,999,375	£1,733,830	£1,726,694	£1,620,190	£1,593,426	£1,575,585
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,413,505	£1,177,401	£1,170,207	£1,062,852	£1,035,875	£1,017,890
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,119,910	£898,537	£891,313	£783,489	£756,394	£738,331
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£825,875	£619,242	£611,984	£503,662	£476,443	£458,297
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£531,400	£339,514	£332,220	£223,373	£196,023	£177,788
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£88,862	£-80,890	£-88,240	£-197,927	£-225,490	£-243,864
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-354,666	£-502,267	£-509,677	£-620,270	£-648,060	£-666,586

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,745,892	£3,450,938	£3,443,851	£3,338,084	£3,311,507	£3,293,789
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,161,783	£2,896,238	£2,889,102	£2,782,598	£2,755,835	£2,737,993
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,575,914	£2,339,809	£2,332,616	£2,225,260	£2,198,283	£2,180,299
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,282,319	£2,060,946	£2,053,721	£1,945,897	£1,918,802	£1,900,739
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,988,283	£1,781,650	£1,774,392	£1,666,071	£1,638,852	£1,620,706
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,693,808	£1,501,922	£1,494,628	£1,385,782	£1,358,431	£1,340,197
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,251,270	£1,081,518	£1,074,168	£964,481	£936,918	£918,544
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£807,742	£660,141	£652,731	£542,139	£514,348	£496,822

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,510,263	£4,215,309	£4,208,222	£4,102,455	£4,075,878	£4,058,180
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,926,154	£3,660,610	£3,653,473	£3,546,969	£3,520,206	£3,502,364
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,340,285	£3,104,181	£3,096,987	£2,989,631	£2,962,654	£2,944,670
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,046,690	£2,825,317	£2,818,093	£2,710,268	£2,683,173	£2,665,111
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,752,655	£2,546,021	£2,538,763	£2,430,442	£2,403,223	£2,385,077
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,458,179	£2,266,293	£2,259,000	£2,150,153	£2,122,802	£2,104,568
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,015,641	£1,845,890	£1,838,539	£1,728,852	£1,701,290	£1,682,915
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,572,114	£1,424,513	£1,417,102	£1,306,510	£1,278,719	£1,260,193

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,829,336	£4,534,382	£4,527,295	£4,421,528	£4,394,951	£4,377,233
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,245,227	£3,979,683	£3,972,546	£3,866,042	£3,839,279	£3,821,437
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,659,358	£3,423,254	£3,416,060	£3,308,704	£3,281,727	£3,263,743
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,365,763	£3,144,390	£3,137,166	£3,029,341	£3,002,246	£2,984,184
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,071,728	£2,865,094	£2,857,836	£2,749,515	£2,722,296	£2,704,150
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,777,252	£2,585,366	£2,578,073	£2,469,226	£2,441,875	£2,423,641
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,334,714	£2,164,963	£2,157,612	£2,047,925	£2,020,363	£2,001,988
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,891,187	£1,743,586	£1,736,175	£1,625,583	£1,597,792	£1,579,266

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,367,821	£3,104,033	£3,096,947	£2,991,179	£2,964,603	£2,946,884
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,959,876	£2,722,469	£2,715,333	£2,608,828	£2,582,066	£2,564,224
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,550,171	£2,339,175	£2,331,981	£2,224,625	£2,197,649	£2,179,665
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,344,659	£2,146,879	£2,139,654	£2,031,830	£2,004,736	£1,986,673
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,138,706	£1,954,151	£1,946,892	£1,838,571	£1,811,352	£1,793,206
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,932,313	£1,760,990	£1,753,696	£1,644,850	£1,617,498	£1,599,264
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,621,899	£1,470,437	£1,463,087	£1,353,399	£1,325,837	£1,307,462
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,310,494	£1,178,911	£1,171,501	£1,060,908	£1,033,118	£1,014,592

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£771,323	£507,536	£500,449	£394,682	£368,105	£350,386
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£363,378	£125,972	£118,835	£12,330	£-14,432	£-32,273
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-46,326	£-257,322	£-264,517	£-371,873	£-398,848	£-416,833
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-251,839	£-449,618	£-456,844	£-564,668	£-591,762	£-609,825
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-457,792	£-642,347	£-649,606	£-757,927	£-785,146	£-803,292
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-664,184	£-835,508	£-842,802	£-951,648	£-978,999	£-997,234
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-974,599	£-1,126,061	£-1,133,411	£-1,243,098	£-1,270,661	£-1,289,035
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,286,003	£-1,417,586	£-1,424,997	£-1,535,589	£-1,563,380	£-1,581,906

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,933,731	£1,669,944	£1,662,858	£1,557,090	£1,530,513	£1,512,795
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,525,786	£1,288,380	£1,281,244	£1,174,738	£1,147,976	£1,130,135
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,116,082	£905,086	£897,891	£790,536	£763,560	£745,575
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£910,570	£712,790	£705,565	£597,740	£570,646	£552,584
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£704,616	£520,062	£512,803	£404,481	£377,262	£359,116
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£498,224	£326,900	£319,606	£210,761	£183,409	£165,175
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£187,809	£36,348	£28,997	£-80,690	£-108,252	£-126,627
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-123,595	£-255,178	£-262,588	£-373,181	£-400,971	£-419,498

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,698,102	£2,434,315	£2,427,229	£2,321,461	£2,294,885	£2,277,166
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,290,158	£2,052,751	£2,045,615	£1,939,110	£1,912,347	£1,894,506
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,880,453	£1,669,457	£1,662,263	£1,554,907	£1,527,931	£1,509,947
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,674,941	£1,477,161	£1,469,936	£1,362,111	£1,335,017	£1,316,955
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,468,988	£1,284,433	£1,277,174	£1,168,852	£1,141,634	£1,123,488
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,262,595	£1,091,271	£1,083,978	£975,132	£947,790	£929,546
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£952,190	£800,719	£793,369	£683,681	£656,119	£637,744
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£640,776	£509,193	£501,783	£391,190	£363,400	£344,874

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,017,175	£2,753,388	£2,746,302	£2,640,534	£2,613,958	£2,596,239
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,609,231	£2,371,824	£2,364,688	£2,258,183	£2,231,420	£2,213,579
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,199,526	£1,988,530	£1,981,336	£1,873,980	£1,847,004	£1,829,020
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,994,014	£1,796,234	£1,789,009	£1,681,184	£1,654,900	£1,636,028
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,788,061	£1,603,506	£1,596,247	£1,487,925	£1,461,707	£1,442,561
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,581,668	£1,410,344	£1,403,051	£1,294,205	£1,266,853	£1,248,619
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,271,253	£1,119,792	£1,112,442	£1,002,754	£975,192	£956,817
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£959,849	£828,266	£820,856	£710,263	£682,473	£663,947

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,612,754	£2,361,953	£2,354,866	£2,249,099	£2,222,522	£2,204,804
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,275,492	£2,049,856	£2,042,719	£1,936,215	£1,909,452	£1,891,611
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,936,470	£1,736,029	£1,728,835	£1,621,479	£1,594,503	£1,576,518
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,766,298	£1,578,466	£1,571,241	£1,463,417	£1,436,323	£1,418,260
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,595,687	£1,420,471	£1,413,213	£1,304,892	£1,277,673	£1,259,527
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,424,636	£1,262,044	£1,254,751	£1,145,904	£1,118,553	£1,100,319
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,167,234	£1,023,592	£1,016,242	£906,555	£878,993	£860,617
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£908,842	£784,167	£776,756	£666,164	£638,373	£619,847

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,256	£234,544	£241,632	£347,398	£373,976	£391,694
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£321,006	£546,641	£553,779	£660,283	£687,045	£704,887
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£660,027	£860,469	£867,662	£975,018	£1,001,995	£1,019,979
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£830,199	£1,018,031	£1,025,256	£1,133,081	£1,160,175	£1,178,237
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,000,811	£1,176,027	£1,183,285	£1,291,606	£1,318,825	£1,336,971
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,171,861	£1,334,453	£1,341,747	£1,450,594	£1,477,944	£1,496,179
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,429,264	£1,572,906	£1,580,255	£1,689,943	£1,717,505	£1,735,880
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,687,658	£1,812,331	£1,819,741	£1,930,334	£1,958,124	£1,976,650

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,178,664	£927,864	£920,777	£815,010	£788,433	£770,715
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£841,403	£615,767	£608,629	£502,125	£475,363	£457,529
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£502,381	£301,939	£294,746	£187,390	£160,413	£142,429
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£332,209	£144,377	£137,152	£29,328	£2,233	£-15,829
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£161,598	£-13,818	£-20,876	£-129,198	£-156,417	£-174,583
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,453	£-172,045	£-179,339	£-288,185	£-315,536	£-333,770
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-266,865	£-410,498	£-417,847	£-527,534	£-555,097	£-573,472
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-525,247	£-649,923	£-657,333	£-767,926	£-795,716	£-814,242

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,943,036	£1,692,235	£1,685,148	£1,579,381	£1,552,804	£1,535,086
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,605,774	£1,380,138	£1,373,001	£1,266,496	£1,239,734	£1,221,893
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,266,752	£1,066,311	£1,059,117	£951,761	£924,784	£906,800
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,096,580	£908,748	£901,523	£793,699	£766,605	£748,542
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£925,969	£750,753	£743,495	£635,174	£607,955	£589,809
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£754,918	£592,326	£585,053	£476,186	£448,935	£430,601
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£497,516	£333,873	£346,524	£236,837	£209,275	£190,899
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£239,124	£114,448	£107,038	£-3,594	£-31,348	£-49,871

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,262,109	£2,011,308	£2,004,221	£1,898,454	£1,871,877	£1,854,159
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,924,847	£1,699,211	£1,692,074	£1,585,569	£1,558,807	£1,540,966
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,585,825	£1,385,384	£1,378,190	£1,270,834	£1,243,858	£1,226,873
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,415,653	£1,227,821	£1,220,596	£1,112,772	£1,085,678	£1,067,615
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,245,042	£1,069,826	£1,062,568	£954,247	£927,028	£908,882
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,073,991	£911,399	£904,106	£795,259	£767,908	£749,674
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£816,589	£672,946	£665,597	£555,910	£528,348	£509,972
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£558,197	£433,521	£426,111	£315,519	£287,728	£269,202

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,065,793	£2,915,830	£2,908,742	£2,802,976	£2,776,398	£2,758,681
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,693,014	£2,557,963	£2,550,826	£2,444,322	£2,417,559	£2,399,717
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,318,474	£2,198,365	£2,191,172	£2,083,816	£2,056,839	£2,038,855
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,130,544	£2,017,918	£2,010,693	£1,902,869	£1,875,775	£1,857,712
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,942,173	£1,837,038	£1,829,780	£1,721,459	£1,694,240	£1,676,094
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,753,363	£1,655,726	£1,648,432	£1,539,586	£1,512,235	£1,494,001
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,469,322	£1,382,946	£1,375,596	£1,265,909	£1,238,347	£1,219,971
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,184,291	£1,109,194	£1,101,782	£991,190	£963,400	£944,874

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£469,296	£319,332	£312,245	£206,478	£179,901	£162,183
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£96,517	£-38,534	£-45,672	£-152,176	£-178,938	£-196,781
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-278,024	£-398,132	£-405,326	£-512,682	£-539,658	£-557,643
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-465,953	£-578,579	£-585,805	£-693,629	£-720,723	£-738,786
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-654,325	£-759,460	£-766,718	£-875,039	£-902,258	£-920,404
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-843,135	£-940,772	£-948,066	£-1,056,911	£-1,084,263	£-1,102,496
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,127,176	£-1,213,552	£-1,220,901	£-1,330,588	£-1,358,151	£-1,376,526
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,412,207	£-1,487,304	£-1,494,715	£-1,605,308	£-1,633,097	£-1,651,623

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,631,704	£1,481,741	£1,474,653	£1,368,886	£1,342,309	£1,324,591
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,258,925	£1,123,874	£1,116,736	£1,010,232	£983,470	£965,628
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£884,385	£764,276	£757,082	£649,727	£622,750	£604,765
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£696,455	£583,829	£576,604	£468,779	£441,685	£423,623
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£508,084	£402,949	£395,691	£287,369	£260,150	£242,004
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£319,273	£221,636	£214,343	£105,497	£78,145	£59,912
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£35,233	£-51,144	£-58,493	£-168,180	£-195,743	£-214,118
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-249,798	£-324,896	£-332,307	£-442,900	£-470,689	£-489,215

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,396,075	£2,246,112	£2,239,024	£2,133,258	£2,106,680	£2,088,962
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,023,296	£1,888,245	£1,881,108	£1,774,603	£1,747,841	£1,729,999
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,648,756	£1,528,647	£1,521,453	£1,414,098	£1,387,121	£1,369,136
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,460,826	£1,348,200	£1,340,975	£1,233,150	£1,206,056	£1,187,994
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,272,455	£1,167,320	£1,160,062	£1,051,741	£1,024,522	£1,006,376
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,083,645	£986,008	£978,714	£869,868	£842,516	£824,283
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£799,604	£713,228	£705,878	£596,191	£568,629	£550,253
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£514,573	£439,475	£432,064	£321,472	£293,682	£275,156

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,715,148	£2,565,185	£2,558,097	£2,452,331	£2,425,753	£2,408,035
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,342,369	£2,207,318	£2,200,181	£2,093,676	£2,066,914	£2,049,072
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,967,829	£1,847,720	£1,840,526	£1,733,171	£1,706,194	£1,688,210
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,779,899	£1,667,273	£1,660,048	£1,552,223	£1,525,129	£1,507,067
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,591,528	£1,486,393	£1,479,135	£1,370,814	£1,343,595	£1,325,449
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,402,718	£1,305,081	£1,297,787	£1,188,941	£1,161,589	£1,143,356
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,118,677	£1,032,301	£1,024,951	£915,264	£887,702	£869,326
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£833,646	£758,548	£751,137	£640,545	£612,755	£594,229

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,461,740	£2,322,166	£2,315,078	£2,209,312	£2,182,734	£2,165,015
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,141,481	£2,015,915	£2,008,779	£1,902,273	£1,875,511	£1,857,670
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,819,461	£1,707,935	£1,700,741	£1,593,384	£1,566,409	£1,548,424
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,657,790	£1,553,295	£1,546,071	£1,438,247	£1,411,152	£1,393,089
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,495,680	£1,398,224	£1,390,965	£1,282,644	£1,255,425	£1,237,279
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,333,130	£1,242,720	£1,235,427	£1,126,580	£1,099,229	£1,080,995
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,088,479	£1,008,653	£1,001,304	£891,615	£864,053	£845,678
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£842,838	£773,613	£766,202	£655,610	£627,820	£609,293

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-134,757	£-274,332	£-281,419	£-387,186	£-413,763	£-431,482
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-455,017	£-580,583	£-587,719	£-694,224	£-720,986	£-738,828
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-777,037	£-888,563	£-895,756	£-1,003,113	£-1,030,089	£-1,048,073
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-938,708	£-1,043,202	£-1,050,427	£-1,158,251	£-1,185,346	£-1,203,409
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,100,818	£-1,198,273	£-1,205,532	£-1,313,853	£-1,341,072	£-1,359,218
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,263,368	£-1,353,778	£-1,361,071	£-1,469,917	£-1,497,268	£-1,515,502
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,508,018	£-1,587,845	£-1,595,194	£-1,704,882	£-1,732,445	£-1,750,819
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,753,660	£-1,822,885	£-1,830,295	£-1,940,888	£-1,968,678	£-1,987,204

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,027,651	£888,076	£880,989	£775,222	£748,645	£730,926
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£707,392	£581,826	£574,689	£468,184	£441,422	£423,580
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£385,372	£273,846	£266,652	£159,295	£132,319	£114,335
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£223,701	£119,206	£111,982	£4,157	£-22,938	£-41,000
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£61,591	£-35,865	£-43,124	£-151,445	£-178,664	£-196,810
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-100,960	£-191,370	£-198,682	£-307,509	£-334,860	£-353,094
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-345,610	£-425,436	£-432,786	£-542,474	£-570,036	£-588,411
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-591,251	£-660,476	£-667,887	£-778,479	£-806,270	£-824,796

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,792,022	£1,652,448	£1,645,360	£1,539,594	£1,513,016	£1,495,297
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,471,763	£1,346,197	£1,339,060	£1,232,555	£1,205,793	£1,187,952
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,149,743	£1,038,217	£1,031,023	£923,666	£896,691	£878,706
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£908,072	£863,577	£856,353	£768,529	£741,434	£723,371
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£825,962	£728,506	£721,247	£612,926	£585,707	£567,561
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£663,412	£573,002	£565,709	£458,862	£429,511	£411,272
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£418,761	£338,935	£331,585	£221,697	£194,335	£175,960
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£173,120	£103,895	£96,484	£-14,168	£-41,899	£-60,425

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,111,095	£1,971,521	£1,964,433	£1,858,667	£1,832,089	£1,814,370
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,790,836	£1,665,270	£1,658,133	£1,551,628	£1,524,866	£1,507,025
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,468,816	£1,357,290	£1,350,096	£1,242,739	£1,215,764	£1,197,779
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,307,145	£1,202,650	£1,195,426	£1,087,602	£1,060,507	£1,042,444
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,145,035	£1,047,579	£1,040,320	£931,999	£904,780	£886,634
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£982,485	£892,078	£884,782	£775,935	£748,584	£730,350
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£737,834	£658,008	£650,658	£540,970	£513,408	£495,033
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£492,193	£422,968	£415,557	£304,965	£277,174	£258,648

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,008,700	£1,876,917	£1,869,830	£1,764,063	£1,737,486	£1,719,767
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,727,511	£1,609,066	£1,601,929	£1,495,425	£1,468,662	£1,450,820
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,444,563	£1,339,484	£1,332,291	£1,224,935	£1,197,958	£1,179,974
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,302,428	£1,204,045	£1,196,820	£1,088,996	£1,061,902	£1,043,839
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,159,853	£1,068,174	£1,060,915	£952,594	£925,375	£907,229
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,016,839	£931,870	£924,576	£815,729	£788,379	£770,144
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£801,492	£726,602	£719,251	£609,564	£582,002	£563,627
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£585,154	£520,361	£512,950	£402,358	£374,568	£356,042

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£587,798	-£719,580	-£726,667	-£832,434	-£859,012	-£876,730
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£868,986	-£987,432	-£994,568	-£1,101,073	-£1,127,836	-£1,145,677
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,151,934	-£1,257,013	-£1,264,207	-£1,371,562	-£1,398,539	-£1,416,524
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,294,069	-£1,392,452	-£1,399,677	-£1,507,502	-£1,534,596	-£1,552,658
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,436,644	-£1,528,323	-£1,535,582	-£1,643,904	-£1,671,123	-£1,689,269
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,579,658	-£1,664,628	-£1,671,922	-£1,780,768	-£1,808,119	-£1,826,353
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,795,006	-£1,869,896	-£1,877,246	-£1,986,933	-£2,014,496	-£2,032,870
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,011,343	-£2,076,136	-£2,083,547	-£2,194,140	-£2,221,929	-£2,240,456

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£574,610	£442,828	£435,741	£329,974	£303,397	£285,678
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£293,422	£174,976	£167,840	£61,336	£34,572	£16,731
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,474	-£94,605	-£101,798	-£209,154	-£236,131	-£254,115
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£131,661	-£230,044	-£237,289	-£345,093	-£372,188	-£390,250
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£274,236	-£365,915	-£373,174	-£481,495	-£508,714	-£526,880
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£417,250	-£502,220	-£509,513	-£618,360	-£645,711	-£663,945
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£632,597	-£707,488	-£714,838	-£824,525	-£852,088	-£870,462
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£848,935	-£913,728	-£921,139	-£1,031,732	-£1,059,521	-£1,078,047

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,338,981	£1,207,199	£1,200,112	£1,094,345	£1,067,768	£1,050,049
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,057,793	£939,347	£932,211	£825,707	£798,944	£781,102
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£774,845	£669,766	£662,573	£555,217	£528,240	£510,256
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£632,710	£534,327	£527,102	£419,278	£392,184	£374,121
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£490,135	£398,456	£391,197	£282,876	£255,657	£237,511
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£347,121	£262,152	£254,858	£146,011	£118,661	£100,428
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£131,774	£56,884	£49,533	£60,154	£37,916	£18,081
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£84,564	-£149,357	-£156,768	-£267,360	-£295,150	-£313,676

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,658,054	£1,526,272	£1,519,185	£1,413,418	£1,386,841	£1,369,122
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,376,866	£1,258,420	£1,251,284	£1,144,780	£1,118,017	£1,100,175
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,093,918	£988,839	£981,646	£874,290	£847,313	£829,329
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£951,783	£853,400	£846,175	£738,351	£711,257	£693,194
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£809,208	£717,529	£710,270	£601,949	£574,730	£556,584
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£666,194	£581,225	£573,931	£465,084	£437,734	£419,499
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£450,847	£375,957	£368,606	£258,919	£231,357	£212,982
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£234,509	£169,716	£162,305	£51,713	£23,923	£5,397

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,763,767	£2,643,137	£2,636,050	£2,530,283	£2,503,706	£2,485,988
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,418,757	£2,310,148	£2,303,011	£2,196,507	£2,169,744	£2,151,902
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,071,986	£1,975,429	£1,968,235	£1,860,879	£1,833,903	£1,815,918
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,897,941	£1,807,420	£1,800,195	£1,692,371	£1,665,277	£1,647,214
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,723,455	£1,638,980	£1,631,721	£1,523,400	£1,496,181	£1,478,035
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,548,529	£1,470,106	£1,462,812	£1,353,966	£1,326,615	£1,308,381
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,285,316	£1,215,985	£1,208,635	£1,098,947	£1,071,385	£1,053,010
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,021,112	£960,891	£953,480	£842,888	£815,097	£796,571

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£167,270	£46,640	£39,552	-\$66,214	-\$92,792	-\$110,510
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-\$177,741	-\$286,350	-\$293,486	-\$399,990	-\$426,754	-\$444,595
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-\$524,511	-\$621,069	-\$628,262	-\$735,618	-\$762,595	-\$780,579
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-\$698,556	-\$789,077	-\$796,303	-\$904,127	-\$931,221	-\$949,284
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-\$873,043	-\$957,518	-\$964,777	-\$1,073,097	-\$1,100,316	-\$1,118,462
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-\$1,047,968	-\$1,126,392	-\$1,133,685	-\$1,242,531	-\$1,269,883	-\$1,288,116
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-\$1,311,181	-\$1,380,513	-\$1,387,863	-\$1,497,550	-\$1,525,113	-\$1,543,487
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-\$1,575,386	-\$1,635,607	-\$1,643,017	-\$1,753,610	-\$1,781,400	-\$1,799,927

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,329,678	£1,209,048	£1,201,961	£1,096,194	£1,069,617	£1,051,899
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£984,667	£876,058	£868,922	£762,418	£735,655	£717,813
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£637,897	£541,339	£534,146	£426,790	£399,813	£381,829
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£463,852	£373,331	£366,106	£258,281	£231,187	£213,125
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£289,366	£204,890	£197,631	£89,311	£62,092	£43,946
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£114,440	£36,017	£28,723	-\$80,123	-\$107,474	-\$125,708
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-\$148,773	-\$218,104	-\$225,465	-\$335,142	-\$362,704	-\$381,079
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-\$412,977	-\$473,199	-\$480,609	-\$591,202	-\$618,992	-\$637,518

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,094,049	£1,973,419	£1,966,332	£1,860,565	£1,833,988	£1,816,270
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,749,039	£1,640,430	£1,633,293	£1,526,789	£1,500,026	£1,482,184
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,402,268	£1,305,711	£1,298,517	£1,191,161	£1,164,185	£1,146,200
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,226,223	£1,137,702	£1,130,477	£1,022,653	£995,559	£977,496
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,053,737	£969,262	£962,003	£853,682	£826,463	£808,317
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£878,811	£800,388	£793,094	£684,248	£656,897	£638,663
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£615,598	£546,267	£538,917	£429,229	£401,667	£383,292
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£351,394	£291,172	£283,762	£173,170	£145,379	£126,853

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,413,122	£2,292,492	£2,285,405	£2,179,638	£2,153,061	£2,135,343
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,068,112	£1,959,503	£1,952,366	£1,845,862	£1,819,099	£1,801,257
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,721,341	£1,624,784	£1,617,590	£1,510,234	£1,483,258	£1,465,273
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,547,296	£1,456,775	£1,449,550	£1,341,726	£1,314,632	£1,296,569
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,372,810	£1,288,335	£1,281,076	£1,172,755	£1,145,536	£1,127,390
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,197,884	£1,119,461	£1,112,167	£1,003,321	£975,970	£957,736
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£934,671	£865,340	£857,990	£748,302	£720,740	£702,365
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£670,467	£610,245	£602,835	£492,243	£464,452	£445,926

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,008,700	£1,901,056	£1,893,969	£1,788,202	£1,761,625	£1,743,907
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,730,925	£1,634,147	£1,627,010	£1,520,506	£1,493,743	£1,475,901
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,451,392	£1,365,508	£1,358,314	£1,250,957	£1,223,982	£1,205,997
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,310,963	£1,230,539	£1,223,313	£1,115,489	£1,088,395	£1,070,332
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,170,096	£1,095,137	£1,087,879	£979,558	£952,339	£934,193
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,028,788	£959,304	£952,010	£843,165	£815,813	£797,580
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£816,002	£754,743	£747,392	£637,705	£610,143	£591,768
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£602,225	£549,208	£541,798	£431,205	£403,415	£384,889

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£587,798	-£695,441	-£702,529	-£808,295	-£834,873	-£852,590
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£865,572	-£962,351	-£969,487	-£1,075,991	-£1,102,755	-£1,120,596
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,145,106	-£1,230,990	-£1,238,183	-£1,345,540	-£1,372,516	-£1,390,500
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,285,534	-£1,365,959	-£1,373,184	-£1,481,008	-£1,508,102	-£1,526,165
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,426,402	-£1,501,360	-£1,508,818	-£1,616,939	-£1,644,158	-£1,662,304
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,567,709	-£1,637,193	-£1,644,487	-£1,753,333	-£1,780,684	-£1,798,918
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,780,496	-£1,841,755	-£1,849,105	-£1,958,792	-£1,986,355	-£2,004,729
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,994,272	-£2,047,289	-£2,054,700	-£2,165,292	-£2,193,083	-£2,211,609

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£574,610	£466,967	£459,880	£354,113	£327,536	£309,818
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£296,836	£200,057	£192,921	£86,417	£59,654	£41,812
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£17,302	-£68,582	-£75,775	-£183,132	-£210,108	-£228,092
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£123,126	-£203,551	-£210,776	-£318,600	-£345,694	-£363,757
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£263,993	-£338,952	-£346,210	-£454,531	-£481,750	-£499,896
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£405,301	-£474,785	-£482,079	-£590,925	-£618,276	-£636,510
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£618,088	-£679,347	-£686,697	-£796,384	-£823,947	-£842,321
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£831,864	-£884,881	-£892,292	-£1,002,884	-£1,030,674	-£1,049,201

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,338,981	£1,231,338	£1,224,251	£1,118,484	£1,091,907	£1,074,189
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,061,207	£964,429	£957,292	£850,788	£824,025	£806,183
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£781,674	£695,790	£688,596	£581,239	£554,264	£536,279
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£641,245	£560,821	£553,595	£445,771	£418,677	£400,614
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£500,378	£425,419	£418,161	£309,840	£282,621	£264,475
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£359,070	£289,586	£282,292	£173,447	£146,095	£127,862
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£146,284	£85,025	£77,674	£32,013	£9,873	£-17,990
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£67,493	-£120,510	-£127,920	-£238,513	-£266,303	-£284,830

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,658,054	£1,550,411	£1,543,324	£1,437,557	£1,410,980	£1,393,282
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,380,280	£1,283,502	£1,276,365	£1,169,861	£1,143,098	£1,125,256
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,100,747	£1,014,863	£1,007,669	£900,312	£873,337	£855,352
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£960,318	£879,894	£872,668	£764,844	£737,750	£719,687
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£819,451	£744,492	£737,234	£628,913	£601,694	£583,548
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£678,143	£608,659	£601,365	£492,520	£465,168	£446,935
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£465,357	£404,098	£396,747	£287,060	£259,498	£241,123
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£251,580	£198,563	£191,153	£80,560	£52,770	£34,243

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,404,646	£1,307,392	£1,300,305	£1,194,538	£1,167,961	£1,150,243
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,182,824	£1,095,473	£1,088,337	£981,831	£955,069	£937,228
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£959,242	£881,823	£874,630	£767,274	£740,297	£722,313
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£846,791	£774,349	£767,125	£659,301	£632,206	£614,143
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£733,901	£666,443	£659,185	£550,864	£523,645	£505,499
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£620,568	£558,105	£550,812	£441,966	£414,614	£396,381
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£449,747	£394,787	£387,436	£277,749	£250,187	£231,812
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£277,935	£230,495	£223,084	£112,491	£84,702	£66,175

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,191,851	-£1,289,105	-£1,296,193	-£1,401,959	-£1,428,537	-£1,446,255
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,413,673	-£1,501,025	-£1,508,161	-£1,614,666	-£1,641,428	-£1,659,270
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,637,255	-£1,714,674	-£1,721,868	-£1,829,223	-£1,856,200	-£1,874,185
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,749,706	-£1,822,148	-£1,829,372	-£1,937,197	-£1,964,292	-£1,982,354
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,862,597	-£1,930,054	-£1,937,312	-£2,045,633	-£2,072,852	-£2,090,998
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,975,929	-£2,038,392	-£2,045,686	-£2,154,532	-£2,181,883	-£2,200,117
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,146,751	-£2,201,711	-£2,209,061	-£2,318,748	-£2,346,311	-£2,364,685
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,318,563	-£2,366,003	-£2,373,414	-£2,484,007	-£2,511,796	-£2,530,322

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£29,443	-£126,697	-£133,784	-£239,551	-£266,128	-£283,846
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£251,265	-£338,616	-£345,793	-£452,258	-£479,020	-£496,862
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£474,847	-£552,260	-£559,460	-£666,815	-£693,792	-£711,777
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£587,298	-£669,740	-£676,964	-£774,788	-£801,883	-£819,946
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£700,189	-£787,646	-£794,904	-£883,225	-£910,444	-£928,590
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£813,521	-£915,984	-£923,278	-£992,123	-£1,019,475	-£1,037,708
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£984,342	-£1,039,303	-£1,046,653	-£1,156,340	-£1,183,903	-£1,202,277
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,156,154	-£1,203,594	-£1,211,006	-£1,321,598	-£1,349,388	-£1,367,914

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£734,928	£637,674	£630,587	£524,820	£498,243	£480,525
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£513,106	£425,755	£418,618	£312,113	£285,351	£267,510
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£289,524	£212,105	£204,912	£97,556	£70,579	£52,595
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£177,073	£104,631	£97,407	-£10,417	-£37,512	-£55,575
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£64,192	-£3,275	-£10,533	-£118,854	-£146,073	-£164,219
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£49,150	-£111,613	-£119,906	-£227,752	-£255,104	-£273,337
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£219,971	-£274,931	-£282,282	-£391,969	-£419,531	-£437,906
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£391,783	-£439,223	-£446,635	-£557,227	-£585,016	-£603,543

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,054,001	£956,747	£949,660	£843,893	£817,316	£799,598
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£832,179	£744,828	£737,691	£631,186	£604,424	£586,583
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£608,597	£531,178	£523,985	£416,629	£389,652	£371,668
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£496,146	£423,704	£416,480	£308,656	£281,561	£263,498
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£383,255	£315,798	£308,540	£200,219	£173,000	£154,854
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£269,923	£207,460	£200,167	£91,321	£63,969	£45,736
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£99,102	£44,142	£36,791	-£72,896	-£100,458	-£118,833
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£72,710	-£120,150	-£127,562	-£238,154	-£265,943	-£284,470

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,608,929	£9,957,117	£9,937,524	£9,937,524	£9,864,049	£9,815,064
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,277,341	£8,692,635	£8,672,898	£8,672,898	£8,598,881	£8,549,536
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,940,288	£7,422,783	£7,402,878	£7,402,878	£7,328,237	£7,278,476
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,269,712	£6,785,843	£6,765,847	£6,765,847	£6,690,862	£6,640,872
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,597,770	£6,147,560	£6,127,467	£6,127,467	£6,052,117	£6,001,884
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,924,462	£5,507,935	£5,487,738	£5,487,738	£5,412,004	£5,361,514
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,911,939	£4,545,979	£4,525,619	£4,525,619	£4,449,266	£4,398,365
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,896,342	£3,581,003	£3,560,466	£3,560,466	£3,483,450	£3,432,105

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,910,887	£6,259,075	£6,239,482	£6,239,482	£6,166,007	£6,117,022
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,579,299	£4,994,593	£4,974,856	£4,974,856	£4,900,839	£4,851,494
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,242,246	£3,724,741	£3,704,837	£3,704,837	£3,630,195	£3,580,434
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,571,670	£3,087,801	£3,067,805	£3,067,805	£2,992,820	£2,942,830
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,899,728	£2,449,518	£2,429,425	£2,429,425	£2,354,075	£2,303,842
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,226,420	£1,809,893	£1,789,697	£1,789,697	£1,713,962	£1,663,472
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,213,897	£847,937	£827,577	£827,577	£751,224	£700,323
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£198,300	£-117,039	£-137,576	£-137,576	£-214,592	£-265,937

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,566,438	£7,914,626	£7,895,033	£7,895,033	£7,821,558	£7,772,573
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,234,850	£6,650,144	£6,630,407	£6,630,407	£6,556,390	£6,507,045
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,897,797	£5,380,292	£5,360,388	£5,360,388	£5,285,746	£5,235,985
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,227,221	£4,743,352	£4,723,356	£4,723,356	£4,648,371	£4,598,381
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,555,279	£4,105,069	£4,084,976	£4,084,976	£4,009,626	£3,959,393
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,881,971	£3,465,444	£3,445,248	£3,445,248	£3,369,513	£3,319,023
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,869,448	£2,503,488	£2,483,128	£2,483,128	£2,406,775	£2,355,874
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,853,851	£1,538,512	£1,517,975	£1,517,975	£1,440,959	£1,389,615

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,655,088	£9,003,276	£8,983,683	£8,983,683	£8,910,208	£8,861,223
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,323,500	£7,738,794	£7,719,057	£7,719,057	£7,645,040	£7,595,695
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,986,447	£6,468,942	£6,449,038	£6,449,038	£6,374,396	£6,324,635
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,315,871	£5,832,002	£5,812,006	£5,812,006	£5,737,021	£5,687,031
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,643,929	£5,193,719	£5,173,626	£5,173,626	£5,098,276	£5,048,043
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,970,621	£4,554,094	£4,533,898	£4,533,898	£4,458,163	£4,407,673
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,958,098	£3,592,138	£3,571,778	£3,571,778	£3,495,425	£3,444,524
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,942,501	£2,627,162	£2,606,625	£2,606,625	£2,529,609	£2,478,264

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,109,526	£9,457,714	£9,438,120	£9,438,120	£9,364,645	£9,315,660
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,777,937	£8,193,231	£8,173,494	£8,173,494	£8,099,477	£8,050,132
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,440,884	£6,923,379	£6,903,475	£6,903,475	£6,828,834	£6,779,072
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,770,308	£6,286,439	£6,266,443	£6,266,443	£6,191,458	£6,141,468
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,098,367	£5,648,157	£5,628,063	£5,628,063	£5,552,713	£5,502,480
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,425,058	£5,008,531	£4,988,335	£4,988,335	£4,912,600	£4,862,111
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,412,535	£4,046,575	£4,026,215	£4,026,215	£3,949,863	£3,898,962
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,396,939	£3,081,599	£3,061,062	£3,061,062	£2,984,046	£2,932,702

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,520,912	£5,939,410	£5,919,817	£5,919,817	£5,846,341	£5,797,357
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,586,834	£5,065,602	£5,045,864	£5,045,864	£4,971,847	£4,922,502
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,647,290	£4,186,422	£4,166,518	£4,166,518	£4,091,877	£4,042,116
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,175,470	£3,744,819	£3,724,823	£3,724,823	£3,649,838	£3,599,848
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,702,283	£3,301,873	£3,281,780	£3,281,780	£3,206,430	£3,156,198
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,227,730	£2,857,585	£2,837,388	£2,837,388	£2,761,654	£2,711,164
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,513,340	£2,188,634	£2,168,274	£2,168,274	£2,091,922	£2,041,020
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,795,875	£1,516,663	£1,496,126	£1,496,126	£1,419,109	£1,367,765

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,822,870	£2,241,368	£2,221,775	£2,221,775	£2,148,299	£2,099,316
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,888,792	£1,367,560	£1,347,822	£1,347,822	£1,273,805	£1,224,460
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£949,249	£488,381	£468,476	£468,476	£393,835	£344,074
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£477,428	£46,777	£26,781	£26,781	£-48,204	£-98,194
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,241	£-396,169	£-416,262	£-416,262	£-491,612	£-541,844
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-470,312	£-840,457	£-860,654	£-860,654	£-936,388	£-986,878
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,184,702	£-1,509,408	£-1,529,768	£-1,529,768	£-1,606,120	£-1,657,022
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,902,167	£-2,181,379	£-2,201,916	£-2,201,916	£-2,278,933	£-2,330,277

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,478,421	£3,896,919	£3,877,326	£3,877,326	£3,803,850	£3,754,867
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,544,343	£3,023,111	£3,003,373	£3,003,373	£2,929,356	£2,880,011
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,604,800	£2,143,932	£2,124,027	£2,124,027	£2,049,386	£1,999,625
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,132,979	£1,702,328	£1,682,332	£1,682,332	£1,607,347	£1,557,357
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,659,792	£1,259,382	£1,239,289	£1,239,289	£1,163,939	£1,113,707
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,185,240	£815,094	£794,897	£794,897	£719,163	£668,673
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£470,849	£146,143	£125,783	£125,783	£49,431	£-1,471
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-246,616	£-525,828	£-546,365	£-546,365	£-623,381	£-674,726

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,567,071	£4,985,569	£4,965,976	£4,965,976	£4,892,500	£4,843,517
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,632,993	£4,111,761	£4,092,023	£4,092,023	£4,018,006	£3,968,661
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,693,450	£3,232,582	£3,212,677	£3,212,677	£3,138,036	£3,088,275
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,221,629	£2,790,978	£2,770,982	£2,770,982	£2,695,997	£2,646,007
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,748,442	£2,348,032	£2,327,939	£2,327,939	£2,252,589	£2,202,357
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,273,889	£1,903,744	£1,883,547	£1,883,547	£1,807,813	£1,757,323
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,559,498	£1,234,793	£1,214,433	£1,214,433	£1,138,081	£1,087,179
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£842,034	£562,822	£542,285	£542,285	£465,268	£413,924

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,021,508	£5,440,006	£5,420,413	£5,420,413	£5,346,937	£5,297,954
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,067,430	£4,566,198	£4,546,460	£4,546,460	£4,472,443	£4,423,098
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,147,887	£3,687,019	£3,667,114	£3,667,114	£3,592,473	£3,542,712
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,676,067	£3,245,415	£3,225,420	£3,225,420	£3,150,435	£3,100,444
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,202,880	£2,802,469	£2,782,376	£2,782,376	£2,707,026	£2,656,794
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,728,327	£2,358,181	£2,337,984	£2,337,984	£2,262,250	£2,211,760
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,013,936	£1,689,230	£1,668,870	£1,668,870	£1,592,518	£1,541,616
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,296,472	£1,017,259	£996,722	£996,722	£919,706	£868,362

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,817,571	£4,265,365	£4,245,772	£4,245,772	£4,172,297	£4,123,312
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,043,045	£3,548,364	£3,528,627	£3,528,627	£3,454,609	£3,405,265
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,263,053	£2,825,992	£2,806,088	£2,806,088	£2,731,446	£2,681,686
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,871,008	£2,462,792	£2,442,796	£2,442,796	£2,367,811	£2,317,822
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,477,597	£2,098,250	£2,078,157	£2,078,157	£2,002,807	£1,952,575
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,082,820	£1,732,365	£1,712,169	£1,712,169	£1,636,435	£1,585,944
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,488,093	£1,181,020	£1,160,660	£1,160,660	£1,084,307	£1,033,406
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£890,292	£626,654	£606,117	£606,117	£529,101	£477,756

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,119,529	£567,323	£547,730	£547,730	£474,255	£425,270
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£345,003	£-149,678	£-169,415	£-169,415	£-243,432	£-292,777
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-434,989	£-872,049	£-891,954	£-891,954	£-966,595	£-1,016,356
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-827,034	£-1,235,250	£-1,255,246	£-1,255,246	£-1,330,231	£-1,380,220
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,220,445	£-1,599,792	£-1,619,885	£-1,619,885	£-1,695,235	£-1,745,467
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,615,222	£-1,965,677	£-1,985,873	£-1,985,873	£-2,061,607	£-2,112,098
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,209,949	£-2,517,022	£-2,537,382	£-2,537,382	£-2,613,735	£-2,664,636
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,807,750	£-3,071,388	£-3,091,925	£-3,091,925	£-3,168,941	£-3,220,285

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,775,081	£2,222,875	£2,203,282	£2,203,282	£2,129,806	£2,080,821
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,000,554	£1,505,873	£1,486,136	£1,486,136	£1,412,119	£1,362,774
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,220,562	£783,502	£763,597	£763,597	£688,956	£639,195
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£828,517	£420,301	£400,305	£400,305	£325,320	£275,331
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£435,106	£55,759	£35,666	£35,666	£-39,884	£-89,916
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£40,330	£-310,126	£-330,322	£-330,322	£-406,056	£-456,547
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-554,398	£-861,471	£-881,831	£-881,831	£-958,184	£-1,009,085
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,152,199	£-1,415,837	£-1,436,374	£-1,436,374	£-1,513,990	£-1,564,734

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,863,730	£3,311,524	£3,291,931	£3,291,931	£3,218,456	£3,169,471
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,089,204	£2,594,523	£2,574,786	£2,574,786	£2,500,769	£2,451,424
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,309,212	£1,872,152	£1,852,247	£1,852,247	£1,777,606	£1,727,845
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,917,167	£1,508,951	£1,488,955	£1,488,955	£1,413,970	£1,363,981
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,523,756	£1,144,409	£1,124,316	£1,124,316	£1,048,966	£998,734
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,128,979	£778,524	£758,328	£758,328	£682,594	£632,103
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£534,252	£227,179	£206,819	£206,819	£130,466	£79,565
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-63,549	£-327,187	£-347,724	£-347,724	£-424,740	£-476,084

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,318,168	£3,765,962	£3,746,369	£3,746,369	£3,672,893	£3,623,909
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,543,641	£3,048,960	£3,029,223	£3,029,223	£2,955,206	£2,905,861
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,763,649	£2,326,589	£2,306,684	£2,306,684	£2,232,043	£2,182,282
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,371,604	£1,963,388	£1,943,392	£1,943,392	£1,868,407	£1,818,418
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,978,193	£1,598,846	£1,578,753	£1,578,753	£1,503,403	£1,453,171
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,583,417	£1,232,961	£1,212,766	£1,212,766	£1,137,031	£1,086,540
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£988,690	£681,616	£661,256	£661,256	£584,903	£534,002
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£390,888	£127,250	£106,713	£106,713	£29,697	£-21,647

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,839,576	£5,517,772	£5,498,178	£5,498,178	£5,424,702	£5,375,718
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,984,723	£4,697,027	£4,677,290	£4,677,290	£4,603,273	£4,553,929
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,124,406	£3,870,914	£3,851,009	£3,851,009	£3,776,368	£3,726,607
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,692,198	£3,455,843	£3,435,847	£3,435,847	£3,360,862	£3,310,872
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,258,624	£3,039,429	£3,019,336	£3,019,336	£2,943,987	£2,893,754
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,823,684	£2,621,673	£2,601,478	£2,601,478	£2,525,742	£2,475,252
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,168,713	£1,992,522	£1,972,161	£1,972,161	£1,895,809	£1,844,908
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,510,668	£1,360,349	£1,339,812	£1,339,812	£1,262,796	£1,211,452

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,141,535	£1,819,730	£1,800,136	£1,800,136	£1,726,660	£1,677,677
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,286,681	£998,985	£979,249	£979,249	£905,231	£855,887
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£426,364	£172,872	£152,967	£152,967	£78,326	£28,565
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-844	£-242,199	£-262,195	£-262,195	£-337,180	£-387,170
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-439,418	£-658,613	£-678,706	£-678,706	£-754,055	£-804,288
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-874,358	£-1,076,369	£-1,096,564	£-1,096,564	£-1,172,300	£-1,222,790
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,529,329	£-1,705,520	£-1,725,881	£-1,725,881	£-1,802,233	£-1,853,134
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,187,374	£-2,337,693	£-2,358,230	£-2,358,230	£-2,435,246	£-2,486,590

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,797,086	£3,475,281	£3,455,687	£3,455,687	£3,382,211	£3,333,228
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,942,232	£2,654,537	£2,634,800	£2,634,800	£2,560,783	£2,511,438
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,081,915	£1,828,423	£1,808,518	£1,808,518	£1,733,877	£1,684,117
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,649,707	£1,413,352	£1,393,356	£1,393,356	£1,318,371	£1,268,381
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,216,133	£996,938	£976,845	£976,845	£901,496	£851,263
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£781,193	£579,182	£558,987	£558,987	£483,251	£432,762
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£126,222	£-49,969	£-70,330	£-70,330	£-146,682	£-197,583
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-531,823	£-682,142	£-702,679	£-702,679	£-779,695	£-831,039

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,885,736	£4,563,931	£4,544,337	£4,544,337	£4,470,861	£4,421,878
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,030,882	£3,743,186	£3,723,450	£3,723,450	£3,649,432	£3,600,088
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,170,565	£2,917,073	£2,897,168	£2,897,168	£2,822,527	£2,772,766
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,738,357	£2,502,002	£2,482,006	£2,482,006	£2,407,021	£2,357,031
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,304,783	£2,085,588	£2,065,495	£2,065,495	£1,990,146	£1,939,913
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,869,843	£1,667,832	£1,647,637	£1,647,637	£1,571,901	£1,521,411
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,214,872	£1,038,681	£1,018,320	£1,018,320	£941,968	£891,067
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£556,827	£406,508	£385,971	£385,971	£308,955	£257,611

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,340,173	£5,018,368	£4,998,774	£4,998,774	£4,925,298	£4,876,315
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,485,320	£4,197,624	£4,177,887	£4,177,887	£4,103,870	£4,054,525
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,625,002	£3,371,510	£3,351,606	£3,351,606	£3,276,964	£3,227,204
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,192,794	£2,956,439	£2,936,443	£2,936,443	£2,861,458	£2,811,468
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,759,220	£2,540,026	£2,519,932	£2,519,932	£2,444,583	£2,394,350
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,324,280	£2,122,269	£2,102,074	£2,102,074	£2,026,338	£1,975,849
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,669,309	£1,493,118	£1,472,757	£1,472,757	£1,396,405	£1,345,504
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,011,264	£860,945	£840,408	£840,408	£763,392	£712,048

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,476,904	£4,178,535	£4,158,942	£4,158,942	£4,085,467	£4,036,483
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,740,692	£3,474,393	£3,454,655	£3,454,655	£3,380,638	£3,331,294
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,999,016	£2,764,880	£2,744,975	£2,744,975	£2,670,334	£2,620,572
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,626,129	£2,408,109	£2,388,113	£2,388,113	£2,313,128	£2,263,138
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,251,875	£2,049,995	£2,029,903	£2,029,903	£1,954,553	£1,904,320
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,876,256	£1,690,540	£1,670,344	£1,670,344	£1,594,609	£1,544,120
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,310,265	£1,148,839	£1,128,479	£1,128,479	£1,052,126	£1,001,225
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£741,201	£604,117	£583,579	£583,579	£506,563	£455,220

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£778,862	£480,494	£460,900	£460,900	£387,425	£338,441
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£42,650	£-223,649	£-243,387	£-243,387	£-317,404	£-366,748
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-699,026	£-933,162	£-953,067	£-953,067	£-1,027,708	£-1,077,469
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,071,913	£-1,289,933	£-1,309,929	£-1,309,929	£-1,384,914	£-1,434,304
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,446,167	£-1,648,047	£-1,668,139	£-1,668,139	£-1,743,489	£-1,793,722
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,821,786	£-2,007,502	£-2,027,698	£-2,027,698	£-2,103,433	£-2,153,922
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,387,777	£-2,549,203	£-2,569,563	£-2,569,563	£-2,645,916	£-2,696,817
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,956,841	£-3,093,924	£-3,114,462	£-3,114,462	£-3,191,479	£-3,242,822

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,434,413	£2,136,045	£2,116,452	£2,116,452	£2,042,976	£1,993,992
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,698,201	£1,431,903	£1,412,165	£1,412,165	£1,338,147	£1,288,803
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£956,525	£722,389	£702,485	£702,485	£627,843	£578,082
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£583,638	£365,618	£345,622	£345,622	£270,637	£220,647
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£209,384	£7,505	£-12,588	£-12,588	£-87,938	£-138,171
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-166,235	£-351,951	£-372,147	£-372,147	£-447,882	£-498,371
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-732,226	£-893,652	£-914,012	£-914,012	£-990,365	£-1,041,266
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,301,290	£-1,438,373	£-1,458,911	£-1,458,911	£-1,535,928	£-1,587,271

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,523,063	£3,224,695	£3,205,101	£3,205,101	£3,131,626	£3,082,642
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,786,851	£2,520,552	£2,500,814	£2,500,814	£2,426,797	£2,377,453
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,045,175	£1,811,039	£1,791,134	£1,791,134	£1,716,493	£1,666,732
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,672,288	£1,454,268	£1,434,272	£1,434,272	£1,359,287	£1,309,297
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,298,034	£1,096,154	£1,076,062	£1,076,062	£1,000,712	£950,479
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£922,415	£736,699	£716,503	£716,503	£640,768	£590,279
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£356,424	£194,998	£174,638	£174,638	£98,285	£47,384
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-212,640	£-349,723	£-370,261	£-370,261	£-447,278	£-498,621

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,977,500	£3,679,132	£3,659,539	£3,659,539	£3,586,063	£3,537,080
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,241,288	£2,974,990	£2,955,252	£2,955,252	£2,881,235	£2,831,890
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,499,613	£2,265,476	£2,245,572	£2,245,572	£2,170,930	£2,121,169
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,126,725	£1,908,705	£1,888,709	£1,888,709	£1,813,724	£1,763,374
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,752,472	£1,550,592	£1,530,500	£1,530,500	£1,455,149	£1,404,916
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,376,853	£1,191,137	£1,170,940	£1,170,940	£1,095,206	£1,044,716
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£810,862	£649,435	£629,075	£629,075	£552,723	£501,822
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£241,798	£104,714	£84,176	£84,176	£7,160	£-44,183

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,454,900	£3,174,109	£3,154,515	£3,154,515	£3,081,040	£3,032,056
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,806,956	£2,556,716	£2,536,979	£2,536,979	£2,462,962	£2,413,617
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,153,548	£1,933,953	£1,914,049	£1,914,049	£1,839,407	£1,789,647
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,824,795	£1,620,558	£1,600,562	£1,600,562	£1,525,577	£1,475,587
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,494,676	£1,305,820	£1,285,727	£1,285,727	£1,210,377	£1,160,144
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,163,191	£989,739	£969,543	£969,543	£893,809	£843,318
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£663,401	£513,100	£492,740	£492,740	£416,389	£365,488
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£160,539	£33,442	£12,904	£12,904	£-65,161	£-117,344

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-243,142	£-523,933	£-543,527	£-543,527	£-617,002	£-665,986
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-891,085	£-1,141,326	£-1,161,063	£-1,161,063	£-1,235,080	£-1,284,425
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,544,494	£-1,764,089	£-1,783,993	£-1,783,993	£-1,858,635	£-1,908,395
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,873,247	£-2,077,484	£-2,097,480	£-2,097,480	£-2,172,465	£-2,222,455
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,203,366	£-2,392,222	£-2,412,315	£-2,412,315	£-2,487,665	£-2,537,898
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,534,851	£-2,708,303	£-2,728,498	£-2,728,498	£-2,804,233	£-2,854,724
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,034,640	£-3,184,942	£-3,205,302	£-3,205,302	£-3,281,653	£-3,332,554
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,537,503	£-3,684,600	£-3,685,138	£-3,685,138	£-3,763,203	£-3,815,386

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,412,409	£1,131,618	£1,112,024	£1,112,024	£1,038,549	£989,565
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£764,466	£514,225	£494,488	£494,488	£420,471	£371,126
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£111,057	£-108,538	£-128,442	£-128,442	£-203,084	£-252,844
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-217,696	£-421,933	£-441,929	£-441,929	£-516,914	£-566,904
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-547,815	£-736,671	£-756,764	£-756,764	£-832,114	£-882,347
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-879,300	£-1,052,752	£-1,072,947	£-1,072,947	£-1,148,682	£-1,198,173
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,379,089	£-1,529,390	£-1,549,750	£-1,549,750	£-1,626,102	£-1,677,003
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,881,952	£-2,009,049	£-2,029,587	£-2,029,587	£-2,107,651	£-2,159,635

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,501,059	£2,220,268	£2,200,674	£2,200,674	£2,127,199	£2,078,215
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,853,116	£1,602,875	£1,583,138	£1,583,138	£1,509,121	£1,459,776
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,199,707	£980,112	£960,208	£960,208	£885,566	£835,806
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£870,954	£666,717	£646,721	£646,721	£571,796	£521,746
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£540,835	£351,979	£331,886	£331,886	£256,536	£206,303
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£209,350	£35,898	£15,703	£15,703	£-80,032	£-110,523
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-290,438	£-440,741	£-461,101	£-461,101	£-537,452	£-588,353
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-793,302	£-920,399	£-940,937	£-940,937	£-1,019,002	£-1,071,185

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,955,496	£2,674,706	£2,655,112	£2,655,112	£2,581,636	£2,532,653
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,307,553	£2,057,312	£2,037,575	£2,037,575	£1,963,558	£1,914,213
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,654,145	£1,434,550	£1,414,645	£1,414,645	£1,340,004	£1,290,243
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,325,391	£1,121,154	£1,101,158	£1,101,158	£1,026,173	£976,183
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£995,272	£806,417	£786,323	£786,323	£710,973	£660,740
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£663,787	£490,335	£470,140	£470,140	£394,405	£343,915
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£163,998	£13,697	£-6,663	£-6,663	£-83,015	£-133,916
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-338,865	£-465,962	£-486,500	£-486,500	£-564,564	£-616,747

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,158,240	£4,903,260	£4,883,667	£4,883,667	£4,810,191	£4,761,208
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,366,082	£4,138,622	£4,118,885	£4,118,885	£4,044,868	£3,995,523
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,568,459	£3,368,614	£3,348,710	£3,348,710	£3,274,068	£3,224,307
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,167,599	£2,981,597	£2,961,601	£2,961,601	£2,886,616	£2,836,625
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,765,373	£2,593,236	£2,573,142	£2,573,142	£2,497,793	£2,447,560
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,361,779	£2,203,532	£2,183,337	£2,183,337	£2,107,601	£2,057,111
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,753,829	£1,616,460	£1,596,099	£1,596,099	£1,519,748	£1,468,847
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,142,805	£1,026,367	£1,005,829	£1,005,829	£928,813	£877,470

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,460,198	£1,205,218	£1,185,625	£1,185,625	£1,112,149	£1,063,166
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£668,040	£440,580	£420,843	£420,843	£346,826	£297,481
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-129,583	£-329,428	£-349,332	£-349,332	£-423,974	£-473,735
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-530,443	£-716,445	£-736,441	£-736,441	£-811,426	£-861,417
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-932,669	£-1,104,806	£-1,124,900	£-1,124,900	£-1,200,249	£-1,250,482
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,336,263	£-1,494,510	£-1,514,705	£-1,514,705	£-1,590,441	£-1,640,930
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,944,213	£-2,081,582	£-2,101,943	£-2,101,943	£-2,178,294	£-2,229,195
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,555,237	£-2,671,675	£-2,692,213	£-2,692,213	£-2,769,229	£-2,820,572

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,115,749	£2,860,769	£2,841,176	£2,841,176	£2,767,700	£2,718,717
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,323,591	£2,096,131	£2,076,394	£2,076,394	£2,002,377	£1,953,032
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,525,968	£1,326,123	£1,306,219	£1,306,219	£1,231,577	£1,181,817
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,125,108	£939,106	£919,110	£919,110	£844,125	£794,134
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£722,882	£550,745	£530,652	£530,652	£455,302	£405,069
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£319,288	£161,041	£140,846	£140,846	£65,110	£14,621
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-288,662	£-426,030	£-446,391	£-446,391	£-522,743	£-573,644
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-899,686	£-1,016,123	£-1,036,661	£-1,036,661	£-1,113,678	£-1,165,021

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,204,399	£3,949,419	£3,929,826	£3,929,826	£3,856,350	£3,807,367
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,412,241	£3,184,781	£3,165,044	£3,165,044	£3,091,027	£3,041,682
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,614,618	£2,414,773	£2,394,869	£2,394,869	£2,320,227	£2,270,466
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,213,758	£2,027,756	£2,007,760	£2,007,760	£1,932,775	£1,882,784
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,811,532	£1,639,395	£1,619,301	£1,619,301	£1,543,952	£1,493,719
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,407,938	£1,249,691	£1,229,496	£1,229,496	£1,153,760	£1,103,271
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£799,988	£682,619	£642,258	£642,258	£565,907	£515,006
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£188,964	£72,526	£51,988	£51,988	£-85,028	£-76,371

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,658,836	£4,403,856	£4,384,263	£4,384,263	£4,310,788	£4,261,804
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,866,678	£3,639,218	£3,619,481	£3,619,481	£3,545,464	£3,496,119
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,069,055	£2,869,210	£2,849,307	£2,849,307	£2,774,664	£2,724,904
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,668,195	£2,482,193	£2,462,197	£2,462,197	£2,387,212	£2,337,222
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,265,969	£2,093,832	£2,073,739	£2,073,739	£1,998,390	£1,948,157
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,862,376	£1,704,129	£1,683,933	£1,683,933	£1,608,198	£1,557,708
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,254,425	£1,117,057	£1,096,696	£1,096,696	£1,020,344	£969,443
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£643,401	£526,964	£506,426	£506,426	£429,410	£378,066

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,454,900	£3,229,215	£3,209,622	£3,209,622	£3,136,146	£3,087,162
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,814,588	£2,613,813	£2,594,075	£2,594,075	£2,520,058	£2,470,713
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,168,812	£1,993,039	£1,973,134	£1,973,134	£1,898,493	£1,848,733
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,843,874	£1,680,638	£1,660,642	£1,660,642	£1,585,658	£1,535,668
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,517,571	£1,366,895	£1,346,802	£1,346,802	£1,271,453	£1,221,220
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,189,902	£1,051,810	£1,031,614	£1,031,614	£955,879	£905,390
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£695,836	£576,664	£566,303	£566,303	£479,951	£429,050
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£198,697	£98,497	£77,959	£77,959	£943	£-51,225

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£243,142	-£468,826	-£488,420	-£488,420	-£561,896	-£610,880
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£883,454	-£1,084,229	-£1,103,967	-£1,103,967	-£1,177,984	-£1,227,329
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,529,230	-£1,705,003	-£1,724,907	-£1,724,907	-£1,799,549	-£1,849,309
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,854,168	-£2,017,404	-£2,037,399	-£2,037,399	-£2,112,384	-£2,162,374
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£2,180,471	-£2,331,147	-£2,351,240	-£2,351,240	-£2,426,589	-£2,476,822
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,508,140	-£2,646,232	-£2,666,428	-£2,666,428	-£2,742,163	-£2,792,652
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£3,002,205	-£3,121,378	-£3,141,739	-£3,141,739	-£3,218,091	-£3,268,992
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,499,345	-£3,599,545	-£3,620,083	-£3,620,083	-£3,697,099	-£3,749,267

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,412,409	£1,186,725	£1,167,132	£1,167,132	£1,093,655	£1,044,671
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£772,097	£571,322	£551,584	£551,584	£477,567	£428,222
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£126,321	-£49,452	-£89,356	-£89,356	-£143,998	-£193,758
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£198,817	-£361,852	-£381,848	-£381,848	-£456,833	-£506,823
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£524,920	-£675,596	-£695,689	-£695,689	-£771,038	-£821,271
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£852,589	-£990,681	-£1,010,877	-£1,010,877	-£1,086,612	-£1,137,101
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,346,654	-£1,465,827	-£1,486,188	-£1,486,188	-£1,562,540	-£1,613,441
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,843,793	-£1,943,993	-£1,964,531	-£1,964,531	-£2,041,548	-£2,093,716

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,501,059	£2,275,375	£2,255,781	£2,255,781	£2,182,305	£2,133,321
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,860,747	£1,659,972	£1,640,234	£1,640,234	£1,566,217	£1,516,872
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,214,971	£1,039,198	£1,019,294	£1,019,294	£944,652	£894,892
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£890,033	£726,797	£706,802	£706,802	£631,817	£581,827
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£563,730	£413,054	£392,961	£392,961	£317,612	£267,379
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£236,061	£97,969	£77,773	£77,773	£2,038	£-48,451
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£238,004	-£377,177	-£397,338	-£397,338	-£473,680	-£524,791
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£756,144	-£855,344	-£875,882	-£875,882	-£952,898	-£1,005,066

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,955,496	£2,729,812	£2,710,219	£2,710,219	£2,636,742	£2,587,759
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,315,184	£2,114,409	£2,094,671	£2,094,671	£2,020,654	£1,971,310
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,669,409	£1,493,636	£1,473,731	£1,473,731	£1,399,090	£1,349,329
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,344,470	£1,181,235	£1,161,239	£1,161,239	£1,086,254	£1,036,264
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,018,168	£867,492	£847,398	£847,398	£772,049	£721,816
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£690,498	£552,407	£532,210	£532,210	£456,476	£405,996
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£196,433	£77,260	£56,899	£56,899	£-19,452	£-70,353
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-300,706	£-400,906	£-421,444	£-421,444	£-498,460	£-550,629

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,092,227	£1,889,979	£1,870,386	£1,870,386	£1,796,911	£1,747,927
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,578,229	£1,398,719	£1,378,981	£1,378,981	£1,304,964	£1,255,619
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,058,767	£902,087	£882,182	£882,182	£807,541	£757,779
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£796,987	£651,756	£631,760	£631,760	£556,775	£506,785
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£533,840	£400,083	£379,990	£379,990	£304,641	£254,408
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£269,327	£147,069	£126,873	£126,873	£51,138	£648
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-132,129	£-238,815	£-259,508	£-259,508	£-337,108	£-388,843
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-541,114	£-630,173	£-651,047	£-651,047	£-729,322	£-781,505

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,605,815	£-1,808,063	£-1,827,656	£-1,827,656	£-1,901,131	£-1,950,115
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,119,813	£-2,299,323	£-2,319,061	£-2,319,061	£-2,393,078	£-2,442,423
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,639,275	£-2,795,955	£-2,815,860	£-2,815,860	£-2,890,501	£-2,940,263
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,901,055	£-3,046,286	£-3,066,282	£-3,066,282	£-3,141,287	£-3,191,257
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,164,202	£-3,297,958	£-3,318,052	£-3,318,052	£-3,393,401	£-3,443,834
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,428,715	£-3,550,973	£-3,571,169	£-3,571,169	£-3,646,904	£-3,697,394
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,830,171	£-3,936,856	£-3,957,550	£-3,957,550	£-4,035,150	£-4,086,885
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,239,156	£-4,328,215	£-4,349,089	£-4,349,089	£-4,427,364	£-4,479,547

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£49,736	£-152,512	£-172,105	£-172,105	£-245,580	£-294,564
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-464,262	£-643,772	£-663,510	£-663,510	£-737,527	£-786,872
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-983,724	£-1,140,404	£-1,160,309	£-1,160,309	£-1,234,950	£-1,284,712
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,245,504	£-1,390,734	£-1,410,730	£-1,410,730	£-1,485,715	£-1,535,706
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,508,651	£-1,642,407	£-1,662,501	£-1,662,501	£-1,737,850	£-1,788,083
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,773,164	£-1,895,422	£-1,915,618	£-1,915,618	£-1,991,353	£-2,041,842
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,174,620	£-2,281,305	£-2,301,999	£-2,301,999	£-2,379,599	£-2,431,334
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,583,605	£-2,672,664	£-2,693,537	£-2,693,537	£-2,771,813	£-2,823,996

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,138,386	£936,138	£916,545	£916,545	£843,070	£794,086
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£624,388	£444,878	£425,140	£425,140	£351,123	£301,778
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£104,926	£-51,754	£-71,659	£-71,659	£-146,300	£-196,062
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-156,854	£-302,085	£-322,081	£-322,081	£-397,066	£-447,056
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-420,001	£-553,757	£-573,851	£-573,851	£-649,200	£-699,433
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-684,514	£-806,772	£-826,866	£-826,866	£-902,703	£-953,193
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,085,970	£-1,192,655	£-1,213,349	£-1,213,349	£-1,290,949	£-1,342,684
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,494,955	£-1,584,014	£-1,604,888	£-1,604,888	£-1,683,163	£-1,735,346

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,592,823	£1,390,576	£1,370,983	£1,370,983	£1,297,507	£1,248,524
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,078,825	£899,315	£879,577	£879,577	£805,560	£756,215
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£559,363	£402,683	£382,778	£382,778	£308,137	£258,376
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£297,583	£152,353	£132,357	£132,357	£57,372	£7,381
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£34,436	£-99,320	£-119,413	£-119,413	£-194,762	£-244,995
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-230,076	£-352,335	£-372,531	£-372,531	£-448,266	£-498,755
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-631,532	£-738,218	£-758,911	£-758,911	£-836,512	£-888,246
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,040,518	£-1,129,577	£-1,150,450	£-1,150,450	£-1,228,726	£-1,280,909

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£18,797,692	£17,528,353	£17,483,983	£17,483,983	£17,317,594	£17,206,667
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,200,090	£15,064,665	£15,019,985	£15,019,985	£14,852,435	£14,740,735
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,590,518	£12,589,212	£12,543,553	£12,543,553	£12,371,901	£12,257,467
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£12,281,243	£11,339,718	£11,293,744	£11,293,744	£11,121,343	£11,006,410
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£10,965,124	£10,087,114	£10,040,929	£10,040,929	£9,867,735	£9,752,272
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,641,412	£8,831,518	£8,785,108	£8,785,108	£8,611,074	£8,495,051
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£7,650,133	£6,942,510	£6,895,742	£6,895,742	£6,720,362	£6,603,443
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£5,652,000	£5,046,765	£4,999,611	£4,999,611	£4,822,785	£4,704,900

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,498,925	£10,229,586	£10,185,216	£10,185,216	£10,018,827	£9,907,900
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,901,323	£7,765,898	£7,721,218	£7,721,218	£7,553,668	£7,441,969
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,291,751	£5,290,445	£5,244,786	£5,244,786	£5,073,134	£4,958,700
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,982,476	£4,040,951	£3,994,977	£3,994,977	£3,822,576	£3,707,643
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,666,357	£2,788,348	£2,742,163	£2,742,163	£2,568,968	£2,453,505
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,342,645	£1,532,751	£1,486,342	£1,486,342	£1,312,307	£1,196,284
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£351,366	£-356,257	£-403,025	£-403,025	£-578,405	£-695,324
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,646,767	£-2,252,002	£-2,299,156	£-2,299,156	£-2,475,982	£-2,593,866

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,766,460	£13,497,121	£13,452,751	£13,452,751	£13,286,362	£13,175,435
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,168,858	£11,033,433	£10,988,753	£10,988,753	£10,821,203	£10,709,504
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,559,286	£8,557,980	£8,512,321	£8,512,321	£8,340,669	£8,226,235
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,250,011	£7,308,486	£7,262,512	£7,262,512	£7,090,111	£6,975,178
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,933,892	£6,055,883	£6,009,698	£6,009,698	£5,836,503	£5,721,404
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,610,180	£4,800,286	£4,753,877	£4,753,877	£4,579,842	£4,463,819
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,618,901	£2,911,278	£2,864,510	£2,864,510	£2,689,130	£2,572,211
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,620,768	£1,015,533	£968,379	£968,379	£791,553	£673,669

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,915,111	£15,645,772	£15,601,402	£15,601,402	£15,435,013	£15,324,086
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,317,509	£13,182,084	£13,137,404	£13,137,404	£12,969,854	£12,858,155
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£11,707,937	£10,706,631	£10,660,972	£10,660,972	£10,489,321	£10,374,886
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,398,662	£9,457,137	£9,411,163	£9,411,163	£9,238,763	£9,123,829
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,082,543	£8,204,534	£8,158,349	£8,158,349	£7,985,155	£7,869,691
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£7,759,831	£6,948,937	£6,902,528	£6,902,528	£6,728,493	£6,612,470
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,767,553	£5,059,929	£5,013,161	£5,013,161	£4,837,782	£4,720,862
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,769,419	£3,164,184	£3,117,030	£3,117,030	£2,940,204	£2,822,320

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,812,027	£16,542,688	£16,498,318	£16,498,318	£16,331,929	£16,221,002
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£15,214,425	£14,079,000	£14,034,320	£14,034,320	£13,866,770	£13,755,070
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,604,853	£11,603,547	£11,557,898	£11,557,898	£11,386,236	£11,271,802
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,295,578	£10,354,053	£10,308,079	£10,308,079	£10,135,678	£10,020,745
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,979,459	£9,101,449	£9,055,264	£9,055,264	£8,882,070	£8,766,607
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,655,747	£7,845,853	£7,799,443	£7,799,443	£7,625,409	£7,509,386
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,664,468	£5,956,845	£5,910,077	£5,910,077	£5,734,697	£5,617,778
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,666,335	£4,061,100	£4,013,946	£4,013,946	£3,837,120	£3,719,235

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,822,168	£9,674,528	£9,629,432	£9,629,432	£9,460,321	£9,347,581
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,988,018	£7,962,620	£7,917,210	£7,917,210	£7,746,919	£7,633,392
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,141,683	£6,238,737	£6,192,963	£6,192,963	£6,021,312	£5,906,877
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,213,946	£5,372,304	£5,326,332	£5,326,332	£5,153,931	£5,038,997
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,283,163	£4,502,879	£4,456,694	£4,456,694	£4,283,498	£4,168,035
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,349,334	£3,630,459	£3,584,049	£3,584,049	£3,410,015	£3,293,992
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,942,879	£2,316,215	£2,269,447	£2,269,447	£2,094,068	£1,977,149
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,529,569	£995,235	£948,082	£948,082	£771,255	£653,371

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,523,401	£2,375,761	£2,330,665	£2,330,665	£2,161,554	£2,048,814
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,689,251	£663,853	£618,443	£618,443	£448,152	£334,625
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-157,084	£-1,060,030	£-1,105,804	£-1,105,804	£-1,277,455	£-1,391,890
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,084,821	£-1,926,463	£-1,972,435	£-1,972,435	£-2,144,836	£-2,259,770
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,015,604	£-2,795,888	£-2,842,073	£-2,842,073	£-3,015,268	£-3,130,732
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,949,433	£-3,668,308	£-3,714,717	£-3,714,717	£-3,888,752	£-4,004,775
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,355,888	£-4,982,552	£-5,029,320	£-5,029,320	£-5,204,699	£-5,321,618
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,789,197	£-6,303,531	£-6,350,685	£-6,350,685	£-6,527,512	£-6,645,396

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,790,936	£5,643,296	£5,598,200	£5,598,200	£5,429,089	£5,316,349
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,956,786	£3,931,388	£3,885,978	£3,885,978	£3,715,687	£3,602,160
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,110,451	£2,207,505	£2,161,731	£2,161,731	£1,990,800	£1,875,645
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,182,714	£1,341,072	£1,295,100	£1,295,100	£1,122,689	£1,007,796
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,251,931	£471,647	£425,462	£425,462	£252,267	£136,803
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£318,102	£-400,773	£-447,182	£-447,182	£-621,217	£-737,240
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,088,353	£-1,715,016	£-1,761,785	£-1,761,785	£-1,937,164	£-2,054,083
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,501,662	£-3,035,996	£-3,083,150	£-3,083,150	£-3,259,977	£-3,377,861

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,939,587	£7,791,947	£7,746,851	£7,746,851	£7,577,740	£7,465,000
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,105,437	£6,080,039	£6,034,629	£6,034,629	£5,864,338	£5,750,811
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,259,102	£4,356,156	£4,310,383	£4,310,383	£4,138,731	£4,024,296
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,331,365	£3,489,724	£3,443,751	£3,443,751	£3,271,350	£3,156,417
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,400,582	£2,620,298	£2,574,113	£2,574,113	£2,400,918	£2,285,454
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,466,753	£1,747,878	£1,701,469	£1,701,469	£1,527,434	£1,411,411
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,060,298	£433,635	£386,867	£386,867	£211,487	£94,568
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-353,011	£-887,345	£-934,498	£-934,498	£-1,113,326	£-1,229,210

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,836,503	£8,688,863	£8,643,767	£8,643,767	£8,474,656	£8,361,916
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,002,353	£6,976,955	£6,931,545	£6,931,545	£6,761,254	£6,647,727
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,156,018	£5,253,072	£5,207,298	£5,207,298	£5,035,647	£4,921,212
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,228,281	£4,386,639	£4,340,667	£4,340,667	£4,168,266	£4,053,332
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,297,498	£3,517,214	£3,471,029	£3,471,029	£3,297,833	£3,182,370
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,363,669	£2,644,794	£2,598,384	£2,598,384	£2,424,350	£2,308,327
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,957,214	£1,330,550	£1,283,782	£1,283,782	£1,108,403	£991,484
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£543,904	£9,570	£-37,583	£-37,583	£-214,410	£-332,284

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,479,978	£6,389,821	£6,344,725	£6,344,725	£6,175,615	£6,062,873
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,958,694	£4,985,399	£4,939,988	£4,939,988	£4,769,697	£4,656,170
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,425,225	£3,569,000	£3,523,226	£3,523,226	£3,351,575	£3,237,140
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,653,921	£2,856,310	£2,810,336	£2,810,336	£2,637,936	£2,523,002
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,879,571	£2,140,626	£2,094,441	£2,094,441	£1,921,245	£1,805,783
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,102,174	£1,421,948	£1,375,539	£1,375,539	£1,201,505	£1,085,482
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£930,368	£338,318	£291,550	£291,550	£116,171	£-760
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-252,353	£-764,347	£-812,272	£-812,272	£-991,991	£-1,111,803

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£181,211	£-908,945	£-954,042	£-954,042	£-1,123,152	£-1,235,893
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,340,073	£-2,313,368	£-2,358,779	£-2,358,779	£-2,529,070	£-2,642,597
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,873,542	£-3,729,767	£-3,775,541	£-3,775,541	£-3,947,192	£-4,061,627
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,644,846	£-4,442,457	£-4,488,431	£-4,488,431	£-4,660,831	£-4,775,765
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,419,196	£-5,158,141	£-5,204,326	£-5,204,326	£-5,377,521	£-5,492,384
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,196,593	£-5,876,819	£-5,923,228	£-5,923,228	£-6,097,262	£-6,213,285
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,368,399	£-6,960,449	£-7,007,217	£-7,007,217	£-7,182,596	£-7,299,527
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,551,120	£-8,063,114	£-8,111,039	£-8,111,039	£-8,290,758	£-8,410,570

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,448,746	£2,358,590	£2,313,493	£2,313,493	£2,144,383	£2,031,642
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,927,462	£954,167	£908,756	£908,756	£738,465	£624,938
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£393,993	£-462,232	£-508,006	£-508,006	£-679,657	£-794,092
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-377,311	£-1,174,922	£-1,220,896	£-1,220,896	£-1,393,299	£-1,508,230
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,151,661	£-1,890,606	£-1,936,791	£-1,936,791	£-2,109,986	£-2,225,449
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,929,058	£-2,809,284	£-2,855,693	£-2,855,693	£-3,029,727	£-3,145,760
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,100,864	£-3,892,913	£-3,939,682	£-3,939,682	£-4,115,081	£-4,231,992
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,283,585	£-4,795,579	£-4,843,504	£-4,843,504	£-5,023,223	£-5,143,035

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,597,397	£4,507,241	£4,462,144	£4,462,144	£4,293,034	£4,180,293
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,076,113	£3,102,818	£3,057,407	£3,057,407	£2,887,116	£2,773,589
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,542,645	£1,686,419	£1,640,645	£1,640,645	£1,468,994	£1,354,559
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,771,340	£973,729	£927,755	£927,755	£755,355	£640,421
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£996,990	£258,045	£211,860	£211,860	£38,665	£-76,799
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£219,593	£-480,632	£-507,042	£-507,042	£-681,076	£-797,059
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-392,213	£-1,944,262	£-1,991,030	£-1,991,030	£-2,166,410	£-2,283,341
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,134,933	£-2,646,928	£-2,694,853	£-2,694,853	£-2,874,572	£-2,994,384

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,494,313	£5,404,156	£5,359,060	£5,359,060	£5,189,950	£5,077,208
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,973,029	£3,999,734	£3,954,323	£3,954,323	£3,784,032	£3,670,505
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,439,560	£2,583,335	£2,537,561	£2,537,561	£2,365,910	£2,251,475
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,668,256	£1,870,645	£1,824,671	£1,824,671	£1,652,271	£1,537,337
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,893,906	£1,154,961	£1,108,776	£1,108,776	£935,580	£820,118
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,116,609	£436,383	£389,874	£389,874	£215,840	£99,817
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-55,297	£-647,347	£-694,115	£-694,115	£-869,494	£-986,425
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,238,018	£-1,750,012	£-1,797,937	£-1,797,937	£-1,977,656	£-2,097,468

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,485,292	£8,869,435	£8,824,339	£8,824,339	£8,655,228	£8,542,487
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,806,796	£7,259,624	£7,214,213	£7,214,213	£7,043,923	£6,930,397
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,116,113	£5,637,838	£5,592,064	£5,592,064	£5,420,412	£5,305,979
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,266,203	£4,822,454	£4,776,480	£4,776,480	£4,604,080	£4,489,147
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,413,246	£4,004,076	£3,957,892	£3,957,892	£3,784,696	£3,669,234
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,557,244	£3,182,705	£3,136,296	£3,136,296	£2,962,261	£2,846,239
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,267,529	£1,945,035	£1,898,267	£1,898,267	£1,722,888	£1,605,967
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£970,959	£700,628	£653,475	£653,475	£476,648	£358,763

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,186,625	£1,570,668	£1,525,572	£1,525,572	£1,356,461	£1,243,720
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£508,029	£-39,143	£-84,554	£-84,554	£-254,843	£-368,370
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,182,654	£-1,860,929	£-1,706,703	£-1,706,703	£-1,878,354	£-1,992,788
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,032,563	£-2,476,313	£-2,522,287	£-2,522,287	£-2,894,687	£-2,809,620
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,885,521	£-3,294,690	£-3,340,875	£-3,340,875	£-3,514,071	£-3,629,533
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,741,522	£-4,116,062	£-4,162,470	£-4,162,470	£-4,336,506	£-4,462,528
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,031,238	£-5,353,732	£-5,400,500	£-5,400,500	£-5,575,879	£-5,692,799
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,327,808	£-6,598,139	£-6,645,292	£-6,645,292	£-6,822,119	£-6,940,004

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,454,060	£4,838,203	£4,793,107	£4,793,107	£4,623,997	£4,511,255
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,775,564	£3,228,392	£3,182,981	£3,182,981	£3,012,692	£2,899,165
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,084,881	£1,606,607	£1,560,832	£1,560,832	£1,391,181	£1,274,747
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,234,972	£791,222	£745,248	£745,248	£572,849	£457,915
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£382,014	£-27,155	£-73,340	£-73,340	£-246,536	£-361,998
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-473,987	£-848,527	£-894,935	£-894,935	£-1,068,971	£-1,184,993
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,763,703	£-2,086,197	£-2,132,965	£-2,132,965	£-2,308,344	£-2,425,264
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,060,273	£-3,330,604	£-3,377,757	£-3,377,757	£-3,554,584	£-3,672,469

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,602,711	£6,986,854	£6,941,758	£6,941,758	£6,772,648	£6,659,906
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,924,215	£5,377,044	£5,331,633	£5,331,633	£5,161,343	£5,047,816
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,233,533	£3,755,258	£3,709,483	£3,709,483	£3,537,852	£3,423,398
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,383,623	£2,939,873	£2,893,900	£2,893,900	£2,721,500	£2,606,566
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,530,665	£2,121,496	£2,075,311	£2,075,311	£1,902,116	£1,786,653
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,674,664	£1,300,124	£1,253,716	£1,253,716	£1,079,690	£963,658
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£384,948	£62,454	£15,686	£15,686	£-159,693	£-276,613
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-911,622	£-1,181,953	£-1,229,106	£-1,229,106	£-1,405,933	£-1,523,616

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,499,627	£7,883,770	£7,838,674	£7,838,674	£7,669,563	£7,556,822
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,821,131	£6,273,959	£6,228,548	£6,228,548	£6,058,258	£5,944,732
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,130,448	£4,652,173	£4,606,399	£4,606,399	£4,434,747	£4,320,314
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,280,538	£3,836,789	£3,790,815	£3,790,815	£3,618,415	£3,503,482
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,427,581	£3,018,411	£2,972,227	£2,972,227	£2,799,031	£2,683,569
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,571,579	£2,197,040	£2,150,631	£2,150,631	£1,976,596	£1,860,574
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,281,864	£959,370	£912,602	£912,602	£737,223	£620,302
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-14,706	£-285,037	£-332,190	£-332,190	£-509,017	£-626,902

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,811,541	£6,241,669	£6,196,573	£6,196,573	£6,027,462	£5,914,722
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,365,514	£4,860,331	£4,814,920	£4,814,920	£4,644,629	£4,531,103
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,907,302	£3,467,016	£3,421,242	£3,421,242	£3,249,590	£3,135,157
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,173,627	£2,765,868	£2,719,895	£2,719,895	£2,547,494	£2,432,561
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,436,905	£2,061,727	£2,015,541	£2,015,541	£1,842,347	£1,726,883
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,697,137	£1,354,591	£1,308,181	£1,308,181	£1,134,147	£1,018,124
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£581,775	£288,274	£241,506	£241,506	£66,127	£-51,623
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-549,281	£-797,614	£-845,538	£-845,538	£-1,025,257	£-1,145,070

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-487,226	£-1,057,098	£-1,102,194	£-1,102,194	£-1,271,304	£-1,384,045
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,933,253	£-2,438,436	£-2,483,847	£-2,483,847	£-2,654,138	£-2,767,664
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,391,465	£-3,831,751	£-3,877,525	£-3,877,525	£-4,049,177	£-4,163,610
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,125,140	£-4,532,899	£-4,578,872	£-4,578,872	£-4,751,273	£-4,866,206
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,861,862	£-5,237,040	£-5,283,226	£-5,283,226	£-5,456,424	£-5,571,884
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,601,630	£-6,044,176	£-6,090,585	£-6,090,585	£-6,264,620	£-6,380,643
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,716,992	£-7,010,493	£-7,057,261	£-7,057,261	£-7,232,640	£-7,350,390
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,848,048	£-8,096,381	£-8,144,305	£-8,144,305	£-8,324,024	£-8,443,836

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,780,309	£2,210,437	£2,165,341	£2,165,341	£1,996,231	£1,883,490
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,334,282	£829,099	£783,688	£783,688	£613,397	£499,871
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-123,930	£-564,216	£-609,990	£-609,990	£-781,641	£-896,075
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-857,605	£-1,265,364	£-1,311,337	£-1,311,337	£-1,483,738	£-1,598,671
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,594,326	£-1,969,505	£-2,015,691	£-2,015,691	£-2,188,885	£-2,304,349
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,334,095	£-2,676,641	£-2,723,060	£-2,723,060	£-2,897,085	£-3,013,108
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,449,457	£-3,742,958	£-3,789,726	£-3,789,726	£-3,965,105	£-4,082,855
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,580,513	£-4,828,846	£-4,876,770	£-4,876,770	£-5,056,489	£-5,176,301

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,928,960	£4,359,089	£4,313,992	£4,313,992	£4,144,882	£4,032,142
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,482,933	£2,977,750	£2,932,339	£2,932,339	£2,762,048	£2,648,522
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,024,721	£1,584,436	£1,538,661	£1,538,661	£1,367,010	£1,252,576
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,291,046	£863,287	£837,314	£837,314	£664,913	£549,960
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£554,325	£179,146	£132,960	£132,960	£-40,294	£-155,698
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-185,443	£-527,990	£-574,399	£-574,399	£-748,434	£-864,457
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,300,606	£-1,594,307	£-1,641,075	£-1,641,075	£-1,816,454	£-1,934,204
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,431,862	£-2,680,194	£-2,728,119	£-2,728,119	£-2,907,838	£-3,027,650

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,825,876	£5,256,004	£5,210,908	£5,210,908	£5,041,797	£4,929,057
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,379,849	£3,874,666	£3,829,255	£3,829,255	£3,658,964	£3,545,438
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,921,637	£2,481,351	£2,435,577	£2,435,577	£2,263,925	£2,149,492
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,187,962	£1,780,203	£1,734,230	£1,734,230	£1,561,829	£1,446,896
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,451,240	£1,076,062	£1,029,876	£1,029,876	£856,682	£741,218
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£711,472	£368,926	£322,516	£322,516	£148,482	£32,459
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-403,890	£-697,391	£-744,159	£-744,159	£-919,538	£-1,037,288
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,534,946	£-1,783,279	£-1,831,203	£-1,831,203	£-2,010,922	£-2,130,735

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,806,227	£4,270,845	£4,225,750	£4,225,750	£4,056,638	£3,943,898
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,533,141	£3,059,474	£3,014,063	£3,014,063	£2,843,772	£2,730,246
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,247,871	£1,836,126	£1,790,352	£1,790,352	£1,618,700	£1,504,267
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,600,667	£1,219,961	£1,173,988	£1,173,988	£1,001,588	£886,655
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£950,416	£600,804	£554,618	£554,618	£381,423	£265,960
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£297,119	£-21,698	£-68,866	£-68,866	£-245,747	£-363,667
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-699,799	£-975,894	£-1,023,427	£-1,023,427	£-1,201,675	£-1,320,507
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,708,542	£-1,936,937	£-1,984,862	£-1,984,862	£-2,164,580	£-2,284,393

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,492,540	£-3,027,922	£-3,073,017	£-3,073,017	£-3,242,129	£-3,354,869
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,765,625	£-4,239,293	£-4,284,704	£-4,284,704	£-4,454,995	£-4,568,521
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,050,896	£-5,462,641	£-5,508,415	£-5,508,415	£-5,680,067	£-5,794,500
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,398,100	£-6,678,805	£-6,724,779	£-6,724,779	£-6,927,179	£-7,041,112
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,348,351	£-6,897,963	£-6,944,149	£-6,944,149	£-7,177,544	£-7,302,807
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,001,648	£-7,320,465	£-7,367,633	£-7,367,633	£-7,644,514	£-7,862,434
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,998,566	£-8,274,661	£-8,322,194	£-8,322,194	£-8,600,442	£-8,819,274
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,007,309	£-9,235,703	£-9,283,629	£-9,283,629	£-9,463,347	£-9,583,160

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£774,995	£239,613	£194,518	£194,518	£25,406	£-87,334
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-498,090	£-971,758	£-1,017,169	£-1,017,169	£-1,187,460	£-1,300,986
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,783,361	£-2,195,106	£-2,240,880	£-2,240,880	£-2,412,532	£-2,526,965
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,430,565	£-2,811,270	£-2,857,244	£-2,857,244	£-3,029,644	£-3,144,577
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,080,816	£-3,430,428	£-3,476,614	£-3,476,614	£-3,649,808	£-3,765,272
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,734,113	£-4,052,930	£-4,100,098	£-4,100,098	£-4,276,979	£-4,394,899
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,731,031	£-5,007,126	£-5,054,659	£-5,054,659	£-5,232,907	£-5,351,739
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,739,774	£-6,068,168	£-6,116,094	£-6,116,094	£-6,295,812	£-6,415,625

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,923,646	£2,388,264	£2,343,169	£2,343,169	£2,174,058	£2,061,317
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,650,561	£1,176,893	£1,131,482	£1,131,482	£961,191	£847,665
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£365,290	£-46,455	£-92,229	£-92,229	£-263,881	£-378,314
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-281,914	£-662,619	£-708,593	£-708,593	£-880,993	£-995,926
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-932,165	£-1,281,777	£-1,327,963	£-1,327,963	£-1,501,157	£-1,616,621
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,585,461	£-1,904,279	£-1,951,447	£-1,951,447	£-2,128,328	£-2,246,248
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,382,380	£-2,858,475	£-2,906,008	£-2,906,008	£-3,084,255	£-3,203,087
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,591,123	£-4,019,517	£-4,067,443	£-4,067,443	£-4,247,161	£-4,366,974

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,820,562	£3,285,180	£3,240,085	£3,240,085	£3,070,973	£2,958,233
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,547,476	£2,073,809	£2,028,398	£2,028,398	£1,858,107	£1,744,581
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,262,206	£850,461	£804,687	£804,687	£633,035	£518,602
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£615,002	£234,296	£188,323	£188,323	£15,923	£-99,010
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-35,249	£-384,861	£-431,047	£-431,047	£-604,242	£-719,705
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-688,545	£-1,007,363	£-1,054,531	£-1,054,531	£-1,231,412	£-1,349,332
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,685,464	£-1,961,559	£-2,009,092	£-2,009,092	£-2,187,340	£-2,306,172
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,694,207	£-2,922,602	£-2,970,627	£-2,970,627	£-3,150,245	£-3,270,058

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,148,416	£7,668,616	£7,623,520	£7,623,520	£7,454,410	£7,341,669
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,592,837	£6,168,302	£6,122,891	£6,122,891	£5,952,601	£5,839,074
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,025,072	£4,656,013	£4,610,239	£4,610,239	£4,438,588	£4,324,153
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,236,620	£3,895,377	£3,849,403	£3,849,403	£3,677,003	£3,562,070
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,445,122	£3,131,747	£3,085,562	£3,085,562	£2,912,368	£2,796,958
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,650,578	£2,365,124	£2,318,715	£2,318,715	£2,144,681	£2,028,658
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,453,050	£1,209,577	£1,162,809	£1,162,809	£987,429	£870,509
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£248,669	£47,292	£139	£139	£-179,578	£-299,390

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£849,649	£369,850	£324,753	£324,753	£155,643	£42,902
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-705,930	£-1,130,485	£-1,175,876	£-1,175,876	£-1,346,166	£-1,459,693
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,273,695	£-2,642,754	£-2,688,528	£-2,688,528	£-2,860,179	£-2,974,614
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,062,147	£-3,403,390	£-3,449,363	£-3,449,363	£-3,621,763	£-3,736,697
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,853,645	£-4,167,020	£-4,213,205	£-4,213,205	£-4,386,399	£-4,501,862
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,648,189	£-4,933,643	£-4,980,052	£-4,980,052	£-5,154,086	£-5,270,109
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,845,717	£-6,089,190	£-6,135,958	£-6,135,958	£-6,311,337	£-6,428,258
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,050,098	£-7,251,475	£-7,298,628	£-7,298,628	£-7,478,345	£-7,598,157

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,117,184	£3,637,385	£3,592,288	£3,592,288	£3,423,178	£3,310,438
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,561,605	£2,137,070	£2,091,659	£2,091,659	£1,921,369	£1,807,843
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£993,840	£624,781	£579,007	£579,007	£407,356	£292,921
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£205,388	£-135,855	£-181,828	£-181,828	£-354,228	£-469,162
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-586,110	£-899,484	£-945,669	£-945,669	£-1,118,884	£-1,234,327
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,380,654	£-1,666,108	£-1,712,517	£-1,712,517	£-1,886,551	£-2,002,574
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,578,182	£-2,821,655	£-2,868,423	£-2,868,423	£-3,043,802	£-3,160,723
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,782,563	£-3,983,940	£-4,031,093	£-4,031,093	£-4,210,810	£-4,330,622

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,265,835	£5,786,036	£5,740,939	£5,740,939	£5,571,829	£5,459,089
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,710,256	£4,285,721	£4,240,310	£4,240,310	£4,070,021	£3,956,494
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,142,491	£2,773,432	£2,727,659	£2,727,659	£2,556,007	£2,441,572
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,354,039	£2,012,796	£1,966,823	£1,966,823	£1,794,423	£1,679,489
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,562,541	£1,249,167	£1,202,982	£1,202,982	£1,029,767	£914,324
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£767,997	£482,544	£436,134	£436,134	£262,100	£146,077
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-429,831	£-673,004	£-719,772	£-719,772	£-895,151	£-1,012,072
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,633,912	£-1,835,289	£-1,882,442	£-1,882,442	£-2,062,159	£-2,181,571

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,162,751	£6,682,951	£6,637,855	£6,637,855	£6,468,745	£6,356,004
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,607,172	£5,182,637	£5,137,226	£5,137,226	£4,968,936	£4,853,409
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,039,407	£3,670,348	£3,624,574	£3,624,574	£3,452,923	£3,338,488
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,250,955	£2,909,712	£2,863,738	£2,863,738	£2,691,338	£2,576,405
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,459,457	£2,146,082	£2,099,897	£2,099,897	£1,926,703	£1,811,240
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,664,913	£1,379,459	£1,333,050	£1,333,050	£1,159,016	£1,042,993
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£467,385	£223,912	£177,144	£177,144	£1,764	£-115,156
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-736,996	£-938,373	£-985,526	£-985,526	£-1,165,243	£-1,285,055

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,806,227	£4,383,910	£4,338,813	£4,338,813	£4,169,703	£4,056,962
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,548,254	£3,176,085	£3,130,674	£3,130,674	£2,960,383	£2,846,856
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,278,098	£1,956,284	£1,910,510	£1,910,510	£1,738,858	£1,624,424
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,638,449	£1,341,893	£1,295,919	£1,295,919	£1,123,519	£1,008,585
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£995,755	£724,508	£678,323	£678,323	£505,128	£389,665
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£350,015	£104,130	£57,720	£57,720	£-118,217	£-236,137
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-634,518	£-845,660	£-893,193	£-893,193	£-1,071,441	£-1,190,273
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,631,741	£-1,804,000	£-1,851,924	£-1,851,924	£-2,031,644	£-2,151,456

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,492,540	£-2,914,857	£-2,959,954	£-2,959,954	£-3,129,064	£-3,241,806
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,750,513	£-4,122,682	£-4,168,093	£-4,168,093	£-4,338,384	£-4,451,911
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,020,669	£-5,342,483	£-5,388,256	£-5,388,256	£-5,569,909	£-5,674,343
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,660,318	£-7,956,874	£-8,002,848	£-8,002,848	£-8,175,248	£-8,290,182
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,303,012	£-10,414,259	£-10,460,444	£-10,460,444	£-10,632,844	£-10,747,389
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,945,752	£-12,921,637	£-12,967,822	£-12,967,822	£-13,140,222	£-13,254,767
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,588,492	£-15,429,020	£-15,475,205	£-15,475,205	£-15,647,605	£-15,762,150
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-13,231,232	£-17,936,403	£-17,982,588	£-17,982,588	£-18,155,088	£-18,269,633

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£774,995	£352,678	£307,582	£307,582	£138,471	£25,730
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-482,978	£-855,147	£-900,558	£-900,558	£-1,070,849	£-1,184,376
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,753,134	£-2,074,948	£-2,120,721	£-2,120,721	£-2,292,374	£-2,406,807
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,392,783	£-2,889,339	£-2,935,313	£-2,935,313	£-3,107,712	£-3,222,647
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,032,432	£-3,703,730	£-3,749,704	£-3,749,704	£-3,921,104	£-4,036,037
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,672,081	£-4,518,121	£-4,564,095	£-4,564,095	£-4,735,495	£-4,850,428
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,311,730	£-5,332,512	£-5,378,486	£-5,378,486	£-5,549,886	£-5,664,819
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,951,379	£-6,146,903	£-6,192,877	£-6,192,877	£-6,364,277	£-6,479,210

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,923,646	£2,501,329	£2,456,233	£2,456,233	£2,287,122	£2,174,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,665,674	£1,293,504	£1,248,093	£1,248,093	£1,077,802	£964,275
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£395,517	£73,703	£27,930	£27,930	£-143,723	£-258,156
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-244,132	£-540,688	£-586,661	£-586,661	£-759,061	£-873,996
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-896,826	£-1,158,073	£-1,204,258	£-1,204,258	£-1,377,453	£-1,492,915
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,532,566	£-1,778,451	£-1,824,660	£-1,824,660	£-2,000,798	£-2,118,718
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,168,306	£-2,728,241	£-2,774,450	£-2,774,450	£-2,950,588	£-3,068,508
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,804,046	£-3,682,032	£-3,728,241	£-3,728,241	£-3,904,379	£-4,022,299

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,820,562	£3,398,245	£3,353,148	£3,353,148	£3,184,038	£3,071,297
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,562,589	£2,190,420	£2,145,009	£2,145,009	£1,974,718	£1,861,191
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,292,433	£970,619	£924,845	£924,845	£753,193	£638,759
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£652,784	£356,228	£310,254	£310,254	£137,854	£22,920
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£10,090	£-261,157	£-307,342	£-307,342	£-480,537	£-596,000
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-535,850	£-881,535	£-927,945	£-927,945	£-1,103,882	£-1,221,802
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,171,690	£-1,831,325	£-1,877,735	£-1,877,735	£-2,059,672	£-2,177,592
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,811,530	£-2,481,110	£-2,527,520	£-2,527,520	£-2,709,460	£-2,827,380

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,132,476	£1,756,144	£1,711,048	£1,711,048	£1,541,937	£1,429,197
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,122,167	£791,724	£746,313	£746,313	£576,023	£462,496
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£99,675	£187,693	£234,215	£234,215	£408,675	£524,981
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£422,947	£688,439	£735,165	£735,165	£910,385	£1,027,198
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£950,296	£1,192,229	£1,239,169	£1,239,169	£1,415,197	£1,532,549
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,480,740	£1,699,062	£1,746,230	£1,746,230	£1,923,111	£2,041,032
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,282,211	£2,465,015	£2,512,548	£2,512,548	£2,690,796	£2,809,628
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,090,648	£3,237,816	£3,285,740	£3,285,740	£3,465,458	£3,585,272

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,166,291	£5,542,623	£5,587,718	£5,587,718	£5,756,830	£5,869,570
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,176,600	£6,507,043	£6,552,454	£6,552,454	£6,722,744	£6,836,271
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,199,092	£7,486,460	£7,532,982	£7,532,982	£7,707,442	£7,823,747
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,721,714	£7,987,206	£8,033,932	£8,033,932	£8,209,152	£8,325,965
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,249,063	£8,490,996	£8,537,936	£8,537,936	£8,713,964	£8,831,316
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,779,507	£8,997,828	£9,044,997	£9,044,997	£9,221,877	£9,339,799
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,580,978	£9,763,782	£9,811,315	£9,811,315	£9,989,563	£10,108,395
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£10,389,415	£10,536,583	£10,584,507	£10,584,507	£10,764,225	£10,884,039

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,898,756	£2,275,088	£2,320,183	£2,320,183	£2,489,295	£2,602,035
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,909,065	£3,239,508	£3,284,919	£3,284,919	£3,455,209	£3,568,736
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,931,557	£4,218,925	£4,265,447	£4,265,447	£4,439,907	£4,556,212
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,454,179	£4,719,671	£4,766,397	£4,766,397	£4,941,617	£5,058,430
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,981,527	£5,223,481	£5,270,401	£5,270,401	£5,446,429	£5,563,781
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,511,972	£5,730,293	£5,777,462	£5,777,462	£5,954,342	£6,072,264
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,313,443	£6,496,247	£6,543,780	£6,543,780	£6,722,028	£6,840,960
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£7,121,880	£7,269,048	£7,316,972	£7,316,972	£7,496,690	£7,616,503

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£249,895	£126,437	£171,532	£171,532	£340,644	£453,384
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£760,413	£1,090,857	£1,136,268	£1,136,268	£1,306,558	£1,420,085
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,782,906	£2,070,274	£2,116,796	£2,116,796	£2,291,255	£2,407,561
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,305,528	£2,571,020	£2,617,746	£2,617,746	£2,792,966	£2,909,779
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,832,876	£3,074,810	£3,121,750	£3,121,750	£3,297,778	£3,415,129
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,363,320	£3,581,642	£3,628,811	£3,628,811	£3,805,691	£3,923,612
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,164,792	£4,347,596	£4,395,129	£4,395,129	£4,573,377	£4,692,209
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,973,229	£5,120,396	£5,168,321	£5,168,321	£5,348,039	£5,467,852

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,146,811	£770,479	£725,383	£725,383	£556,272	£443,532
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£136,502	£193,841	£239,352	£239,352	£409,642	£523,169
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£886,989	£1,173,358	£1,219,880	£1,219,880	£1,394,340	£1,510,646
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,408,612	£1,674,104	£1,720,830	£1,720,830	£1,896,050	£2,012,863
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,935,951	£2,177,894	£2,224,834	£2,224,834	£2,400,862	£2,518,214
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,466,405	£2,684,727	£2,731,895	£2,731,895	£2,908,775	£3,026,697
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,267,876	£3,450,680	£3,498,213	£3,498,213	£3,676,461	£3,795,293
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,076,313	£4,223,481	£4,271,405	£4,271,405	£4,451,123	£4,570,937

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 p/sf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£34,701,338	£32,251,248	£32,166,380	£32,166,380	£31,848,128	£31,635,959
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£29,858,208	£27,666,228	£27,580,769	£27,580,769	£27,260,296	£27,046,648
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£24,992,094	£23,051,772	£22,964,221	£22,964,221	£22,635,903	£22,417,025
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£22,550,418	£20,725,646	£20,637,713	£20,637,713	£20,307,964	£20,088,130
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£20,089,855	£18,393,774	£18,305,435	£18,305,435	£17,974,166	£17,753,320
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£17,620,934	£16,056,153	£15,967,387	£15,967,387	£15,634,511	£15,412,594
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£13,906,588	£12,538,944	£12,449,492	£12,449,492	£12,114,044	£11,890,412
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£10,179,084	£9,008,803	£8,918,613	£8,918,613	£8,580,396	£8,354,920

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,286,753	£5,836,663	£5,751,795	£5,751,795	£5,433,543	£5,221,374
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,443,623	£1,251,643	£1,166,184	£1,166,184	£845,711	£632,063
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,422,491	£-3,362,813	£-3,450,364	£-3,450,364	£-3,778,682	£-3,997,560
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,864,167	£-5,688,939	£-5,776,872	£-5,776,872	£-6,106,621	£-6,326,455
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,324,730	£-8,020,811	£-8,109,150	£-8,109,150	£-8,440,419	£-8,661,265
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,793,651	£-10,358,432	£-10,447,199	£-10,447,199	£-10,780,074	£-11,001,991
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-12,507,997	£-13,875,641	£-13,965,093	£-13,965,093	£-14,300,541	£-14,524,173
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,235,501	£-17,405,782	£-17,495,973	£-17,495,973	£-17,834,189	£-18,059,665

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,112,118	£17,662,028	£17,577,160	£17,577,160	£17,258,908	£17,046,739
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£15,268,988	£13,077,008	£12,991,549	£12,991,549	£12,671,076	£12,457,428
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,402,874	£8,462,552	£8,375,001	£8,375,001	£8,046,683	£7,827,805
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,961,198	£6,136,426	£6,048,493	£6,048,493	£5,718,744	£5,498,910
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,500,635	£3,804,554	£3,716,215	£3,716,215	£3,384,946	£3,164,100
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,031,714	£1,466,933	£1,378,166	£1,378,166	£1,045,291	£823,374
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-682,632	£-2,050,276	£-2,139,728	£-2,139,728	£-2,475,176	£-2,698,808
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,410,136	£-5,580,417	£-5,670,608	£-5,670,608	£-6,008,824	£-6,234,300

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£27,888,188	£25,438,098	£25,353,231	£25,353,231	£25,034,978	£24,822,810
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£23,045,058	£20,853,079	£20,767,619	£20,767,619	£20,447,147	£20,233,499
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,178,945	£16,238,622	£16,151,071	£16,151,071	£15,822,753	£15,603,875
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,737,269	£13,912,497	£13,824,564	£13,824,564	£13,494,814	£13,274,981
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,276,705	£11,580,624	£11,492,286	£11,492,286	£11,161,017	£10,940,171
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£10,807,785	£9,243,003	£9,154,237	£9,154,237	£8,821,362	£8,599,445
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£7,093,439	£5,725,795	£5,636,342	£5,636,342	£5,300,895	£5,077,263
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,365,934	£2,195,653	£2,105,463	£2,105,463	£1,767,247	£1,541,770

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accesibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£31,134,169	£28,684,079	£28,599,212	£28,599,212	£28,280,959	£28,068,790
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,291,039	£24,099,059	£24,013,600	£24,013,600	£23,693,128	£23,479,479
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£21,424,925	£19,484,603	£19,397,052	£19,397,052	£19,068,734	£18,849,856
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£18,983,250	£17,158,478	£17,070,545	£17,070,545	£16,740,795	£16,520,962
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£16,522,686	£14,826,605	£14,738,266	£14,738,266	£14,406,998	£14,186,151
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£14,053,765	£12,488,984	£12,400,218	£12,400,218	£12,067,343	£11,845,425
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£10,339,420	£8,971,775	£8,882,323	£8,882,323	£8,546,876	£8,323,243
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£6,611,915	£5,441,634	£5,351,444	£5,351,444	£5,013,227	£4,787,751

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 pso)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,751,869	£17,528,584	£17,442,330	£17,442,330	£17,118,872	£16,903,233
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,338,461	£14,351,557	£14,264,700	£14,264,700	£13,938,985	£13,721,843
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,901,659	£11,151,537	£11,063,985	£11,063,985	£10,735,668	£10,516,790
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,174,486	£9,542,906	£9,454,972	£9,454,972	£9,125,222	£8,905,389
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,441,465	£7,928,526	£7,840,187	£7,840,187	£7,505,462	£7,281,004
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£7,702,594	£6,294,300	£6,204,082	£6,204,082	£5,865,767	£5,640,216
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,060,852	£3,826,890	£3,735,974	£3,735,974	£3,395,040	£3,167,752
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,399,076	£1,346,327	£1,254,661	£1,254,661	£910,914	£681,749

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,662,716	£8,886,001	£8,972,255	£8,972,255	£9,295,713	£9,511,352
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,076,124	£12,063,028	£12,149,886	£12,149,886	£12,475,600	£12,692,742
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,512,926	£15,263,048	£15,350,600	£15,350,600	£15,678,917	£15,897,795
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£16,240,099	£18,871,680	£18,959,614	£18,959,614	£19,289,363	£19,509,196
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£18,973,121	£21,486,059	£21,574,398	£21,574,398	£21,909,122	£22,133,581
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£18,711,991	£20,120,285	£20,210,503	£20,210,503	£20,548,823	£20,774,369
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£21,353,733	£22,587,695	£22,678,611	£22,678,611	£23,019,545	£23,246,833
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£24,015,510	£25,068,259	£25,159,925	£25,159,925	£25,503,671	£25,732,836

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,162,649	£2,939,364	£2,853,110	£2,853,110	£2,529,652	£2,314,013
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,749,241	£2,237,663	£3,244,521	£3,244,521	£3,244,521	£3,244,521
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,687,561	£3,437,683	£3,525,235	£3,525,235	£3,853,552	£4,072,430
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,414,734	£5,046,315	£5,134,249	£5,134,249	£5,463,998	£5,683,831
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,147,756	£6,660,694	£6,748,033	£6,748,033	£7,083,758	£7,308,216
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,886,626	£8,294,920	£8,385,138	£8,385,138	£8,723,458	£8,949,004
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,528,368	£10,762,330	£10,853,246	£10,853,246	£11,194,180	£11,421,468
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£12,190,144	£13,242,893	£13,334,560	£13,334,560	£13,678,306	£13,907,471

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,938,720	£10,715,435	£10,629,180	£10,629,180	£10,305,723	£10,090,084
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,525,311	£7,538,407	£7,451,550	£7,451,550	£7,125,836	£6,908,694
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,088,510	£4,338,388	£4,250,836	£4,250,836	£3,922,519	£3,703,641
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,361,337	£2,729,756	£2,641,822	£2,641,822	£2,312,072	£2,092,240
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,628,315	£1,115,376	£1,027,038	£1,027,038	£692,313	£467,855
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£899,444	£510,849	£509,067	£509,067	£347,367	£117,934
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,792,297	£2,988,259	£3,077,175	£3,077,175	£3,418,109	£3,645,398
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,414,074	£5,466,823	£5,558,489	£5,558,489	£5,902,235	£6,131,401

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,184,701	£13,961,416	£13,875,161	£13,875,161	£13,551,703	£13,336,065
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,771,292	£10,784,388	£10,697,531	£10,697,531	£10,371,817	£10,154,674
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,334,491	£7,584,369	£7,496,816	£7,496,816	£7,168,499	£6,949,622
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,607,317	£5,975,737	£5,887,803	£5,887,803	£5,558,053	£5,338,221
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,874,296	£4,361,357	£4,273,018	£4,273,018	£3,938,294	£3,713,836
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,135,425	£2,727,131	£2,636,913	£2,636,913	£2,298,594	£2,073,407
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,493,684	£259,722	£168,806	£168,806	£172,128	£399,417
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,168,093	£2,220,842	£2,312,508	£2,312,508	£2,656,255	£2,885,420

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,489,915	£11,374,331	£11,288,076	£11,288,076	£10,964,617	£10,748,980
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,661,861	£8,772,588	£8,685,731	£8,685,731	£8,356,841	£8,136,147
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,810,413	£6,124,026	£6,035,043	£6,035,043	£5,701,355	£5,478,897
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,361,535	£4,789,190	£4,699,819	£4,699,819	£4,364,675	£4,141,247
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,905,521	£3,448,508	£3,358,725	£3,358,725	£3,022,038	£2,797,580
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,443,560	£2,101,980	£2,011,761	£2,011,761	£1,673,442	£1,447,896
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,239,465	£71,226	£-20,011	£-20,011	£-366,521	£-597,528
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-994,010	£-2,004,944	£-2,098,109	£-2,098,109	£-2,447,479	£-2,680,391

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-12,924,670	£-15,040,254	£-15,126,509	£-15,126,509	£-15,449,968	£-15,665,605
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-15,752,724	£-17,641,997	£-17,728,854	£-17,728,854	£-18,057,744	£-18,278,438
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-18,604,172	£-20,290,559	£-20,379,542	£-20,379,542	£-20,713,230	£-20,935,888
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-20,053,050	£-21,625,395	£-21,714,766	£-21,714,766	£-22,049,910	£-22,273,338
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-21,509,064	£-22,966,077	£-23,055,860	£-23,055,860	£-23,392,547	£-23,617,005
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-22,971,025	£-24,312,605	£-24,402,824	£-24,402,824	£-24,741,143	£-24,966,689
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-25,175,120	£-26,343,596	£-26,434,596	£-26,434,596	£-26,781,106	£-27,012,113
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-27,408,595	£-28,419,529	£-28,512,694	£-28,512,694	£-28,862,064	£-29,094,976

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,099,305	£-3,214,889	£-3,301,144	£-3,301,144	£-3,624,603	£-3,840,240
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,927,359	£-5,816,632	£-5,903,489	£-5,903,489	£-6,232,379	£-6,453,073
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-6,778,807	£-8,465,194	£-8,554,177	£-8,554,177	£-8,887,885	£-9,110,323
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-8,227,685	£-9,800,030	£-9,889,401	£-9,889,401	£-10,224,545	£-10,447,973
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,683,699	£-11,140,712	£-11,230,495	£-11,230,495	£-11,567,182	£-11,791,640
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-11,145,660	£-12,487,240	£-12,577,459	£-12,577,459	£-12,915,778	£-13,141,324
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-13,349,755	£-14,517,994	£-14,609,231	£-14,609,231	£-14,955,741	£-15,186,748
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,583,230	£-16,594,164	£-16,687,329	£-16,687,329	£-17,036,699	£-17,269,611

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,676,766	£4,561,181	£4,474,927	£4,474,927	£4,151,468	£3,935,830
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,848,712	£1,959,439	£1,872,582	£1,872,582	£1,543,692	£1,322,998
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£997,263	£689,123	£-778,107	£-778,107	£-1,111,794	£-1,334,252
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-461,615	£-2,023,959	£-2,113,331	£-2,113,331	£-2,446,474	£-2,671,902
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,907,628	£-3,364,641	£-3,454,424	£-3,454,424	£-3,791,111	£-4,015,569
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,369,589	£-4,711,169	£-4,801,368	£-4,801,368	£-5,139,706	£-5,365,253
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,573,684	£-6,741,923	£-6,833,161	£-6,833,161	£-7,179,670	£-7,410,678
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,807,159	£-8,816,094	£-8,911,258	£-8,911,258	£-9,260,628	£-9,493,541

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,922,747	£7,807,162	£7,720,907	£7,720,907	£7,397,449	£7,181,811
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,094,692	£5,205,420	£5,118,562	£5,118,562	£4,789,673	£4,568,979
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,243,244	£2,556,858	£2,467,874	£2,467,874	£2,134,187	£1,911,729
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,794,366	£1,222,021	£1,132,650	£1,132,650	£797,507	£574,079
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,338,353	£-118,661	£-208,444	£-208,444	£-545,131	£-769,598
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-123,603	£-1,465,188	£-1,555,407	£-1,555,407	£-1,893,727	£-2,119,272
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,327,704	£-3,495,942	£-3,587,180	£-3,587,180	£-3,933,690	£-4,164,697
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,561,178	£-5,572,113	£-5,665,277	£-5,665,277	£-6,014,647	£-6,247,560

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,247,088	£16,063,589	£15,977,334	£15,977,334	£15,653,876	£15,438,237
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,126,171	£13,074,351	£12,987,495	£12,987,495	£12,661,780	£12,444,638
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,981,861	£10,062,122	£9,974,571	£9,974,571	£9,646,253	£9,427,375
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,400,934	£8,547,385	£8,459,452	£8,459,452	£8,129,703	£7,909,869
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,814,158	£7,022,522	£6,932,739	£6,932,739	£6,596,052	£6,371,594
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,210,539	£5,479,824	£5,389,605	£5,389,605	£5,051,285	£4,825,738
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,784,343	£3,154,814	£3,063,899	£3,063,899	£2,722,965	£2,495,675
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,344,763	£816,651	£724,985	£724,985	£381,237	£152,073

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£9,167,497	-£10,350,996	-£10,437,251	-£10,437,251	-£10,760,709	-£10,976,348
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£12,288,414	-£13,340,234	-£13,427,090	-£13,427,090	-£13,752,805	-£13,969,947
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£15,432,724	-£16,352,463	-£16,440,014	-£16,440,014	-£16,768,332	-£16,987,210
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£17,013,651	-£17,867,200	-£17,955,133	-£17,955,133	-£18,284,882	-£18,504,716
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£18,600,428	-£19,392,063	-£19,481,846	-£19,481,846	-£19,818,533	-£20,042,991
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£20,204,047	-£20,934,761	-£21,024,980	-£21,024,980	-£21,363,300	-£21,588,847
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£22,630,243	-£23,259,771	-£23,350,687	-£23,350,687	-£23,691,621	-£23,918,910
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£25,069,822	-£25,597,934	-£25,689,600	-£25,689,600	-£26,033,348	-£26,262,512

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,657,868	£1,474,369	£1,388,114	£1,388,114	£1,064,656	£849,017
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£463,049	-£1,514,889	-£1,601,725	-£1,601,725	-£1,927,440	-£2,144,582
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£3,607,359	-£4,527,098	-£4,614,649	-£4,614,649	-£4,942,987	-£5,161,845
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£5,188,286	-£6,041,835	-£6,129,768	-£6,129,768	-£6,459,517	-£6,679,351
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£6,775,063	-£7,566,698	-£7,656,481	-£7,656,481	-£7,993,188	-£8,217,626
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£8,378,681	-£9,109,396	-£9,199,615	-£9,199,615	-£9,537,935	-£9,763,482
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£10,804,877	-£11,434,406	-£11,525,322	-£11,525,322	-£11,866,256	-£12,093,545
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£13,244,457	-£13,772,589	-£13,864,235	-£13,864,235	-£14,207,983	-£14,437,147

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,433,939	£9,250,439	£9,164,185	£9,164,185	£8,840,727	£8,625,088
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,313,022	£6,261,201	£6,174,345	£6,174,345	£5,848,631	£5,631,489
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,168,712	£3,248,973	£3,161,422	£3,161,422	£2,833,104	£2,614,226
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,587,785	£1,734,236	£1,646,303	£1,646,303	£1,316,553	£1,096,720
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,001,008	£209,372	£119,590	£119,590	-£217,098	-£447,555
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£602,611	-£1,333,336	-£1,423,545	-£1,423,545	-£1,761,884	-£1,997,411
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£3,028,807	-£3,858,336	-£3,749,251	-£3,749,251	-£4,090,185	-£4,317,474
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£5,468,396	-£5,996,498	-£6,088,164	-£6,088,164	-£6,431,912	-£6,661,076

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,679,919	£12,496,420	£12,410,165	£12,410,165	£12,086,708	£11,871,069
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,559,003	£9,507,182	£9,420,326	£9,420,326	£9,094,612	£8,877,469
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,414,693	£6,494,954	£6,407,402	£6,407,402	£6,079,084	£5,860,207
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,833,765	£4,980,217	£4,892,284	£4,892,284	£4,562,534	£4,342,701
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,246,989	£3,455,353	£3,365,570	£3,365,570	£3,028,883	£2,804,425
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,643,370	£1,912,655	£1,822,436	£1,822,436	£1,484,116	£1,258,570
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£217,174	-£412,355	-£503,270	-£503,270	-£844,204	-£1,071,494
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,222,405	-£2,750,517	-£2,842,183	-£2,842,183	-£3,185,931	-£3,415,095

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,237,525	£11,140,186	£11,053,931	£11,053,931	£10,730,473	£10,514,834
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,550,802	£8,577,674	£8,490,817	£8,490,817	£8,163,214	£7,942,520
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,830,060	£5,969,773	£5,880,789	£5,880,789	£5,547,103	£5,324,645
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,451,563	£4,654,625	£4,565,253	£4,565,253	£4,230,110	£4,006,682
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,067,119	£3,333,630	£3,243,847	£3,243,847	£2,907,160	£2,682,702
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,676,726	£2,006,790	£1,916,571	£1,916,571	£1,578,252	£1,352,706
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£579,985	£5,568	£-86,744	£-86,744	£-433,254	£-664,261
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,555,167	£-2,041,663	£-2,134,827	£-2,134,827	£-2,484,197	£-2,717,110

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-14,177,060	£-15,274,399	£-15,360,654	£-15,360,654	£-15,684,112	£-15,899,751
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-16,863,783	£-17,836,911	£-17,923,769	£-17,923,769	£-18,251,371	£-18,472,065
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-19,584,525	£-20,444,812	£-20,533,796	£-20,533,796	£-20,867,482	£-21,089,940
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-20,963,022	£-21,759,961	£-21,849,332	£-21,849,332	£-22,184,475	£-22,407,903
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-22,347,466	£-23,080,955	£-23,170,738	£-23,170,738	£-23,507,425	£-23,731,883
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-23,737,859	£-24,407,795	£-24,498,014	£-24,498,014	£-24,836,333	£-25,061,879
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-25,834,600	£-26,409,017	£-26,501,329	£-26,501,329	£-26,847,839	£-27,078,846
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-27,969,752	£-28,456,248	£-28,549,412	£-28,549,412	£-28,898,782	£-29,131,695

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,351,695	£-3,449,034	£-3,535,289	£-3,535,289	£-3,858,747	£-4,074,386
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,038,418	£-6,011,546	£-6,098,404	£-6,098,404	£-6,426,006	£-6,646,700
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-7,759,160	£-8,619,447	£-8,708,431	£-8,708,431	£-9,042,117	£-9,264,575
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,137,657	£-9,934,596	£-10,023,967	£-10,023,967	£-10,357,110	£-10,582,538
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-10,522,101	£-11,255,590	£-11,345,373	£-11,345,373	£-11,682,060	£-11,906,518
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-11,912,494	£-12,582,430	£-12,672,649	£-12,672,649	£-13,010,968	£-13,236,514
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,009,235	£-14,583,652	£-14,675,964	£-14,675,964	£-15,022,474	£-15,253,481
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,144,387	£-16,630,883	£-16,724,047	£-16,724,047	£-17,073,417	£-17,306,330

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,424,375	£4,327,037	£4,240,781	£4,240,781	£3,917,324	£3,701,685
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,737,653	£1,764,524	£1,677,667	£1,677,667	£1,350,064	£1,129,371
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£16,910	£-843,376	£-932,360	£-932,360	£-1,266,046	£-1,488,504
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,361,586	£-2,158,525	£-2,247,896	£-2,247,896	£-2,583,039	£-2,806,467
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,746,031	£-3,479,519	£-3,569,303	£-3,569,303	£-3,905,989	£-4,130,448
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,136,423	£-4,806,359	£-4,896,578	£-4,896,578	£-5,234,897	£-5,460,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,233,164	£-6,907,581	£-6,899,893	£-6,899,893	£-7,246,403	£-7,477,410
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,368,316	£-8,854,812	£-8,947,977	£-8,947,977	£-9,297,347	£-9,530,259

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,670,366	£7,573,018	£7,486,762	£7,486,762	£7,163,304	£6,947,666
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,983,633	£5,010,505	£4,923,648	£4,923,648	£4,596,045	£4,375,351
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,262,891	£2,402,604	£2,313,621	£2,313,621	£1,979,934	£1,757,477
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,884,394	£1,087,456	£998,085	£998,085	£662,942	£439,513
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£499,950	£-233,538	£-323,322	£-323,322	£-660,008	£-884,467
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-890,442	£-1,560,379	£-1,650,598	£-1,650,598	£-1,988,916	£-2,214,463
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,987,183	£-3,561,601	£-3,653,912	£-3,653,912	£-4,000,422	£-4,231,429
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,122,335	£-6,608,831	£-6,701,996	£-6,701,996	£-7,051,366	£-7,284,278

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,480,353	£7,433,876	£7,346,209	£7,346,209	£7,017,462	£6,798,297
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,092,470	£5,165,582	£5,077,315	£5,077,315	£4,746,274	£4,525,580
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,680,034	£2,873,925	£2,784,942	£2,784,942	£2,451,255	£2,228,797
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,464,893	£1,719,322	£1,629,951	£1,629,951	£1,294,808	£1,071,380
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,243,804	£558,873	£469,091	£469,091	£132,403	£-93,561
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£16,767	£-617,356	£-709,050	£-709,050	£-1,052,903	£-1,282,138
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,864,953	£-2,406,552	£-2,498,954	£-2,498,954	£-2,845,464	£-3,076,470
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,760,550	£-4,209,115	£-4,302,281	£-4,302,281	£-4,651,650	£-4,884,563

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-17,934,232	£-18,980,709	£-19,068,376	£-19,068,376	£-19,397,123	£-19,616,288
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-20,322,115	£-21,248,993	£-21,337,270	£-21,337,270	£-21,668,311	£-21,889,005
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-22,734,551	£-23,540,661	£-23,629,643	£-23,629,643	£-23,963,330	£-24,185,788
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-23,949,692	£-24,695,263	£-24,784,634	£-24,784,634	£-25,119,777	£-25,343,205
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-25,170,782	£-25,855,712	£-25,945,495	£-25,945,495	£-26,282,182	£-26,508,146
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-26,397,818	£-27,031,941	£-27,123,636	£-27,123,636	£-27,467,488	£-27,696,723
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-28,279,538	£-28,821,137	£-28,913,539	£-28,913,539	£-29,260,049	£-29,491,055
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,175,136	£-30,623,700	£-30,716,866	£-30,716,866	£-31,066,235	£-31,299,148

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-6,108,867	£-7,155,344	£-7,243,011	£-7,243,011	£-7,571,758	£-7,790,923
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-8,496,750	£-9,423,628	£-9,511,905	£-9,511,905	£-9,842,946	£-10,063,640
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-10,909,186	£-11,715,296	£-11,804,278	£-11,804,278	£-12,137,965	£-12,360,423
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-12,124,327	£-12,869,898	£-12,959,269	£-12,959,269	£-13,294,412	£-13,517,840
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-13,345,417	£-14,030,347	£-14,120,130	£-14,120,130	£-14,456,817	£-14,682,781
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,572,453	£-15,206,576	£-15,298,271	£-15,298,271	£-15,634,123	£-15,861,358
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,454,173	£-16,995,772	£-17,088,174	£-17,088,174	£-17,434,684	£-17,665,890
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,349,771	£-18,798,335	£-18,891,501	£-18,891,501	£-19,240,870	£-19,473,783

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,667,204	£620,726	£533,060	£533,060	£204,312	£-14,853
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-720,679	£-1,647,557	£-1,735,834	£-1,735,834	£-2,066,875	£-2,287,569
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,133,115	£-3,939,225	£-4,028,207	£-4,028,207	£-4,361,895	£-4,584,353
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,348,256	£-5,093,827	£-5,183,198	£-5,183,198	£-5,516,341	£-5,741,770
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,569,346	£-6,254,276	£-6,344,059	£-6,344,059	£-6,680,746	£-6,906,710
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,796,383	£-7,430,506	£-7,522,200	£-7,522,200	£-7,866,083	£-8,095,287
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,678,103	£-9,219,701	£-9,312,104	£-9,312,104	£-9,658,613	£-9,889,620
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,573,700	£-11,022,265	£-11,115,430	£-11,115,430	£-11,464,799	£-11,697,713

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,913,185	£3,866,707	£3,779,041	£3,779,041	£3,450,293	£3,231,128
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,525,302	£1,598,424	£1,510,146	£1,510,146	£1,179,105	£958,411
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£112,865	£-893,244	£-782,227	£-782,227	£-1,115,914	£-1,338,372
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,102,276	£-1,847,846	£-1,937,217	£-1,937,217	£-2,272,361	£-2,495,789
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,323,365	£-3,008,295	£-3,098,078	£-3,098,078	£-3,434,765	£-3,660,729
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,550,402	£-4,184,525	£-4,276,219	£-4,276,219	£-4,620,072	£-4,849,306
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,432,122	£-6,973,720	£-7,066,123	£-7,066,123	£-7,412,633	£-7,643,639
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,327,719	£-7,776,284	£-7,869,450	£-7,869,450	£-8,218,818	£-8,451,732

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,742,306	£13,823,377	£13,737,123	£13,737,123	£13,413,665	£13,198,026
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,851,267	£11,037,915	£10,951,058	£10,951,058	£10,625,344	£10,408,201
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,936,835	£8,229,460	£8,141,908	£8,141,908	£7,813,030	£7,590,571
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,470,579	£6,807,749	£6,718,378	£6,718,378	£6,383,235	£6,159,807
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,982,812	£5,373,954	£5,284,171	£5,284,171	£4,947,484	£4,723,026
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,489,096	£3,934,311	£3,844,093	£3,844,093	£3,505,774	£3,280,227
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,237,369	£1,763,887	£1,672,972	£1,672,972	£1,332,038	£1,104,748
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,194	£-426,555	£-519,721	£-519,721	£-869,089	£-1,102,002

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-11,672,279	£-12,591,208	£-12,677,462	£-12,677,462	£-13,000,920	£-13,216,559
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-14,563,318	£-15,376,670	£-15,463,527	£-15,463,527	£-15,789,242	£-16,006,384
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-17,477,750	£-18,185,126	£-18,272,677	£-18,272,677	£-18,601,555	£-18,824,014
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-18,944,006	£-19,606,836	£-19,696,207	£-19,696,207	£-20,031,350	£-20,254,778
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-20,431,773	£-21,040,631	£-21,130,414	£-21,130,414	£-21,467,101	£-21,691,559
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-21,925,489	£-22,480,274	£-22,570,492	£-22,570,492	£-22,908,811	£-23,134,358
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-24,177,216	£-24,650,698	£-24,741,613	£-24,741,613	£-25,082,547	£-25,309,837
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-26,442,779	£-26,841,140	£-26,934,306	£-26,934,306	£-27,283,674	£-27,516,587

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£153,086	£765,843	£852,097	£852,097	£1,175,555	£1,391,194
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,737,953	£-3,551,305	£-3,638,162	£-3,638,162	£-3,963,877	£-4,181,019
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,652,385	£-6,359,761	£-6,447,312	£-6,447,312	£-6,776,190	£-6,998,649
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-7,118,641	£-7,781,471	£-7,870,842	£-7,870,842	£-8,205,985	£-8,429,413
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,606,408	£-9,215,266	£-9,305,049	£-9,305,049	£-9,641,736	£-9,866,194
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-10,100,124	£-10,654,909	£-10,745,127	£-10,745,127	£-11,083,446	£-11,308,993
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-12,351,851	£-12,825,333	£-12,916,248	£-12,916,248	£-13,257,182	£-13,484,472
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-14,617,414	£-15,015,775	£-15,108,941	£-15,108,941	£-15,458,309	£-15,691,222

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,929,157	£7,010,228	£6,923,973	£6,923,973	£6,600,516	£6,384,877
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,038,118	£4,224,766	£4,137,908	£4,137,908	£3,812,194	£3,595,052
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,123,685	£1,416,310	£1,328,759	£1,328,759	£999,880	£777,421
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£657,429	£-5,400	£-94,771	£-94,771	£-429,914	£-653,342
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-830,337	£-1,439,136	£-1,528,979	£-1,528,979	£-1,865,866	£-2,090,123
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,324,054	£-2,879,838	£-2,969,056	£-2,969,056	£-3,307,376	£-3,532,922
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,575,790	£-5,049,263	£-5,140,178	£-5,140,178	£-5,481,112	£-5,708,401
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,841,344	£-7,239,704	£-7,332,870	£-7,332,870	£-7,682,239	£-7,915,151

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,175,138	£10,256,209	£10,169,954	£10,169,954	£9,846,496	£9,630,858
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,284,099	£7,470,746	£7,383,889	£7,383,889	£7,058,175	£6,841,033
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,369,666	£4,662,291	£4,574,740	£4,574,740	£4,245,861	£4,023,402
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,903,410	£3,240,581	£3,151,210	£3,151,210	£2,816,066	£2,592,638
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,415,643	£1,806,785	£1,717,002	£1,717,002	£1,380,315	£1,155,857
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£921,927	£367,143	£276,925	£276,925	£-261,395	£-286,941
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,328,799	£-1,803,282	£-1,894,197	£-1,894,197	£-2,235,131	£-2,462,420
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,595,363	£-3,993,724	£-4,086,889	£-4,086,889	£-4,436,258	£-4,669,171

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,480,353	£7,658,989	£7,571,323	£7,571,323	£7,242,575	£7,023,409
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,121,849	£5,397,068	£5,308,790	£5,308,790	£4,977,751	£4,757,057
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,738,793	£3,111,763	£3,022,781	£3,022,781	£2,689,093	£2,466,636
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,538,342	£1,960,343	£1,870,971	£1,870,971	£1,535,828	£1,312,400
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,331,943	£803,076	£713,292	£713,292	£376,605	£152,147
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£119,595	£-365,926	£-457,620	£-457,620	£-801,473	£-1,030,709
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,738,048	£-2,150,271	£-2,242,674	£-2,242,674	£-2,589,185	£-2,820,191
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,611,249	£-3,947,986	£-4,041,150	£-4,041,150	£-4,390,520	£-4,623,433

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-17,934,232	£-18,755,596	£-18,843,262	£-18,843,262	£-19,172,010	£-19,391,176
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-20,292,736	£-21,017,517	£-21,105,795	£-21,105,795	£-21,436,835	£-21,657,528
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-22,675,792	£-23,302,822	£-23,391,804	£-23,391,804	£-23,725,492	£-23,947,949
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-23,876,243	£-24,454,242	£-24,543,614	£-24,543,614	£-24,878,757	£-25,102,185
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-25,082,642	£-25,611,509	£-25,701,293	£-25,701,293	£-26,037,980	£-26,262,438
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-26,294,990	£-26,780,511	£-26,872,205	£-26,872,205	£-27,216,058	£-27,445,294
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-28,152,633	£-28,564,856	£-28,657,259	£-28,657,259	£-29,003,770	£-29,234,776
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,025,835	£-30,362,571	£-30,455,735	£-30,455,735	£-30,805,105	£-31,038,018

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-6,108,867	£-6,930,231	£-7,017,897	£-7,017,897	£-7,346,645	£-7,565,811
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-8,467,371	£-9,192,152	£-9,280,430	£-9,280,430	£-9,611,469	£-9,832,163
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-10,850,427	£-11,477,457	£-11,566,439	£-11,566,439	£-11,900,127	£-12,122,584
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-12,050,878	£-12,628,877	£-12,718,249	£-12,718,249	£-13,053,392	£-13,276,820
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-13,257,277	£-13,786,144	£-13,875,928	£-13,875,928	£-14,212,615	£-14,437,073
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,469,625	£-14,955,146	£-15,046,840	£-15,046,840	£-15,390,693	£-15,619,929
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,327,268	£-16,739,491	£-16,831,894	£-16,831,894	£-17,178,405	£-17,409,411
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,200,469	£-18,537,206	£-18,630,370	£-18,630,370	£-18,979,740	£-19,212,653

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,667,204	£845,840	£758,173	£758,173	£429,425	£210,260
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-691,300	£-1,416,081	£-1,504,359	£-1,504,359	£-1,835,399	£-2,056,093
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,074,356	£-3,701,396	£-3,790,368	£-3,790,368	£-4,124,056	£-4,346,514
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,274,807	£-4,852,807	£-4,942,179	£-4,942,179	£-5,277,321	£-5,500,749
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,481,206	£-6,010,074	£-6,099,558	£-6,099,558	£-6,436,545	£-6,661,002
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,693,654	£-7,179,075	£-7,270,770	£-7,270,770	£-7,614,632	£-7,843,858
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,551,198	£-9,363,421	£-9,455,823	£-9,455,823	£-9,802,334	£-10,033,340
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,424,399	£-10,761,135	£-10,854,300	£-10,854,300	£-11,203,670	£-11,436,582

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,913,185	£4,091,820	£4,004,154	£4,004,154	£3,675,406	£3,456,240
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,554,681	£1,829,899	£1,741,622	£1,741,622	£1,410,582	£1,189,888
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,711,625	£-455,405	£-544,388	£-544,388	£-978,075	£-1,100,533
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,028,827	£-1,606,826	£-1,696,198	£-1,696,198	£-2,031,340	£-2,254,768
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,235,225	£-2,764,093	£-2,853,877	£-2,853,877	£-3,190,564	£-3,415,022
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,447,574	£-3,933,095	£-4,024,789	£-4,024,789	£-4,369,642	£-4,597,877
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,305,217	£-5,717,440	£-5,809,842	£-5,809,842	£-6,156,353	£-6,387,360
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,178,418	£-7,515,154	£-7,608,319	£-7,608,319	£-7,957,689	£-8,190,601

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,409,853	£2,674,948	£2,587,282	£2,587,282	£2,258,534	£2,039,369
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,519,397	£873,773	£785,495	£785,495	£454,454	£233,760
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£401,310	-£966,337	-£1,056,775	-£1,056,775	-£1,395,920	-£1,622,015
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,383,156	-£1,902,449	-£1,993,282	-£1,993,282	-£2,333,906	-£2,560,989
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£2,371,048	-£2,844,503	-£2,935,755	-£2,935,755	-£3,277,948	-£3,506,078
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£3,364,986	-£3,792,499	-£3,884,193	-£3,884,193	-£4,228,046	-£4,457,281
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£4,867,228	-£5,225,634	-£5,318,036	-£5,318,036	-£5,664,546	-£5,895,552
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£6,383,073	-£6,672,137	-£6,765,301	-£6,765,301	-£7,114,671	-£7,347,584

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£23,004,733	-£23,739,637	-£23,827,303	-£23,827,303	-£24,156,051	-£24,375,216
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£24,895,188	-£25,540,812	-£25,629,090	-£25,629,090	-£25,960,131	-£26,180,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£26,815,895	-£27,380,922	-£27,471,360	-£27,471,360	-£27,810,505	-£28,036,601
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£27,797,741	-£28,317,034	-£28,407,867	-£28,407,867	-£28,748,491	-£28,975,574
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£28,785,633	-£29,259,088	-£29,350,340	-£29,350,340	-£29,692,533	-£29,920,863
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£29,779,571	-£30,207,084	-£30,298,778	-£30,298,778	-£30,642,631	-£30,871,866
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£31,281,813	-£31,640,219	-£31,732,621	-£31,732,621	-£32,079,131	-£32,310,138
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£32,797,659	-£33,086,722	-£33,179,887	-£33,179,887	-£33,529,256	-£33,762,169

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£11,179,368	-£11,914,272	-£12,001,938	-£12,001,938	-£12,330,686	-£12,549,851
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£13,069,823	-£13,715,447	-£13,803,725	-£13,803,725	-£14,134,766	-£14,355,460
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£14,960,530	-£15,555,557	-£15,645,995	-£15,645,995	-£15,985,140	-£16,211,236
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£15,972,376	-£16,491,669	-£16,582,502	-£16,582,502	-£16,923,126	-£17,150,209
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£16,960,268	-£17,433,723	-£17,524,975	-£17,524,975	-£17,867,168	-£18,095,298
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£17,954,206	-£18,381,719	-£18,473,413	-£18,473,413	-£18,817,266	-£19,046,501
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£19,456,448	-£19,814,854	-£19,907,256	-£19,907,256	-£20,253,766	-£20,484,773
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£20,972,293	-£21,261,357	-£21,354,522	-£21,354,522	-£21,703,891	-£21,936,804

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£3,403,297	-£4,138,201	-£4,225,868	-£4,225,868	-£4,554,615	-£4,773,780
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£5,293,752	-£5,939,377	-£6,027,654	-£6,027,654	-£6,356,695	-£6,579,389
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£7,214,459	-£7,779,486	-£7,869,924	-£7,869,924	-£8,209,069	-£8,435,165
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£8,196,305	-£8,715,599	-£8,806,431	-£8,806,431	-£9,147,056	-£9,374,139
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,184,198	-£9,657,652	-£9,748,904	-£9,748,904	-£10,091,097	-£10,319,227
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£10,178,136	-£10,606,648	-£10,697,343	-£10,697,343	-£11,041,195	-£11,270,431
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£11,680,378	-£12,038,783	-£12,131,186	-£12,131,186	-£12,477,696	-£12,708,702
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£13,196,223	-£13,485,286	-£13,578,451	-£13,578,451	-£13,927,821	-£14,160,733

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£157,316	-£892,221	-£979,887	-£979,887	-£1,308,635	-£1,527,800
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£2,047,771	-£2,693,396	-£2,781,673	-£2,781,673	-£3,112,714	-£3,333,408
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£3,968,478	-£4,633,505	-£4,623,943	-£4,623,943	-£4,963,088	-£5,189,184
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£4,950,325	-£5,469,618	-£5,560,450	-£5,560,450	-£5,901,075	-£6,128,158
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£5,938,217	-£6,411,672	-£6,502,923	-£6,502,923	-£6,845,117	-£7,073,246
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£6,932,155	-£7,359,668	-£7,451,362	-£7,451,362	-£7,795,215	-£8,024,450
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£8,434,397	-£8,792,802	-£8,885,205	-£8,885,205	-£9,231,715	-£9,462,721
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£9,950,242	-£10,239,305	-£10,332,470	-£10,332,470	-£10,681,840	-£10,914,752

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£82,215,679	£76,418,295	£76,220,719	£76,220,719	£75,479,805	£74,985,862
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£70,797,682	£65,610,147	£65,411,192	£65,411,192	£64,665,110	£64,167,723
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£59,326,276	£54,749,509	£54,548,963	£54,548,963	£53,784,839	£53,275,276
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£53,570,545	£49,269,545	£49,064,831	£49,064,831	£48,297,151	£47,785,363
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£47,788,994	£43,772,723	£43,567,065	£43,567,065	£42,795,848	£42,281,703
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£41,968,595	£38,262,544	£38,055,889	£38,055,889	£37,280,933	£36,764,296
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£33,212,513	£29,949,187	£29,737,529	£29,737,529	£28,943,811	£28,414,666
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£24,370,978	£21,559,440	£21,346,035	£21,346,035	£20,545,768	£20,004,647

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£32,688,332	£26,890,949	£26,693,372	£26,693,372	£25,952,458	£25,458,515
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,270,335	£16,082,800	£15,883,845	£15,883,845	£15,137,763	£14,640,376
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,798,929	£5,222,162	£5,021,616	£5,021,616	£4,257,492	£3,747,929
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,043,198	£-257,802	£-462,516	£-462,516	£-1,230,196	£-1,741,984
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,738,353	£-5,754,624	£-5,960,282	£-5,960,282	£-6,731,499	£-7,245,644
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,588,752	£-11,264,803	£-11,471,458	£-11,471,458	£-12,246,414	£-12,763,051
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,314,834	£-19,578,160	£-19,789,818	£-19,789,818	£-20,583,536	£-21,112,681
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-25,156,369	£-27,967,907	£-28,181,312	£-28,181,312	£-28,981,579	£-29,522,700

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£54,860,891	£49,063,508	£48,865,931	£48,865,931	£48,125,017	£47,631,074
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£43,442,894	£38,255,360	£38,056,405	£38,056,405	£37,310,323	£36,812,935
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£31,971,488	£27,394,721	£27,194,175	£27,194,175	£26,430,052	£25,920,488
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£26,215,758	£21,914,757	£21,710,043	£21,710,043	£20,942,363	£20,430,576
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£20,434,207	£16,417,936	£16,212,278	£16,212,278	£15,441,060	£14,926,916
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£14,613,807	£10,907,757	£10,701,102	£10,701,102	£9,926,145	£9,409,508
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,857,725	£2,594,399	£2,382,741	£2,382,741	£1,589,024	£1,059,878
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,983,809	£-5,795,347	£-6,008,752	£-6,008,752	£-6,809,019	£-7,380,141

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£69,441,024	£63,643,640	£63,446,064	£63,446,064	£62,705,150	£62,211,207
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£58,023,027	£52,835,492	£52,636,537	£52,636,537	£51,890,455	£51,393,068
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£46,551,621	£41,974,854	£41,774,308	£41,774,308	£41,010,184	£40,500,621
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£40,795,890	£36,494,890	£36,290,176	£36,290,176	£35,522,496	£35,010,708
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£35,014,339	£30,998,068	£30,792,410	£30,792,410	£30,021,193	£29,507,048
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£29,193,940	£25,487,869	£25,281,234	£25,281,234	£24,506,278	£23,989,641
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,437,858	£17,174,532	£16,962,874	£16,962,874	£16,189,156	£15,640,011
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£11,596,323	£8,784,785	£8,571,380	£8,571,380	£7,771,113	£7,229,992

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£75,527,238	£69,729,854	£69,532,278	£69,532,278	£68,791,364	£68,297,421
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£64,109,241	£58,921,706	£58,722,751	£58,722,751	£57,976,669	£57,479,282
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£52,637,835	£48,061,068	£47,860,522	£47,860,522	£47,096,398	£46,586,835
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£46,882,104	£42,581,104	£42,376,390	£42,376,390	£41,608,710	£41,096,922
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£41,100,553	£37,084,282	£36,878,624	£36,878,624	£36,107,407	£35,593,262
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£35,280,154	£31,574,103	£31,367,448	£31,367,448	£30,592,492	£30,075,855
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£26,524,072	£23,260,746	£23,049,088	£23,049,088	£22,255,370	£21,726,225
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£17,682,537	£14,870,999	£14,657,594	£14,657,594	£13,857,327	£13,316,206

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£47,076,588	£41,811,871	£41,611,064	£41,611,064	£40,856,135	£40,345,903
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£39,020,651	£34,272,823	£34,067,307	£34,067,307	£33,296,621	£32,782,830
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£30,870,344	£26,665,707	£26,458,548	£26,458,548	£25,681,702	£25,163,804
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£26,762,192	£22,838,306	£22,626,841	£22,626,841	£21,833,844	£21,305,179
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£22,640,211	£18,963,086	£18,750,646	£18,750,646	£17,953,996	£17,422,896
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£18,474,429	£15,074,042	£14,860,572	£14,860,572	£14,060,060	£13,526,384
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£12,181,137	£9,172,382	£8,953,745	£8,953,745	£8,133,852	£7,587,256
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£5,781,190	£3,179,069	£2,955,022	£2,955,022	£2,114,843	£1,554,723

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,450,759	£7,715,476	£7,916,283	£14,256,276	£8,671,212	£9,181,444
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,506,695	£15,254,524	£15,460,040	£15,460,040	£16,230,726	£16,744,517
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,657,003	£22,861,640	£23,068,799	£23,068,799	£23,845,645	£24,363,543
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£22,765,155	£26,889,041	£26,900,506	£26,900,506	£27,693,503	£28,222,168
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£26,887,136	£30,564,261	£30,776,701	£30,776,701	£31,573,351	£32,104,451
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£31,052,918	£34,453,305	£34,666,775	£34,666,775	£35,467,287	£36,000,963
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£37,346,210	£40,354,965	£40,573,602	£40,573,602	£41,393,495	£41,940,091
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£43,746,156	£46,348,278	£46,572,325	£46,572,325	£47,412,504	£47,972,624

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,721,800	£14,457,084	£14,256,276	£14,256,276	£13,501,347	£12,991,115
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,665,864	£6,918,035	£6,712,519	£6,712,519	£5,941,833	£5,428,043
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,515,556	£6,899,081	£6,899,239	£6,899,239	£6,173,086	£5,659,608
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£592,595	£4,516,481	£4,727,947	£4,727,947	£4,000,791	£3,487,256
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,714,576	£8,391,701	£8,604,141	£8,604,141	£7,879,991	£7,367,256
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,880,359	£12,280,745	£12,494,215	£12,494,215	£11,769,728	£11,257,256
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£15,173,651	£18,182,405	£18,401,043	£18,401,043	£17,679,936	£17,167,532
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£21,573,997	£24,175,718	£24,399,766	£24,399,766	£23,679,945	£23,167,532

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£34,301,933	£29,037,216	£28,836,409	£28,836,409	£28,081,480	£27,571,248
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£26,245,996	£21,498,168	£21,292,652	£21,292,652	£20,521,966	£20,008,175
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,095,689	£13,891,052	£13,683,893	£13,683,893	£12,907,047	£12,389,149
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,987,537	£10,063,651	£9,852,186	£9,852,186	£9,059,189	£8,530,524
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,865,556	£6,188,431	£5,975,991	£5,975,991	£5,179,341	£4,649,241
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,699,774	£2,299,387	£2,085,917	£2,085,917	£1,285,405	£751,729
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£593,516	£5,802,273	£3,620,910	£3,620,910	£4,840,803	£5,187,359
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£6,993,465	£9,595,566	£9,819,633	£9,819,633	£10,659,812	£11,219,932

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£40,388,147	£35,123,430	£34,922,623	£34,922,623	£34,167,694	£33,657,462
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£32,332,210	£27,584,382	£27,378,866	£27,378,866	£26,608,180	£26,094,389
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£24,181,903	£19,977,266	£19,770,107	£19,770,107	£18,993,261	£18,475,363
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£20,073,751	£16,149,865	£15,938,399	£15,938,399	£15,145,403	£14,616,738
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£15,951,770	£12,274,645	£12,062,205	£12,062,205	£11,265,555	£10,734,455
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£11,785,988	£8,385,601	£8,172,131	£8,172,131	£7,371,619	£6,837,943
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,492,696	£2,483,941	£2,265,304	£2,265,304	£1,445,411	£898,815
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£907,251	£3,509,372	£3,733,419	£3,733,419	£4,573,698	£5,133,718

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£32,288,855	£27,205,611	£27,001,518	£27,001,518	£26,231,953	£25,713,376
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£25,560,291	£20,973,679	£20,764,801	£20,764,801	£19,981,511	£19,459,317
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,730,741	£14,674,810	£14,464,263	£14,464,263	£13,667,231	£13,132,254
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,284,248	£11,476,084	£11,261,160	£11,261,160	£10,455,194	£9,917,883
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,811,222	£8,254,423	£8,038,508	£8,038,508	£7,228,829	£6,689,402
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,294,422	£5,006,833	£4,786,323	£4,786,323	£3,959,411	£3,408,136
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,956,728	£57,876	£-167,026	£-167,026	£-1,013,957	£-1,578,578
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,493,876	£-5,003,758	£-5,231,470	£-5,231,470	£-6,085,391	£-6,654,670

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-17,238,492	£-22,321,736	£-22,525,829	£-22,525,829	£-23,295,394	£-23,813,971
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-23,967,056	£-28,553,668	£-28,762,546	£-28,762,546	£-29,545,836	£-30,068,030
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-30,796,606	£-34,852,537	£-35,063,084	£-35,063,084	£-35,860,116	£-36,395,093
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-34,243,098	£-38,051,263	£-38,266,187	£-38,266,187	£-39,072,153	£-39,609,464
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-37,716,125	£-41,272,924	£-41,488,839	£-41,488,839	£-42,298,518	£-42,836,305
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-41,232,925	£-44,520,514	£-44,741,024	£-44,741,024	£-45,567,936	£-46,119,211
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-46,570,619	£-49,469,471	£-49,694,373	£-49,694,373	£-50,541,304	£-51,105,925
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-52,021,223	£-54,531,105	£-54,758,817	£-54,758,817	£-55,612,737	£-56,182,017

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,934,068	£-148,177	£-353,270	£-353,270	£-1,122,834	£-1,641,411
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,794,496	£-6,381,109	£-6,589,986	£-6,589,986	£-7,373,277	£-7,895,470
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-8,624,047	£-12,679,977	£-12,890,524	£-12,890,524	£-13,687,557	£-14,222,533
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-12,070,539	£-15,878,704	£-16,093,628	£-16,093,628	£-16,899,594	£-17,436,904
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-15,543,566	£-19,100,364	£-19,316,279	£-19,316,279	£-20,125,958	£-20,665,745
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-19,060,366	£-22,347,954	£-22,568,465	£-22,568,465	£-23,395,377	£-23,936,651
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-24,398,060	£-27,296,912	£-27,521,814	£-27,521,814	£-28,368,744	£-28,933,365
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-29,848,664	£-32,368,546	£-32,586,258	£-32,586,258	£-33,440,178	£-34,009,458

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,514,200	£14,430,956	£14,226,863	£14,226,863	£13,457,298	£12,938,721
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,785,636	£8,199,024	£7,990,146	£7,990,146	£7,206,856	£6,684,662
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,956,086	£1,900,155	£1,689,608	£1,689,608	£92,576	£357,599
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,509,593	£-1,298,571	£-1,513,495	£-1,513,495	£-2,319,461	£-2,856,772
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-963,433	£-4,520,232	£-4,736,147	£-4,736,147	£-5,545,826	£-6,085,613
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,480,233	£-7,767,822	£-7,989,332	£-7,989,332	£-8,815,244	£-9,366,519
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,817,927	£-12,716,779	£-12,941,681	£-12,941,681	£-13,788,612	£-14,353,233
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,268,531	£-17,778,413	£-18,006,125	£-18,006,125	£-18,860,046	£-19,429,325

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£25,600,414	£20,517,169	£20,313,077	£20,313,077	£19,543,512	£19,024,935
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£18,871,850	£14,285,237	£14,076,360	£14,076,360	£13,293,070	£12,770,876
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,042,300	£7,986,369	£7,775,822	£7,775,822	£6,978,790	£6,443,813
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,595,807	£4,787,643	£4,572,718	£4,572,718	£3,766,753	£3,229,442
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,122,780	£1,565,982	£1,350,067	£1,350,067	£540,388	£601
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,605,981	£-1,881,608	£-1,902,118	£-1,902,118	£-2,729,030	£-3,280,305
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,731,713	£-6,830,565	£-6,855,467	£-6,855,467	£-7,702,398	£-8,267,019
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,182,317	£-11,692,199	£-11,919,911	£-11,919,911	£-12,773,832	£-13,343,111

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£41,185,019	£38,373,566	£38,169,473	£38,169,473	£37,404,125	£36,893,893
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£33,789,280	£31,263,714	£31,058,197	£31,058,197	£30,287,512	£29,773,721
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£26,308,903	£24,099,499	£23,892,341	£23,892,341	£23,113,595	£22,587,228
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£22,547,972	£20,475,987	£20,264,521	£20,264,521	£19,471,524	£18,942,860
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£18,741,872	£16,824,454	£16,612,014	£16,612,014	£15,815,363	£15,284,263
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£14,915,416	£13,159,096	£12,945,626	£12,945,626	£12,137,828	£11,595,425
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,113,554	£7,577,759	£7,359,121	£7,359,121	£6,539,228	£5,992,633
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,217,469	£1,908,171	£1,684,124	£1,684,124	£843,945	£283,826

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£8,342,328	-£11,153,781	-£11,357,874	-£11,357,874	-£12,123,222	-£12,633,454
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£15,738,067	-£18,263,633	-£18,469,150	-£18,469,150	-£19,239,835	-£19,753,626
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£23,218,444	-£25,427,848	-£25,635,006	-£25,635,006	-£26,413,752	-£26,940,119
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£26,979,374	-£29,051,360	-£29,262,826	-£29,262,826	-£30,055,823	-£30,584,487
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£30,785,475	-£32,702,893	-£32,915,333	-£32,915,333	-£33,711,984	-£34,243,084
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£34,611,931	-£36,368,251	-£36,581,721	-£36,581,721	-£37,389,519	-£37,931,922
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£40,413,793	-£41,949,588	-£42,168,226	-£42,168,226	-£42,988,119	-£43,534,714
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£46,309,878	-£47,619,176	-£47,843,223	-£47,843,223	-£48,683,402	-£49,243,521

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,830,231	£11,018,778	£10,814,686	£10,814,686	£10,049,338	£9,539,106
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,434,493	£3,908,927	£3,703,410	£3,703,410	£2,932,725	£2,418,933
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,045,885	-£3,255,288	-£3,462,447	-£3,462,447	-£4,241,192	-£4,767,560
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£4,806,815	-£6,878,801	-£7,090,267	-£7,090,267	-£7,883,263	-£8,411,928
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£8,612,916	-£10,530,334	-£10,742,774	-£10,742,774	-£11,536,425	-£12,070,524
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£12,439,371	-£14,195,691	-£14,409,162	-£14,409,162	-£15,216,960	-£15,759,363
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£18,241,234	-£19,777,029	-£19,995,667	-£19,995,667	-£20,815,559	-£21,382,155
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£24,137,319	-£25,446,616	-£25,670,664	-£25,670,664	-£26,510,842	-£27,070,961

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£28,410,364	£25,598,911	£25,394,818	£25,394,818	£24,629,470	£24,119,238
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,014,625	£18,489,059	£18,283,542	£18,283,542	£17,512,857	£16,999,066
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,534,248	£11,324,844	£11,117,686	£11,117,686	£10,338,940	£9,812,573
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,773,317	£7,701,332	£7,489,866	£7,489,866	£6,696,869	£6,168,205
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,967,217	£4,049,799	£3,837,359	£3,837,359	£3,040,708	£2,509,608
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,140,761	£394,441	£170,971	£170,971	£636,827	£179,230
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£3,661,101	-£5,198,896	-£5,415,534	-£5,415,534	-£6,235,427	-£6,782,022
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£9,557,196	-£10,866,484	-£11,090,531	-£11,090,531	-£11,930,710	-£12,490,829

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£34,496,578	£31,685,125	£31,481,032	£31,481,032	£30,715,684	£30,205,452
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£27,100,839	£24,575,273	£24,369,756	£24,369,756	£23,599,071	£23,085,280
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,620,462	£17,411,058	£17,203,900	£17,203,900	£16,425,154	£15,898,787
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,859,531	£13,787,545	£13,576,080	£13,576,080	£12,783,803	£12,254,419
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£12,053,431	£10,136,013	£9,923,573	£9,923,573	£9,126,922	£8,595,822
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,226,975	£6,470,655	£6,257,185	£6,257,185	£5,449,387	£4,906,984
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,425,113	£689,318	£670,680	£670,680	£149,213	£-895,808
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,470,972	-£4,780,270	-£5,004,317	-£5,004,317	-£5,844,496	-£6,404,615

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,313,692	£26,677,594	£26,473,501	£26,473,501	£25,708,153	£25,190,581
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£22,911,478	£20,541,198	£20,332,320	£20,332,320	£19,549,030	£19,026,836
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£16,400,365	£14,332,645	£14,122,097	£14,122,097	£13,326,860	£12,791,883
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,123,709	£11,181,147	£10,966,222	£10,966,222	£10,160,257	£9,622,946
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,794,541	£8,004,920	£7,789,005	£7,789,005	£6,979,326	£6,439,539
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,449,886	£4,802,429	£4,581,919	£4,581,919	£3,755,007	£3,203,732
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,347,166	£-78,878	£-304,727	£-304,727	£-1,151,657	£-1,716,278
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,863,390	£-5,071,413	£-5,299,125	£-5,299,125	£-6,153,044	£-6,722,324

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-20,213,665	£-22,849,753	£-23,053,846	£-23,053,846	£-23,819,194	£-24,336,766
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-26,615,869	£-28,986,149	£-29,195,027	£-29,195,027	£-29,978,317	£-30,500,511
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-33,126,982	£-35,194,702	£-35,405,250	£-35,405,250	£-36,200,487	£-36,735,464
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-36,403,638	£-38,346,200	£-38,561,125	£-38,561,125	£-39,367,090	£-39,904,401
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-39,732,806	£-41,522,427	£-41,738,342	£-41,738,342	£-42,548,021	£-43,087,808
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-43,077,461	£-44,724,918	£-44,945,428	£-44,945,428	£-45,772,340	£-46,323,615
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-48,180,181	£-49,606,225	£-49,832,074	£-49,832,074	£-50,676,004	£-51,243,625
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-53,390,737	£-54,598,760	£-54,826,472	£-54,826,472	£-55,680,391	£-56,249,671

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,958,905	£677,194	£881,287	£881,287	£1,846,634	£2,164,206
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-4,443,310	£-6,813,590	£-7,022,467	£-7,022,467	£-7,805,758	£-8,327,951
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-10,954,422	£-13,022,143	£-13,232,691	£-13,232,691	£-14,027,928	£-14,562,904
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-14,231,078	£-16,173,641	£-16,388,565	£-16,388,565	£-17,194,531	£-17,731,941
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-17,560,247	£-19,349,868	£-19,565,783	£-19,565,783	£-20,375,461	£-20,915,248
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-20,904,902	£-22,552,359	£-22,772,869	£-22,772,869	£-23,599,780	£-24,151,056
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,007,622	£-27,433,666	£-27,659,514	£-27,659,514	£-28,506,445	£-29,071,066
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-31,218,178	£-32,426,200	£-32,653,912	£-32,653,912	£-33,507,831	£-34,077,112

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,539,037	£13,902,939	£13,698,846	£13,698,846	£12,933,498	£12,415,926
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,136,823	£7,766,543	£7,557,665	£7,557,665	£6,774,375	£6,252,181
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,625,710	£1,557,990	£1,347,442	£1,347,442	£552,205	£17,228
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£349,054	£-1,595,508	£-1,808,433	£-1,808,433	£-2,614,398	£-3,151,709
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,990,114	£-4,769,735	£-4,985,650	£-4,985,650	£-5,795,329	£-6,335,116
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,324,769	£-12,572,226	£-12,792,736	£-12,792,736	£-13,609,648	£-14,150,923
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,427,469	£-12,853,533	£-13,079,382	£-13,079,382	£-13,926,312	£-14,490,933
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,638,045	£-17,846,068	£-18,073,780	£-18,073,780	£-18,927,699	£-19,496,979

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,625,251	£19,989,152	£19,785,060	£19,785,060	£19,019,712	£18,502,140
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,223,037	£13,852,757	£13,643,879	£13,643,879	£12,860,589	£12,338,395
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,711,924	£7,644,204	£7,433,656	£7,433,656	£6,638,419	£6,103,442
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,435,268	£4,492,706	£4,277,781	£4,277,781	£3,471,816	£2,934,505
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,106,100	£1,316,479	£1,100,564	£1,100,564	£290,885	£-248,902
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-238,555	£-1,886,013	£-2,106,522	£-2,106,522	£-2,933,434	£-3,484,709
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,341,275	£-6,767,319	£-6,993,168	£-6,993,168	£-7,840,098	£-8,404,719
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,551,831	£-11,759,854	£-11,987,566	£-11,987,566	£-12,841,485	£-13,410,765

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,337,159	£17,820,580	£17,613,149	£17,613,149	£16,835,285	£16,316,708
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,658,322	£12,406,552	£12,194,258	£12,194,258	£11,398,157	£10,867,423
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,864,064	£6,896,754	£6,682,764	£6,682,764	£5,875,688	£5,331,961
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,940,957	£4,093,665	£3,875,225	£3,875,225	£3,056,077	£2,509,979
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,962,906	£1,264,269	£1,044,823	£1,044,823	£221,901	£-332,057
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-31,200	£-1,605,250	£-1,829,366	£-1,829,366	£-2,669,803	£-3,230,094
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,622,759	£-5,967,781	£-6,193,628	£-6,193,628	£-7,040,560	£-7,605,181
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,247,574	£-10,362,994	£-10,590,706	£-10,590,706	£-11,444,626	£-12,013,906

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-29,190,188	£-31,706,767	£-31,914,198	£-31,914,198	£-32,692,062	£-33,210,639
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-34,869,025	£-37,120,795	£-37,333,089	£-37,333,089	£-38,129,190	£-38,659,924
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-40,663,283	£-42,630,593	£-42,844,583	£-42,844,583	£-43,651,659	£-44,195,386
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-43,586,390	£-45,433,682	£-45,652,122	£-45,652,122	£-46,471,270	£-47,017,368
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-46,564,441	£-48,263,078	£-48,482,524	£-48,482,524	£-49,305,446	£-49,859,404
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-49,558,547	£-51,132,597	£-51,356,713	£-51,356,713	£-52,197,150	£-52,757,441
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-54,150,106	£-55,495,128	£-55,720,975	£-55,720,975	£-56,567,907	£-57,132,528
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-58,774,921	£-59,890,341	£-60,118,053	£-60,118,053	£-60,971,972	£-61,541,253

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-7,017,628	£-9,534,207	£-9,741,838	£-9,741,838	£-10,519,503	£-11,038,080
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-12,696,466	£-14,948,236	£-15,160,529	£-15,160,529	£-15,956,630	£-16,487,365
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-18,490,724	£-20,458,033	£-20,672,024	£-20,672,024	£-21,479,100	£-22,022,827
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-21,413,830	£-23,261,123	£-23,479,563	£-23,479,563	£-24,299,711	£-24,844,808
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-24,391,881	£-26,090,519	£-26,309,965	£-26,309,965	£-27,137,886	£-27,686,845
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-27,385,987	£-28,960,038	£-29,184,154	£-29,184,154	£-30,024,591	£-30,584,881
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-31,977,547	£-33,322,568	£-33,548,416	£-33,548,416	£-34,395,347	£-34,959,969
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-36,602,361	£-37,717,782	£-37,945,494	£-37,945,494	£-38,799,413	£-39,368,693

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,562,504	£5,045,925	£4,838,494	£4,838,494	£4,060,630	£3,542,053
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,883,667	£-368,103	£-580,397	£-580,397	£-1,376,498	£-1,907,232
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,910,591	£-5,877,901	£-6,091,891	£-6,091,891	£-6,898,967	£-7,442,694
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,833,698	£-8,680,990	£-8,899,430	£-8,899,430	£-9,719,578	£-10,264,676
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,811,749	£-11,510,386	£-11,729,832	£-11,729,832	£-12,552,754	£-13,106,712
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,805,855	£-14,379,905	£-14,604,021	£-14,604,021	£-15,444,458	£-16,004,749
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-17,397,414	£-18,742,436	£-18,968,283	£-18,968,283	£-19,815,215	£-20,379,836
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-22,022,229	£-23,137,649	£-23,365,361	£-23,365,361	£-24,219,281	£-24,788,561

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,648,718	£11,132,139	£10,924,708	£10,924,708	£10,146,844	£9,628,267
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,969,881	£5,718,111	£5,505,817	£5,505,817	£4,709,716	£4,178,982
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,175,622	£208,313	£-5,678	£-5,678	£-912,754	£-1,356,480
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-747,484	£-2,894,776	£-2,813,216	£-2,813,216	£-3,632,364	£-4,178,462
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,725,535	£-5,424,172	£-5,643,618	£-5,643,618	£-6,466,540	£-7,020,498
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,719,641	£-8,293,691	£-8,517,808	£-8,517,808	£-9,358,244	£-9,918,535
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,311,200	£-12,656,222	£-12,882,069	£-12,882,069	£-13,728,001	£-14,293,622
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,936,015	£-17,051,435	£-17,279,147	£-17,279,147	£-18,133,067	£-18,702,347

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£35,264,018	£33,058,019	£32,853,926	£32,853,926	£32,088,578	£31,578,346
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£28,385,243	£26,431,815	£26,226,299	£26,226,299	£25,455,613	£24,941,823
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£21,437,946	£19,716,501	£19,505,954	£19,505,954	£18,716,402	£18,190,033
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£17,915,824	£16,323,186	£16,111,720	£16,111,720	£15,318,724	£14,790,059
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£14,379,636	£12,916,046	£12,702,603	£12,702,603	£11,892,923	£11,353,138
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£10,809,194	£9,456,466	£9,239,505	£9,239,505	£8,425,900	£7,883,426
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,392,579	£4,220,513	£3,998,299	£3,998,299	£3,164,997	£2,609,461
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-135,309	£-1,123,382	£-1,351,094	£-1,351,094	£-2,205,014	£-2,774,295

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-14,263,329	£-16,469,328	£-16,673,421	£-16,673,421	£-17,438,769	£-17,949,001
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-21,142,104	£-23,095,532	£-23,301,048	£-23,301,048	£-24,071,734	£-24,585,524
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-28,089,401	£-29,810,846	£-30,021,393	£-30,021,393	£-30,810,945	£-31,337,314
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-31,611,523	£-33,204,161	£-33,415,626	£-33,415,626	£-34,208,623	£-34,737,288
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-35,147,711	£-36,611,301	£-36,824,744	£-36,824,744	£-37,634,424	£-38,174,209
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-38,718,153	£-40,070,881	£-40,287,842	£-40,287,842	£-41,101,447	£-41,643,851
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-44,134,768	£-45,306,834	£-45,529,048	£-45,529,048	£-46,362,508	£-46,917,886
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-49,662,855	£-50,650,729	£-50,878,441	£-50,878,441	£-51,732,361	£-52,301,642

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,909,230	£5,703,232	£5,499,138	£5,499,138	£4,733,790	£4,223,558
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,030,455	£-922,973	£-1,128,489	£-1,128,489	£-1,899,175	£-2,412,965
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,916,842	£-7,638,287	£-7,848,834	£-7,848,834	£-8,638,386	£-9,164,754
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,438,964	£-11,031,601	£-11,243,067	£-11,243,067	£-12,036,064	£-12,564,728
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-12,975,152	£-14,438,741	£-14,652,184	£-14,652,184	£-15,461,864	£-16,001,650
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-16,545,594	£-17,898,321	£-18,115,283	£-18,115,283	£-18,928,888	£-19,471,292
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-21,962,209	£-23,134,274	£-23,356,488	£-23,356,488	£-24,189,791	£-24,745,326
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-27,490,096	£-28,478,169	£-28,705,882	£-28,705,882	£-29,559,802	£-30,129,082

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,489,363	£20,283,364	£20,079,271	£20,079,271	£19,313,923	£18,803,691
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£15,610,588	£13,657,160	£13,451,644	£13,451,644	£12,680,958	£12,167,168
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,663,291	£6,941,846	£6,731,299	£6,731,299	£5,941,747	£5,415,378
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,141,169	£3,548,531	£3,337,065	£3,337,065	£2,544,069	£2,015,404
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,604,981	£141,391	£-172,052	£-172,052	£-881,732	£-1,421,517
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,965,461	£-3,318,169	£-3,535,150	£-3,535,150	£-4,349,755	£-4,891,159
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,382,076	£-9,554,142	£-9,776,356	£-9,776,356	£-10,609,658	£-11,165,194
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-12,909,964	£-13,898,037	£-14,125,749	£-14,125,749	£-14,979,669	£-15,548,950

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£28,575,577	£26,369,578	£26,165,484	£26,165,484	£25,400,137	£24,889,905
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£21,696,802	£19,743,374	£19,537,858	£19,537,858	£18,767,172	£18,253,381
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£14,749,504	£13,028,060	£12,817,513	£12,817,513	£12,027,961	£11,501,592
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,227,383	£9,634,745	£9,423,279	£9,423,279	£8,630,283	£8,101,618
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,691,195	£6,227,605	£6,014,162	£6,014,162	£5,204,482	£4,664,696
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,120,753	£2,768,025	£2,551,064	£2,551,064	£1,737,459	£1,195,054
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,295,862	£-2,467,928	£-2,690,142	£-2,690,142	£-3,523,444	£-4,078,950
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,823,750	£-7,811,823	£-8,039,535	£-8,039,535	£-8,893,455	£-9,462,736

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,337,159	£18,361,727	£18,154,297	£18,154,297	£17,376,432	£16,857,856
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,727,839	£12,970,988	£12,758,694	£12,758,694	£11,962,594	£11,431,859
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,005,370	£7,475,630	£7,261,639	£7,261,639	£6,459,174	£5,920,304
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,117,591	£4,689,344	£4,470,905	£4,470,905	£3,651,757	£3,105,658
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,178,333	£1,867,286	£1,647,840	£1,647,840	£824,918	£276,304
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£220,634	£-984,913	£-1,209,030	£-1,209,030	£-2,049,466	£-2,609,757
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,312,579	£-5,336,257	£-5,562,106	£-5,562,106	£-6,409,037	£-6,973,657
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,882,657	£-9,720,285	£-9,947,997	£-9,947,997	£-10,801,917	£-11,371,197

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-29,190,188	£-31,165,620	£-31,373,050	£-31,373,050	£-32,150,915	£-32,669,492
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-34,799,508	£-36,556,359	£-36,768,653	£-36,768,653	£-37,564,753	£-38,095,488
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-40,521,977	£-42,051,717	£-42,265,708	£-42,265,708	£-43,068,173	£-43,607,043
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-43,409,756	£-44,838,003	£-45,056,442	£-45,056,442	£-45,875,590	£-46,421,689
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-46,349,014	£-47,660,061	£-47,879,507	£-47,879,507	£-48,702,429	£-49,251,043
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-49,306,713	£-50,512,260	£-50,736,377	£-50,736,377	£-51,576,813	£-52,137,104
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-53,839,926	£-54,863,604	£-55,089,453	£-55,089,453	£-55,939,384	£-56,501,004
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-58,410,004	£-59,247,632	£-59,475,344	£-59,475,344	£-60,329,264	£-60,898,544

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-7,017,628	£-8,993,060	£-9,200,490	£-9,200,490	£-9,978,356	£-10,496,933
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-12,626,949	£-14,383,799	£-14,596,093	£-14,596,093	£-15,392,194	£-15,922,928
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-18,349,417	£-19,879,158	£-20,093,149	£-20,093,149	£-20,895,614	£-21,434,484
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-21,237,197	£-22,665,443	£-22,883,883	£-22,883,883	£-23,703,031	£-24,249,129
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-24,176,454	£-25,487,502	£-25,706,948	£-25,706,948	£-26,529,869	£-27,078,483
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-27,134,154	£-28,339,700	£-28,563,818	£-28,563,818	£-29,404,253	£-29,964,545
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-31,667,367	£-32,691,045	£-32,916,893	£-32,916,893	£-33,763,825	£-34,328,445
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-36,237,444	£-37,075,073	£-37,302,784	£-37,302,784	£-38,156,704	£-38,726,985

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,562,504	£5,587,072	£5,379,642	£5,379,642	£4,601,777	£4,083,200
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,953,184	£196,333	£-15,961	£-15,961	£-812,061	£-1,342,796
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,769,285	£-5,299,025	£-5,513,016	£-5,513,016	£-6,315,481	£-6,854,351
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,657,064	£-9,085,311	£-9,303,750	£-9,303,750	£-9,122,898	£-9,668,997
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,596,322	£-10,907,369	£-11,126,815	£-11,126,815	£-11,949,737	£-12,498,351
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,554,021	£-13,759,568	£-13,983,685	£-13,983,685	£-14,824,121	£-15,384,412
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-17,087,234	£-18,110,912	£-18,336,761	£-18,336,761	£-19,183,662	£-19,748,312
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-21,657,312	£-22,494,940	£-22,722,652	£-22,722,652	£-23,576,572	£-24,146,852

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,648,718	£11,673,286	£11,465,856	£11,465,856	£10,687,991	£10,169,414
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,039,398	£6,282,547	£6,070,253	£6,070,253	£5,274,153	£4,743,418
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,316,929	£787,189	£573,198	£573,198	£-229,267	£-768,137
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-570,851	£-1,999,097	£-2,217,536	£-2,217,536	£-3,036,684	£-3,582,783
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,510,108	£-4,821,155	£-5,040,601	£-5,040,601	£-5,863,523	£-6,412,137
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,467,807	£-7,673,354	£-7,897,471	£-7,897,471	£-8,737,907	£-9,298,198
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,001,020	£-12,024,698	£-12,250,547	£-12,250,547	£-13,097,478	£-13,662,099
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,571,098	£-16,408,727	£-16,636,438	£-16,636,438	£-17,490,358	£-18,059,638

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,215,259	£6,419,269	£6,204,998	£6,204,998	£5,401,481	£4,865,801
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,629,054	£2,028,335	£1,812,569	£1,812,569	£1,003,448	£464,033
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,057,330	£2,459,342	£2,680,390	£2,680,390	£3,509,318	£4,061,937
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,452,369	£4,741,557	£4,963,568	£4,963,568	£5,796,114	£6,351,144
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,862,189	£7,038,297	£7,261,331	£7,261,331	£8,097,713	£8,655,300
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,286,789	£9,349,563	£9,573,679	£9,573,679	£10,414,116	£10,974,406
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£11,951,400	£12,843,698	£13,069,546	£13,069,546	£13,916,478	£14,481,098
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£15,649,267	£16,370,516	£16,598,228	£16,598,228	£17,452,148	£18,021,428

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£41,312,088	£43,108,078	£43,322,349	£43,322,349	£44,125,866	£44,661,546
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£45,898,293	£47,499,011	£47,714,778	£47,714,778	£48,523,899	£49,063,314
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£50,584,677	£51,986,689	£52,207,737	£52,207,737	£53,036,665	£53,589,284
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£52,979,716	£54,268,904	£54,490,915	£54,490,915	£55,323,461	£55,878,491
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£55,389,536	£56,565,644	£56,788,678	£56,788,678	£57,625,060	£58,182,647
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£57,814,136	£58,876,910	£59,101,026	£59,101,026	£59,941,463	£60,501,753
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£61,478,747	£62,371,045	£62,596,893	£62,596,893	£63,443,825	£64,008,445
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£65,176,614	£65,897,863	£66,125,574	£66,125,574	£66,979,495	£67,548,775

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,139,528	£20,935,519	£21,149,790	£21,149,790	£21,953,307	£22,488,986
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£23,725,733	£25,326,452	£25,542,218	£25,542,218	£26,351,340	£26,890,754
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£28,412,118	£29,814,130	£30,035,177	£30,035,177	£30,864,106	£31,416,725
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£30,807,157	£32,096,345	£32,318,356	£32,318,356	£33,150,902	£33,705,932
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£33,216,977	£34,393,084	£34,616,119	£34,616,119	£35,452,500	£36,010,087
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£35,641,576	£36,704,350	£36,928,467	£36,928,467	£37,768,903	£38,329,194
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£39,306,187	£40,198,485	£40,424,334	£40,424,334	£41,271,265	£41,835,885
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£43,004,054	£43,725,304	£43,953,015	£43,953,015	£44,806,935	£45,376,216

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,559,396	£6,355,396	£6,569,657	£6,569,657	£7,373,174	£7,908,854
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,145,601	£10,746,320	£10,962,086	£10,962,086	£11,771,207	£12,310,622
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,831,985	£15,233,997	£15,455,045	£15,455,045	£16,263,973	£16,836,592
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£16,227,024	£17,516,212	£17,738,223	£17,738,223	£18,570,769	£19,125,799
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£18,636,844	£19,812,962	£20,035,986	£20,035,986	£20,872,368	£21,429,955
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£21,061,444	£22,124,218	£22,348,334	£22,348,334	£23,188,771	£23,749,061
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£24,738,055	£25,618,353	£25,844,201	£25,844,201	£26,691,133	£27,255,753
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£28,423,922	£29,145,171	£29,372,883	£29,372,883	£30,226,803	£30,796,083

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,526,818	£2,669,172	£483,443	£483,443	£1,286,961	£1,822,640
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,059,387	£4,660,106	£4,875,872	£4,875,872	£5,684,993	£6,224,408
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,745,772	£9,147,783	£9,368,831	£9,368,831	£10,197,769	£10,750,378
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,140,810	£11,429,998	£11,652,009	£11,652,009	£12,484,555	£13,039,585
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£12,550,630	£13,726,738	£13,949,773	£13,949,773	£14,796,154	£15,343,741
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£14,975,230	£16,038,004	£16,262,120	£16,262,120	£17,102,557	£17,662,847
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£18,639,841	£19,532,139	£19,757,987	£19,757,987	£20,604,919	£21,169,539
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£22,337,708	£23,058,957	£23,286,669	£23,286,669	£24,140,589	£24,709,869

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£105,147,772	£96,810,595	£96,493,243	£96,493,243	£95,303,171	£94,509,790
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£89,082,329	£81,557,619	£81,238,054	£81,238,054	£80,028,750	£79,217,501
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£72,855,003	£66,122,838	£65,790,394	£65,790,394	£64,543,734	£63,712,625
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£64,646,258	£58,312,561	£57,978,668	£57,978,668	£56,726,568	£55,891,834
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£56,363,894	£50,480,010	£50,144,578	£50,144,578	£48,867,583	£48,015,289
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£48,042,689	£42,561,997	£42,219,426	£42,219,426	£40,934,785	£40,078,358
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£35,414,674	£30,572,380	£30,221,516	£30,221,516	£28,905,775	£28,028,614
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£22,570,417	£18,380,187	£18,020,642	£18,020,642	£16,652,322	£15,738,757

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£69,928,325	£61,591,148	£61,273,796	£61,273,796	£60,083,725	£59,290,343
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£53,862,882	£46,338,173	£46,018,607	£46,018,607	£44,809,303	£43,998,054
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£37,635,556	£30,903,391	£30,570,948	£30,570,948	£29,324,287	£28,493,178
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£29,426,811	£23,093,114	£22,759,221	£22,759,221	£21,507,121	£20,672,387
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£21,144,447	£15,260,563	£14,925,132	£14,925,132	£13,648,136	£12,795,842
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£12,823,242	£7,342,550	£6,999,980	£6,999,980	£5,715,339	£4,858,911
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£195,228	£-4,647,067	£-4,997,931	£-4,997,931	£-6,313,672	£-7,190,833
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-12,649,030	£-16,839,280	£-17,198,805	£-17,198,805	£-18,567,125	£-19,480,689

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£85,695,478	£77,358,301	£77,040,950	£77,040,950	£75,850,878	£75,057,497
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£69,630,035	£62,105,326	£61,785,760	£61,785,760	£60,576,457	£59,765,208
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£53,402,709	£46,670,545	£46,338,101	£46,338,101	£45,091,440	£44,260,332
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£45,193,965	£38,860,267	£38,526,375	£38,526,375	£37,274,274	£36,439,541
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£36,911,601	£31,027,716	£30,692,285	£30,692,285	£29,415,290	£28,562,995
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£28,590,395	£23,109,703	£22,767,133	£22,767,133	£21,482,492	£20,626,065
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£15,962,381	£11,120,086	£10,769,223	£10,769,223	£9,453,481	£8,576,321
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,118,124	£-1,072,108	£-1,431,652	£-1,431,652	£-2,799,972	£-3,713,636

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£96,063,573	£87,726,396	£87,409,044	£87,409,044	£86,218,972	£85,425,591
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£79,998,130	£72,473,420	£72,153,855	£72,153,855	£70,944,551	£70,133,302
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£63,770,804	£57,038,639	£56,706,195	£56,706,195	£55,459,535	£54,628,426
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£55,562,059	£49,228,362	£48,894,469	£48,894,469	£47,642,369	£46,807,635
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£47,279,695	£41,395,811	£41,060,379	£41,060,379	£39,783,364	£38,931,090
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£38,958,489	£33,477,798	£33,135,227	£33,135,227	£31,850,596	£30,994,159
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£26,330,475	£21,488,181	£21,137,317	£21,137,317	£19,821,575	£18,944,415
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£13,486,218	£9,295,988	£8,936,443	£8,936,443	£7,568,123	£6,654,559

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£100,391,547	£92,054,370	£91,737,018	£91,737,018	£90,546,947	£89,753,565
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£84,326,104	£76,801,395	£76,481,829	£76,481,829	£75,272,525	£74,461,276
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£68,098,778	£61,366,613	£61,034,170	£61,034,170	£59,787,509	£58,956,400
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£59,890,033	£53,556,336	£53,222,443	£53,222,443	£51,970,343	£51,135,069
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£51,607,669	£45,723,785	£45,388,354	£45,388,354	£44,111,358	£43,259,064
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£43,286,464	£37,805,772	£37,463,202	£37,463,202	£36,178,561	£35,322,133
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£30,658,450	£25,816,155	£25,465,291	£25,465,291	£24,149,550	£23,272,389
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£17,814,192	£13,623,962	£13,264,417	£13,264,417	£11,896,097	£10,982,533

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£55,275,524	£47,368,658	£47,035,779	£47,035,779	£45,787,482	£44,955,285
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£43,701,919	£36,581,618	£36,240,935	£36,240,935	£34,963,374	£34,111,667
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£31,953,736	£25,810,840	£25,261,817	£25,261,817	£23,952,982	£23,080,425
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£26,000,851	£20,053,178	£19,696,898	£19,696,898	£18,360,854	£17,470,157
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£19,978,309	£14,404,264	£14,046,343	£14,046,343	£12,704,143	£11,797,416
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£13,869,082	£8,683,860	£8,318,322	£8,318,322	£6,947,555	£6,033,710
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,532,035	£-73,211	£-453,722	£-453,722	£-1,880,636	£-2,831,912
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,107,079	£-9,076,184	£-9,459,834	£-9,459,834	£-10,898,524	£-11,857,650

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,056,077	£12,149,211	£11,816,332	£11,816,332	£10,568,035	£9,735,838
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,482,472	£1,362,171	£1,021,489	£1,021,489	£-256,073	£-1,107,780
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,285,711	£-9,608,607	£-9,957,630	£-9,957,630	£-11,266,485	£-12,139,022
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,218,596	£-15,166,289	£-15,522,548	£-15,522,548	£-16,858,593	£-17,749,290
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-15,241,138	£-20,815,183	£-21,173,104	£-21,173,104	£-22,515,304	£-23,422,030
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-21,350,365	£-26,535,587	£-26,901,125	£-26,901,125	£-28,271,892	£-29,185,737
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-30,687,412	£-35,292,658	£-35,673,169	£-35,673,169	£-37,100,083	£-38,051,359
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-40,326,526	£-44,295,631	£-44,679,281	£-44,679,281	£-46,117,971	£-47,077,097

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£35,823,231	£27,916,365	£27,583,485	£27,583,485	£26,335,189	£25,502,992
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£24,249,626	£17,129,325	£16,788,642	£16,788,642	£15,511,081	£14,659,374
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,501,443	£6,158,546	£5,809,523	£5,809,523	£4,500,688	£3,628,131
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,548,557	£600,884	£244,605	£244,605	£-1,091,440	£-1,982,137
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£526,016	£-5,048,030	£-5,405,950	£-5,405,950	£-6,748,151	£-7,654,877
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,583,212	£-10,768,433	£-11,133,971	£-11,133,971	£-12,504,739	£-13,418,584
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,920,258	£-19,525,504	£-19,906,015	£-19,906,015	£-21,332,929	£-22,284,206
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-24,559,372	£-28,528,477	£-28,912,127	£-28,912,127	£-30,350,817	£-31,309,943

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£46,191,325	£38,284,459	£37,951,580	£37,951,580	£36,703,283	£35,871,086
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£34,617,720	£27,497,419	£27,156,736	£27,156,736	£25,879,175	£25,027,468
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£22,869,537	£16,526,640	£16,177,617	£16,177,617	£14,868,783	£13,996,226
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£16,916,652	£10,968,979	£10,612,699	£10,612,699	£9,276,655	£8,385,958
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£10,894,110	£5,320,064	£4,962,144	£4,962,144	£3,619,943	£2,713,217
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,784,882	£-400,339	£-765,877	£-765,877	£-2,136,644	£-3,050,489
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,552,164	£-9,157,410	£-9,537,921	£-9,537,921	£-10,964,835	£-11,916,112
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-14,191,278	£-18,160,383	£-18,544,033	£-18,544,033	£-19,982,723	£-20,941,849

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£50,519,299	£42,612,433	£42,279,554	£42,279,554	£41,031,257	£40,199,060
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£38,945,694	£31,825,393	£31,484,711	£31,484,711	£30,207,149	£29,355,442
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£27,197,511	£20,854,615	£20,505,592	£20,505,592	£19,196,757	£18,324,200
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£21,244,626	£15,296,953	£14,940,674	£14,940,674	£13,604,629	£12,713,932
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£15,222,084	£9,648,039	£9,290,118	£9,290,118	£7,947,918	£7,041,192
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,112,857	£3,927,635	£3,562,097	£3,562,097	£2,191,330	£1,277,485
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-224,190	£-4,829,436	£-5,209,947	£-5,209,947	£-6,636,861	£-7,558,137
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,863,304	£-13,832,409	£-14,216,059	£-14,216,059	£-15,654,749	£-16,613,875

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£33,920,265	£26,181,279	£25,837,423	£25,837,423	£24,547,960	£23,688,319
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£24,163,728	£17,172,006	£16,820,088	£16,820,088	£15,500,396	£14,620,601
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£14,195,901	£7,947,045	£7,586,512	£7,586,512	£6,234,514	£5,319,406
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,108,368	£3,230,211	£2,862,184	£2,862,184	£1,482,079	£562,009
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,944,516	£-1,565,413	£-1,941,184	£-1,941,184	£-3,350,323	£-4,289,749
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,318,217	£-6,438,898	£-6,816,490	£-6,816,490	£-8,232,462	£-9,176,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,356,838	£-13,796,057	£-14,176,567	£-14,176,567	£-15,603,482	£-16,554,758
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-17,452,762	£-21,209,534	£-21,593,185	£-21,593,185	£-23,031,873	£-23,991,000

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,299,182	£-9,038,167	£-9,382,024	£-9,382,024	£-10,671,487	£-11,531,128
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-11,055,718	£-18,047,441	£-18,399,359	£-18,399,359	£-19,719,051	£-20,598,845
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-21,023,546	£-27,272,402	£-27,632,934	£-27,632,934	£-28,984,933	£-29,900,041
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-26,111,079	£-31,989,235	£-32,357,263	£-32,357,263	£-33,737,368	£-34,657,438
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-31,274,930	£-36,784,859	£-37,160,630	£-37,160,630	£-38,569,769	£-39,509,195
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-36,537,663	£-41,658,345	£-42,035,937	£-42,035,937	£-43,451,909	£-44,395,890
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-44,576,285	£-49,015,504	£-49,396,014	£-49,396,014	£-50,822,929	£-51,774,205
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-52,672,209	£-56,428,980	£-56,812,631	£-56,812,631	£-58,251,320	£-59,210,446

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,467,972	£6,728,986	£6,385,129	£6,385,129	£5,095,667	£4,236,026
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,711,435	£-2,280,288	£-2,632,206	£-2,632,206	£-3,951,897	£-4,831,692
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,256,392	£-11,505,248	£-11,865,781	£-11,865,781	£-13,217,780	£-14,132,888
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-10,343,925	£-16,222,082	£-16,590,110	£-16,590,110	£-18,070,215	£-19,070,284
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-15,507,777	£-21,017,706	£-21,393,477	£-21,393,477	£-22,802,616	£-23,742,042
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-20,770,510	£-25,891,191	£-26,268,783	£-26,268,783	£-27,684,756	£-28,628,737
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-28,809,131	£-33,248,351	£-33,628,861	£-33,628,861	£-35,055,776	£-36,007,051
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-36,905,058	£-40,661,827	£-41,045,478	£-41,045,478	£-42,484,187	£-43,443,293

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,836,066	£17,097,080	£16,753,223	£16,753,223	£15,463,761	£14,604,120
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£15,079,529	£8,087,807	£7,735,888	£7,735,888	£6,416,197	£5,536,402
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,111,702	£-1,737,154	£-1,497,687	£-1,497,687	£-2,849,685	£-3,764,793
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£24,169	£-5,853,988	£-6,222,015	£-6,222,015	£-7,602,121	£-8,522,190
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,139,683	£-10,649,612	£-11,025,383	£-11,025,383	£-12,434,522	£-13,379,948
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-10,402,416	£-15,523,097	£-15,900,689	£-15,900,689	£-17,316,661	£-18,260,643
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-18,441,037	£-22,880,257	£-23,260,767	£-23,260,767	£-24,687,682	£-25,638,957
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-26,536,961	£-30,293,733	£-30,677,384	£-30,677,384	£-32,116,073	£-33,075,199

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,164,040	£21,425,055	£21,081,198	£21,081,198	£19,791,735	£18,932,094
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,407,504	£12,415,781	£12,063,863	£12,063,863	£10,744,171	£9,864,377
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,439,676	£3,190,820	£2,830,288	£2,830,288	£1,478,289	£563,181
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,352,143	£-1,826,013	£-1,894,041	£-1,894,041	£-3,274,146	£-4,194,216
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-811,708	£-6,321,637	£-6,697,408	£-6,697,408	£-8,106,547	£-9,045,973
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,074,441	£-11,195,123	£-11,572,715	£-11,572,715	£-12,988,687	£-13,932,668
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,113,063	£-18,552,282	£-18,932,792	£-18,932,792	£-20,359,707	£-21,310,983
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-22,208,987	£-25,965,758	£-26,349,409	£-26,349,409	£-27,788,098	£-28,747,224

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£46,773,924	£42,689,498	£42,356,618	£42,356,618	£41,088,926	£40,243,117
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£36,145,671	£32,483,592	£32,142,910	£32,142,910	£30,865,349	£30,006,474
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£25,326,754	£22,099,016	£21,749,994	£21,749,994	£20,441,158	£19,556,578
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£19,839,320	£16,819,269	£16,462,990	£16,462,990	£15,126,990	£14,236,249
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£14,266,641	£11,480,423	£11,116,649	£11,116,649	£9,752,496	£8,843,061
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,620,594	£6,049,838	£5,684,300	£5,684,300	£4,294,097	£3,365,306
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-29,642	£-2,293,034	£-2,673,545	£-2,673,545	£-4,100,459	£-5,051,734
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,928,414	£-10,800,277	£-11,183,927	£-11,183,927	£-12,622,617	£-13,581,742

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,554,477	£7,470,051	£7,137,171	£7,137,171	£5,869,479	£5,023,670
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£926,224	£-2,735,854	£-3,076,537	£-3,076,537	£-4,354,098	£-5,212,973
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,892,693	£-13,120,430	£-13,469,452	£-13,469,452	£-14,778,288	£-15,662,869
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-15,380,126	£-18,400,178	£-18,756,456	£-18,756,456	£-20,092,502	£-20,983,198
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-20,952,806	£-23,739,024	£-24,102,798	£-24,102,798	£-25,466,951	£-26,376,386
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-26,598,853	£-29,169,609	£-29,535,147	£-29,535,147	£-30,925,350	£-31,854,140
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-35,249,089	£-37,512,480	£-37,892,991	£-37,892,991	£-39,319,905	£-40,271,181
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-44,147,861	£-46,019,723	£-46,403,373	£-46,403,373	£-47,842,063	£-48,801,188

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£27,321,630	£23,237,204	£22,904,325	£22,904,325	£21,636,632	£20,790,824
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,693,377	£13,031,299	£12,690,616	£12,690,616	£11,413,056	£10,554,180
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,874,460	£2,646,723	£2,297,701	£2,297,701	£988,865	£104,284
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-387,027	£-2,833,025	£-2,989,303	£-2,989,303	£-4,325,349	£-5,216,045
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,185,652	£-7,971,870	£-8,335,645	£-8,335,645	£-9,699,798	£-10,609,232
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-10,831,699	£-13,402,456	£-13,767,994	£-13,767,994	£-15,158,197	£-16,086,987
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-19,481,936	£-21,745,327	£-22,125,838	£-22,125,838	£-23,552,752	£-24,504,028
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,380,708	£-30,252,570	£-30,636,220	£-30,636,220	£-32,074,910	£-33,034,035

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£37,689,725	£33,605,298	£33,272,419	£33,272,419	£32,004,727	£31,158,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£27,061,472	£23,399,393	£23,058,711	£23,058,711	£21,781,150	£20,922,275
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£16,242,554	£13,014,817	£12,665,795	£12,665,795	£11,356,959	£10,472,379
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,755,121	£7,735,070	£7,378,791	£7,378,791	£6,042,746	£5,152,050
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,182,442	£2,396,224	£2,032,450	£2,032,450	£688,297	£-241,136
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-463,805	£-3,934,361	£-3,999,899	£-3,999,899	£-4,790,102	£-5,718,893
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,113,842	£-11,377,233	£-11,757,744	£-11,757,744	£-13,184,658	£-14,135,933
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,012,613	£-19,884,476	£-20,268,126	£-20,268,126	£-21,706,816	£-22,665,941

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£42,017,699	£37,933,273	£37,600,393	£37,600,393	£36,332,701	£35,486,892
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£31,389,446	£27,727,367	£27,386,685	£27,386,685	£26,109,124	£25,250,249
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£20,570,529	£17,342,792	£16,993,770	£16,993,770	£15,684,934	£14,800,353
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,083,096	£12,063,044	£11,706,766	£11,706,766	£10,370,720	£9,486,024
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,510,416	£6,724,198	£6,360,424	£6,360,424	£4,996,271	£4,086,836
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,864,369	£1,293,613	£928,075	£928,075	£-462,128	£-1,390,919
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,785,657	£-7,049,258	£-7,429,769	£-7,429,769	£-8,856,683	£-9,807,959
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-13,684,639	£-15,556,501	£-15,940,151	£-15,940,151	£-17,378,841	£-18,337,966

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,602,343	£25,705,086	£25,361,229	£25,361,229	£24,071,766	£23,212,125
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,294,718	£16,804,995	£16,453,078	£16,453,078	£15,133,385	£14,253,591
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,756,286	£7,687,067	£7,326,535	£7,326,535	£5,974,480	£5,058,406
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,896,032	£3,022,759	£2,654,731	£2,654,731	£1,274,626	£354,557
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£940,588	£-1,721,835	£-2,097,606	£-2,097,606	£-3,506,745	£-4,446,171
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,109,192	£-6,540,897	£-6,918,490	£-6,918,490	£-8,334,461	£-9,278,442
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,754,690	£-13,816,421	£-14,196,931	£-14,196,931	£-15,623,846	£-16,575,122
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-19,457,490	£-21,148,264	£-21,531,914	£-21,531,914	£-22,970,603	£-23,929,729

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-5,617,104	£-9,514,361	£-9,858,218	£-9,858,218	£-11,147,680	£-12,007,322
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-14,924,728	£-18,414,452	£-18,766,369	£-18,766,369	£-20,086,061	£-20,965,856
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-24,463,161	£-27,532,379	£-27,892,912	£-27,892,912	£-29,244,967	£-30,161,040
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-29,323,415	£-32,196,688	£-32,564,715	£-32,564,715	£-33,944,821	£-34,864,890
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-34,278,859	£-36,941,282	£-37,317,052	£-37,317,052	£-38,726,191	£-39,665,617
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-39,328,639	£-41,760,344	£-42,137,937	£-42,137,937	£-43,553,908	£-44,497,889
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-46,974,137	£-49,035,868	£-49,416,378	£-49,416,378	£-50,843,293	£-51,794,569
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-54,676,937	£-56,367,710	£-56,751,360	£-56,751,360	£-58,190,049	£-59,149,175

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,150,050	£6,252,792	£5,908,935	£5,908,935	£4,619,473	£3,759,832
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£842,425	£-2,847,298	£-2,999,216	£-2,999,216	£-4,318,908	£-5,198,703
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-8,696,008	£-11,765,226	£-12,125,759	£-12,125,759	£-13,477,814	£-14,393,887
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-13,556,261	£-16,429,534	£-16,797,562	£-16,797,562	£-18,177,662	£-19,097,737
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-18,511,706	£-21,174,129	£-21,549,899	£-21,549,899	£-22,959,038	£-23,898,464
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-23,561,486	£-25,993,190	£-26,370,783	£-26,370,783	£-27,786,754	£-28,730,736
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-31,206,983	£-33,268,715	£-33,649,225	£-33,649,225	£-35,076,140	£-36,027,415
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-38,909,784	£-40,600,557	£-40,984,207	£-40,984,207	£-42,422,896	£-43,382,022

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,518,144	£16,620,886	£16,277,030	£16,277,030	£14,987,567	£14,127,926
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,210,519	£7,720,796	£7,368,879	£7,368,879	£6,049,186	£5,169,391
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,672,087	£-1,397,132	£-1,757,664	£-1,757,664	£-3,109,720	£-4,026,793
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,188,167	£-6,061,440	£-6,429,468	£-6,429,468	£-7,805,573	£-8,729,642
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,143,612	£-10,806,035	£-11,181,805	£-11,181,805	£-12,590,944	£-13,530,370
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-13,193,391	£-15,625,096	£-16,002,689	£-16,002,689	£-17,418,660	£-18,362,642
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-20,838,889	£-22,900,621	£-23,281,131	£-23,281,131	£-24,708,048	£-25,659,321
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,541,690	£-30,232,463	£-30,616,113	£-30,616,113	£-32,054,802	£-33,013,928

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,846,118	£20,948,861	£20,605,004	£20,605,004	£19,315,542	£18,455,900
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,538,494	£12,048,770	£11,696,853	£11,696,853	£10,377,161	£9,497,366
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,000,061	£2,930,843	£2,570,310	£2,570,310	£1,218,255	£302,181
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,139,807	£-1,733,466	£-2,101,493	£-2,101,493	£-3,481,598	£-4,401,668
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,815,637	£-6,478,060	£-6,853,830	£-6,853,830	£-8,262,969	£-9,202,395
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,865,417	£-11,297,122	£-11,674,715	£-11,674,715	£-13,090,686	£-14,034,667
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,510,915	£-18,572,646	£-18,953,156	£-18,953,156	£-20,380,071	£-21,331,347
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-24,213,715	£-25,904,488	£-26,288,138	£-26,288,138	£-27,728,827	£-28,686,953

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,459,832	£12,721,279	£12,366,084	£12,366,084	£11,034,097	£10,146,106
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,106,063	£4,753,618	£4,390,094	£4,390,094	£3,026,882	£2,118,073
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£495,491	-£3,466,305	-£3,838,727	-£3,838,727	-£5,235,312	-£6,166,367
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£4,916,900	-£7,652,685	-£8,026,732	-£8,026,732	-£9,429,407	-£10,364,526
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,363,777	-£11,864,093	-£12,239,864	-£12,239,864	-£13,649,003	-£14,588,429
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£13,836,122	-£16,100,533	-£16,478,125	-£16,478,125	-£17,894,097	-£18,838,078
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£20,592,391	-£22,502,123	-£22,882,634	-£22,882,634	-£24,309,548	-£25,260,825
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£27,405,964	-£28,960,031	-£29,343,682	-£29,343,682	-£30,782,371	-£31,741,497

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£18,759,614	-£22,498,167	-£22,853,363	-£22,853,363	-£24,185,350	-£25,073,340
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£27,113,384	-£30,465,829	-£30,829,352	-£30,829,352	-£32,192,565	-£33,101,374
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£35,714,938	-£38,685,752	-£39,058,174	-£39,058,174	-£40,454,758	-£41,385,813
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£40,136,346	-£42,872,131	-£43,246,178	-£43,246,178	-£44,648,854	-£45,583,972
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£44,583,223	-£47,083,540	-£47,459,311	-£47,459,311	-£48,868,450	-£49,807,876
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£49,055,569	-£51,319,980	-£51,697,572	-£51,697,572	-£53,113,544	-£54,057,525
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£55,811,838	-£57,721,570	-£58,102,081	-£58,102,081	-£59,528,995	-£60,480,271
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£62,625,411	-£64,179,477	-£64,563,129	-£64,563,129	-£66,001,817	-£66,960,944

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£2,992,461	-£6,731,014	-£7,086,210	-£7,086,210	-£8,418,196	-£9,306,187
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£11,346,230	-£14,698,675	-£15,062,199	-£15,062,199	-£16,425,411	-£17,334,221
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£19,947,784	-£22,918,599	-£23,291,020	-£23,291,020	-£24,687,605	-£25,618,660
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£24,369,193	-£27,104,978	-£27,479,025	-£27,479,025	-£28,881,701	-£29,816,819
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£28,816,070	-£31,316,386	-£31,692,158	-£31,692,158	-£33,101,297	-£34,040,723
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£33,288,415	-£35,552,826	-£35,930,418	-£35,930,418	-£37,346,390	-£38,290,372
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£40,044,685	-£41,954,416	-£42,334,927	-£42,334,927	-£43,761,841	-£44,713,118
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£46,858,257	-£48,412,324	-£48,795,975	-£48,795,975	-£50,234,664	-£51,193,790

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,375,633	£3,637,080	£3,281,884	£3,281,884	£1,949,898	£1,061,907
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£978,136	-£4,330,581	-£4,694,105	-£4,694,105	-£6,057,317	-£6,966,126
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£9,579,690	-£12,550,504	-£12,922,926	-£12,922,926	-£14,319,511	-£15,250,566
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£14,001,099	-£16,736,884	-£17,110,931	-£17,110,931	-£18,513,607	-£19,448,725
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£18,447,976	-£20,949,292	-£21,324,063	-£21,324,063	-£22,733,202	-£23,672,628
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£22,920,321	-£25,184,732	-£25,562,324	-£25,562,324	-£26,978,296	-£27,922,276
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£29,676,590	-£31,586,322	-£31,966,833	-£31,966,833	-£33,393,747	-£34,345,024
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£36,490,163	-£38,044,230	-£38,427,881	-£38,427,881	-£39,866,570	-£40,825,696

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,703,608	£7,965,055	£7,609,859	£7,609,859	£6,277,872	£5,389,882
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,349,838	-£2,607	-£366,130	-£366,130	-£1,729,343	-£2,638,152
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£9,251,716	-£8,222,530	-£9,594,952	-£9,594,952	-£10,922,591	-£11,922,591
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£19,673,124	-£12,408,909	-£12,782,956	-£12,782,956	-£14,185,632	-£15,120,750
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£14,120,001	-£16,620,318	-£16,996,089	-£16,996,089	-£18,405,228	-£19,344,654
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£18,592,347	-£20,856,758	-£21,234,350	-£21,234,350	-£22,650,322	-£23,594,303
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£25,348,616	-£27,258,348	-£27,638,859	-£27,638,859	-£29,065,773	-£30,017,049
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£32,162,189	-£33,716,256	-£34,099,907	-£34,099,907	-£35,538,595	-£36,497,722

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£38,225,205	£35,066,714	£34,728,391	£34,728,391	£33,459,678	£32,613,870
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£28,310,115	£25,494,625	£25,148,370	£25,148,370	£23,849,914	£22,984,278
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,184,237	£15,721,683	£15,366,952	£15,366,952	£14,036,710	£13,149,882
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,032,362	£10,747,484	£10,385,378	£10,385,378	£9,027,482	£8,122,218
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,799,074	£5,700,387	£5,332,664	£5,332,664	£3,946,200	£3,021,891
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,481,976	£54,616	£183,100	£183,100	£-1,229,877	£-2,173,858
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,684,218	£-7,331,189	£-7,711,700	£-7,711,700	£-9,138,614	£-10,089,891
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-13,948,306	£-15,282,383	£-15,666,034	£-15,666,034	£-17,104,723	£-18,063,849

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,005,758	£-152,733	£-491,056	£-491,056	£-1,759,768	£-2,605,577
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-6,909,332	£-9,724,822	£-10,071,077	£-10,071,077	£-11,369,533	£-12,235,169
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-17,035,210	£-19,497,764	£-19,852,495	£-19,852,495	£-21,182,737	£-22,069,564
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-22,187,085	£-24,471,963	£-24,834,069	£-24,834,069	£-26,191,965	£-27,097,229
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-27,420,373	£-29,519,059	£-29,886,783	£-29,886,783	£-31,273,247	£-32,197,555
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-32,737,471	£-34,664,831	£-35,036,347	£-35,036,347	£-36,449,324	£-37,393,305
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-40,903,664	£-42,550,636	£-42,931,147	£-42,931,147	£-44,358,061	£-45,309,337
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-49,167,753	£-50,501,830	£-50,885,481	£-50,885,481	£-52,324,170	£-53,283,296

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£18,772,911	£15,614,420	£15,276,097	£15,276,097	£14,007,385	£13,161,576
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,857,821	£6,042,332	£5,696,076	£5,696,076	£4,397,621	£3,531,985
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,268,057	£-3,730,610	£-4,085,341	£-4,085,341	£-5,415,583	£-6,302,411
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,419,931	£-8,704,810	£-9,066,915	£-9,066,915	£-10,424,811	£-11,300,076
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,653,219	£-13,751,906	£-14,119,629	£-14,119,629	£-15,506,093	£-16,430,402
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-16,970,317	£-18,897,678	£-19,269,193	£-19,269,193	£-20,682,170	£-21,626,152
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-25,136,511	£-26,783,482	£-27,163,993	£-27,163,993	£-28,590,907	£-29,542,184
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-33,400,599	£-34,734,676	£-35,118,328	£-35,118,328	£-36,557,016	£-37,516,143

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£29,141,006	£25,982,515	£25,644,192	£25,644,192	£24,375,479	£23,529,671
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,225,916	£16,410,426	£16,064,171	£16,064,171	£14,765,715	£13,900,079
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,100,037	£6,637,484	£6,282,753	£6,282,753	£4,952,511	£4,065,683
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,948,163	£1,663,284	£1,301,179	£1,301,179	£56,717	£-961,982
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,285,125	£-3,363,812	£-3,751,535	£-3,751,535	£-5,137,959	£-6,062,308
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,602,223	£-9,539,583	£-9,901,099	£-9,901,099	£-10,314,076	£-11,258,057
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,768,417	£-16,415,388	£-16,795,899	£-16,795,899	£-18,222,813	£-19,174,080
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-23,032,505	£-24,366,582	£-24,750,233	£-24,750,233	£-26,188,922	£-27,148,048

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£33,468,980	£30,310,489	£29,972,166	£29,972,166	£28,703,454	£27,857,645
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£23,553,890	£20,738,400	£20,392,145	£20,392,145	£19,093,689	£18,228,053
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,428,012	£10,965,458	£10,610,727	£10,610,727	£9,280,485	£8,393,659
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,276,137	£5,991,259	£5,629,153	£5,629,153	£4,271,257	£3,365,993
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,042,849	£944,163	£576,439	£576,439	£-810,025	£-1,734,333
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,274,249	£-4,201,809	£-4,573,125	£-4,573,125	£-5,996,102	£-6,930,083
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-10,440,442	£-12,087,414	£-12,467,925	£-12,467,925	£-13,894,839	£-14,846,115
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,704,531	£-20,038,608	£-20,422,259	£-20,422,259	£-21,860,948	£-22,820,074

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,459,832	£13,593,206	£13,240,155	£13,240,155	£11,908,170	£11,020,179
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,213,196	£5,660,162	£5,296,638	£5,296,638	£3,933,426	£3,024,618
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£274,158	£2,526,461	£2,898,883	£2,898,883	£4,295,467	£5,226,523
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,640,233	£6,703,603	£7,077,650	£7,077,650	£8,480,327	£9,415,444
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,031,776	£10,905,776	£11,281,546	£11,281,546	£12,690,685	£13,630,111
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£13,448,788	£15,132,978	£15,510,570	£15,510,570	£16,926,542	£17,870,524
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,122,058	£21,520,713	£21,901,224	£21,901,224	£23,328,138	£24,279,415
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£26,852,631	£27,964,766	£28,348,417	£28,348,417	£29,787,106	£30,746,232

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£18,759,614	£21,626,241	£21,979,291	£21,979,291	£23,311,277	£24,199,268
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£27,006,251	£29,559,285	£29,922,809	£29,922,809	£31,286,021	£32,194,292
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£35,493,605	£37,745,907	£38,118,330	£38,118,330	£39,514,914	£40,445,970
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£39,859,680	£41,923,050	£42,297,097	£42,297,097	£43,699,774	£44,634,991
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£44,251,223	£46,125,223	£46,500,993	£46,500,993	£47,910,132	£48,849,558
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£48,668,235	£50,352,425	£50,730,017	£50,730,017	£52,145,989	£53,089,970
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£55,341,505	£56,740,160	£57,120,671	£57,120,671	£58,547,585	£59,498,861
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£62,072,077	£63,184,212	£63,567,864	£63,567,864	£65,006,552	£65,965,679

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,992,461	£5,859,088	£6,212,138	£6,212,138	£7,544,124	£8,432,114
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,239,097	£13,792,132	£14,155,655	£14,155,655	£15,518,888	£16,427,676
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,726,451	£21,978,754	£22,351,177	£22,351,177	£23,747,760	£24,678,816
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£24,092,526	£26,155,897	£26,529,944	£26,529,944	£27,932,620	£28,867,738
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£28,484,070	£30,358,069	£30,733,840	£30,733,840	£32,142,979	£33,082,405
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£32,901,081	£34,585,271	£34,962,864	£34,962,864	£36,378,896	£37,322,817
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£39,574,351	£40,973,006	£41,353,518	£41,353,518	£42,780,431	£43,731,708
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£46,304,924	£47,417,059	£47,800,710	£47,800,710	£49,239,399	£50,198,525

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,375,633	£4,509,007	£4,155,956	£4,155,956	£2,823,971	£1,935,980
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£871,003	£3,424,037	£3,787,561	£3,787,561	£5,150,773	£6,059,581
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,358,357	£11,610,680	£11,983,083	£11,983,083	£13,379,666	£14,310,722
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,724,432	£15,787,802	£16,161,849	£16,161,849	£17,564,526	£18,499,643
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£18,115,976	£19,989,975	£20,365,745	£20,365,745	£21,774,864	£22,714,310
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£22,532,987	£24,217,177	£24,594,769	£24,594,769	£26,010,741	£26,954,723
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£29,206,257	£30,604,912	£30,985,423	£30,985,423	£32,412,337	£33,363,614
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£35,936,830	£37,048,965	£37,432,616	£37,432,616	£38,871,305	£39,830,431

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,703,608	£8,836,981	£8,483,930	£8,483,930	£7,151,945	£6,263,954
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,456,971	£903,937	£540,413	£540,413	£822,799	£1,731,807
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,030,383	£7,282,686	£7,655,109	£7,655,109	£9,051,692	£9,982,748
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,396,458	£11,459,828	£11,833,875	£11,833,875	£13,236,552	£14,171,669
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,788,001	£15,662,001	£16,037,771	£16,037,771	£17,446,910	£18,386,336
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£18,205,013	£19,889,203	£20,266,795	£20,266,795	£21,682,767	£22,626,748
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£24,678,283	£26,276,938	£26,657,449	£26,657,449	£28,084,363	£29,035,639
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£31,608,855	£32,720,991	£33,104,642	£33,104,642	£34,543,330	£35,502,457

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,566,750	-£4,252,184	-£4,619,094	-£4,619,094	-£5,995,005	-£6,912,281
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£8,414,738	-£10,754,711	-£11,124,181	-£11,124,181	-£12,509,689	-£13,433,361
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£15,364,598	-£17,357,360	-£17,729,782	-£17,729,782	-£19,126,366	-£20,057,422
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£18,877,730	-£20,696,229	-£21,070,276	-£21,070,276	-£22,472,953	-£23,408,070
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£22,416,330	-£24,060,128	-£24,435,898	-£24,435,898	-£25,845,038	-£26,784,464
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£25,980,398	-£27,449,057	-£27,826,649	-£27,826,649	-£29,242,621	-£30,186,603
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£31,374,253	-£32,579,383	-£32,959,893	-£32,959,893	-£34,386,807	-£35,338,083
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£36,825,411	-£37,766,025	-£38,149,675	-£38,149,675	-£39,588,365	-£40,547,490

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£36,786,197	-£39,471,631	-£39,838,541	-£39,838,541	-£41,214,452	-£42,131,727
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£43,634,184	-£45,974,158	-£46,343,628	-£46,343,628	-£47,729,135	-£48,652,808
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£50,584,045	-£52,576,806	-£52,949,229	-£52,949,229	-£54,345,813	-£55,276,869
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£54,097,177	-£55,915,676	-£56,289,723	-£56,289,723	-£57,692,400	-£58,627,517
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£59,635,777	-£59,279,575	-£59,655,345	-£59,655,345	-£61,064,485	-£62,003,911
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£61,199,845	-£62,668,504	-£63,046,096	-£63,046,096	-£64,462,068	-£65,406,049
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£66,593,700	-£67,798,829	-£68,179,339	-£68,179,339	-£69,606,253	-£70,557,530
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£72,044,858	-£72,985,471	-£73,369,122	-£73,369,122	-£74,807,811	-£75,766,937

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£21,019,044	-£23,704,477	-£24,071,387	-£24,071,387	-£25,447,299	-£26,364,574
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£27,867,031	-£30,207,005	-£30,576,474	-£30,576,474	-£31,961,982	-£32,885,654
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£34,816,891	-£36,809,653	-£37,182,076	-£37,182,076	-£38,576,659	-£39,509,715
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£38,330,023	-£40,148,522	-£40,522,570	-£40,522,570	-£41,925,246	-£42,860,364
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£41,868,624	-£43,512,421	-£43,888,191	-£43,888,191	-£45,297,331	-£46,236,757
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£45,432,691	-£46,901,350	-£47,278,942	-£47,278,942	-£48,694,915	-£49,638,896
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£50,826,546	-£52,031,676	-£52,412,186	-£52,412,186	-£53,839,100	-£54,790,377
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£56,277,704	-£57,218,318	-£57,601,968	-£57,601,968	-£59,040,658	-£59,999,783

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£10,650,949	-£13,336,383	-£13,703,293	-£13,703,293	-£15,079,205	-£15,996,480
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£17,498,937	-£19,838,910	-£20,208,380	-£20,208,380	-£21,593,888	-£22,517,560
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£24,448,797	-£26,441,559	-£26,813,981	-£26,813,981	-£28,210,565	-£29,141,621
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£27,961,929	-£29,780,428	-£30,154,475	-£30,154,475	-£31,557,152	-£32,492,269
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£31,500,529	-£33,144,327	-£33,520,097	-£33,520,097	-£34,929,237	-£35,868,663
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£35,064,597	-£36,533,266	-£36,910,848	-£36,910,848	-£38,326,620	-£39,270,802
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£40,458,452	-£41,663,582	-£42,044,092	-£42,044,092	-£43,471,006	-£44,422,282
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£45,909,610	-£46,850,224	-£47,233,874	-£47,233,874	-£48,672,564	-£49,631,689

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£8,322,975	-£9,008,409	-£9,375,319	-£9,375,319	-£10,751,230	-£11,688,505
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£13,170,962	-£15,510,938	-£15,880,406	-£15,880,406	-£17,265,913	-£18,189,586
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£20,120,823	-£22,113,584	-£22,486,007	-£22,486,007	-£23,882,581	-£24,813,647
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£23,633,955	-£25,452,454	-£25,826,501	-£25,826,501	-£27,229,178	-£28,164,295
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£27,172,555	-£28,816,353	-£29,192,123	-£29,192,123	-£30,601,263	-£31,540,689
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£30,736,623	-£32,205,282	-£32,582,874	-£32,582,874	-£33,998,846	-£34,942,827
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£36,130,478	-£37,335,607	-£37,716,117	-£37,716,117	-£39,143,031	-£40,094,308
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£41,581,636	-£42,522,249	-£42,905,900	-£42,905,900	-£44,344,589	-£45,303,715

Appendix 7 - Appraisal results with Social Rent, Tower Hamlets Living Rent and Shared Ownership (10% sales value growth and 5% cost inflation)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,291,035	£2,186,925	£2,184,817	£2,076,001	£2,068,095	£2,062,824
35% SR : 35% THLR : 30% SO	10%	£2,058,891	£1,964,910	£1,962,801	£1,853,987	£1,846,079	£1,840,809
35% SR : 35% THLR : 30% SO	20%	£1,826,746	£1,742,895	£1,740,787	£1,631,971	£1,624,065	£1,618,794
35% SR : 35% THLR : 30% SO	25%	£1,710,673	£1,631,887	£1,629,779	£1,520,963	£1,513,057	£1,507,786
35% SR : 35% THLR : 30% SO	30%	£1,594,601	£1,520,880	£1,518,771	£1,409,957	£1,402,050	£1,396,779
35% SR : 35% THLR : 30% SO	35%	£1,478,529	£1,409,873	£1,407,764	£1,298,949	£1,291,042	£1,285,771
35% SR : 35% THLR : 30% SO	43%	£1,304,421	£1,243,361	£1,241,253	£1,132,438	£1,124,531	£1,119,260
35% SR : 35% THLR : 30% SO	50%	£1,130,312	£1,076,850	£1,074,741	£965,926	£958,020	£952,748

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£626,916	£522,806	£520,698	£411,882	£403,976	£398,706
35% SR : 35% THLR : 30% SO	10%	£394,772	£300,791	£298,682	£189,868	£181,961	£176,690
35% SR : 35% THLR : 30% SO	20%	£162,627	£78,776	£76,668	£-32,148	£-40,054	£-45,325
35% SR : 35% THLR : 30% SO	25%	£46,555	£-32,232	£-34,340	£-143,155	£-151,062	£-156,332
35% SR : 35% THLR : 30% SO	30%	£-169,518	£-143,239	£-145,348	£-254,162	£-262,069	£-267,340
35% SR : 35% THLR : 30% SO	35%	£-185,590	£-254,246	£-256,355	£-365,170	£-373,076	£-378,348
35% SR : 35% THLR : 30% SO	43%	£-359,698	£-420,758	£-422,866	£-531,881	£-539,788	£-544,859
35% SR : 35% THLR : 30% SO	50%	£-533,807	£-587,269	£-589,378	£-698,192	£-706,099	£-711,370

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,371,914	£1,267,804	£1,265,696	£1,156,880	£1,148,974	£1,143,704
35% SR : 35% THLR : 30% SO	10%	£1,139,770	£1,045,789	£1,043,680	£934,866	£926,959	£921,688
35% SR : 35% THLR : 30% SO	20%	£907,625	£823,774	£821,666	£712,850	£704,944	£699,673
35% SR : 35% THLR : 30% SO	25%	£791,553	£712,766	£710,658	£601,843	£593,936	£588,666
35% SR : 35% THLR : 30% SO	30%	£675,480	£601,759	£599,650	£490,836	£482,929	£477,658
35% SR : 35% THLR : 30% SO	35%	£559,408	£490,752	£488,643	£379,828	£371,922	£366,650
35% SR : 35% THLR : 30% SO	43%	£385,300	£324,240	£322,132	£213,317	£205,410	£200,139
35% SR : 35% THLR : 30% SO	50%	£211,191	£157,729	£155,620	£46,806	£38,899	£33,628

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,861,807	£1,757,697	£1,755,588	£1,646,773	£1,638,867	£1,633,596
35% SR : 35% THLR : 30% SO	10%	£1,629,662	£1,535,681	£1,533,573	£1,424,758	£1,416,851	£1,411,580
35% SR : 35% THLR : 30% SO	20%	£1,397,517	£1,313,667	£1,311,558	£1,202,743	£1,194,836	£1,189,566
35% SR : 35% THLR : 30% SO	25%	£1,281,445	£1,202,659	£1,200,550	£1,091,735	£1,083,829	£1,078,558
35% SR : 35% THLR : 30% SO	30%	£1,165,373	£1,091,652	£1,089,543	£980,728	£972,822	£967,550
35% SR : 35% THLR : 30% SO	35%	£1,049,301	£980,644	£978,536	£869,720	£861,814	£856,542
35% SR : 35% THLR : 30% SO	43%	£875,192	£814,133	£812,025	£703,209	£695,303	£690,031
35% SR : 35% THLR : 30% SO	50%	£701,084	£647,622	£645,513	£536,698	£528,792	£523,520

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,066,303	£1,962,193	£1,960,085	£1,851,270	£1,843,363	£1,838,093
35% SR : 35% THLR : 30% SO	10%	£1,834,159	£1,740,178	£1,738,070	£1,629,255	£1,621,348	£1,616,077
35% SR : 35% THLR : 30% SO	20%	£1,602,014	£1,518,163	£1,516,055	£1,407,240	£1,399,333	£1,394,063
35% SR : 35% THLR : 30% SO	25%	£1,485,942	£1,407,156	£1,405,047	£1,296,232	£1,288,325	£1,283,055
35% SR : 35% THLR : 30% SO	30%	£1,369,870	£1,296,149	£1,294,039	£1,185,225	£1,177,319	£1,172,047
35% SR : 35% THLR : 30% SO	35%	£1,253,798	£1,185,141	£1,183,033	£1,074,217	£1,066,311	£1,061,039
35% SR : 35% THLR : 30% SO	43%	£1,079,689	£1,018,630	£1,016,521	£907,706	£899,800	£894,528
35% SR : 35% THLR : 30% SO	50%	£905,580	£852,119	£850,009	£741,195	£733,288	£728,017

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,561,402	£1,469,840	£1,467,732	£1,358,918	£1,351,010	£1,345,740
35% SR : 35% THLR : 30% SO	10%	£1,402,220	£1,319,534	£1,317,426	£1,208,610	£1,200,704	£1,195,434
35% SR : 35% THLR : 30% SO	20%	£1,243,039	£1,169,228	£1,167,119	£1,058,304	£1,050,398	£1,045,126
35% SR : 35% THLR : 30% SO	25%	£1,163,448	£1,094,074	£1,091,966	£983,151	£975,244	£969,973
35% SR : 35% THLR : 30% SO	30%	£1,083,858	£1,018,921	£1,016,813	£907,997	£900,091	£894,820
35% SR : 35% THLR : 30% SO	35%	£1,004,267	£943,767	£941,659	£832,844	£824,937	£819,666
35% SR : 35% THLR : 30% SO	43%	£884,881	£831,037	£828,929	£720,113	£712,207	£706,937
35% SR : 35% THLR : 30% SO	50%	£765,495	£718,307	£716,199	£607,384	£599,477	£594,207

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£102,717	-£194,278	-£196,387	-£305,201	-£313,109	-£318,379
35% SR : 35% THLR : 30% SO	10%	-£261,899	-£344,585	-£346,693	-£455,508	-£463,415	-£468,685
35% SR : 35% THLR : 30% SO	20%	-£421,080	-£494,891	-£497,000	-£605,815	-£613,721	-£618,993
35% SR : 35% THLR : 30% SO	25%	-£500,671	-£570,045	-£572,153	-£680,968	-£688,875	-£694,146
35% SR : 35% THLR : 30% SO	30%	-£580,261	-£645,198	-£647,306	-£756,122	-£764,029	-£769,299
35% SR : 35% THLR : 30% SO	35%	-£659,852	-£720,352	-£722,460	-£831,274	-£839,182	-£844,452
35% SR : 35% THLR : 30% SO	43%	-£779,238	-£833,082	-£835,190	-£944,005	-£951,912	-£957,182
35% SR : 35% THLR : 30% SO	50%	-£898,624	-£945,812	-£947,920	-£1,056,735	-£1,064,642	-£1,069,912

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£642,281	£550,720	£548,611	£439,797	£431,889	£426,619
35% SR : 35% THLR : 30% SO	10%	£483,099	£400,413	£398,305	£289,490	£281,583	£276,313
35% SR : 35% THLR : 30% SO	20%	£323,918	£250,107	£247,998	£139,183	£131,277	£126,005
35% SR : 35% THLR : 30% SO	25%	£244,327	£174,953	£172,845	£64,030	£56,123	£50,852
35% SR : 35% THLR : 30% SO	30%	£164,737	£99,800	£97,692	-£11,124	-£19,030	-£24,301
35% SR : 35% THLR : 30% SO	35%	£85,146	£24,646	£22,538	-£86,276	-£94,184	-£99,454
35% SR : 35% THLR : 30% SO	43%	-£34,240	-£88,084	-£90,192	-£199,007	-£206,914	-£212,184
35% SR : 35% THLR : 30% SO	50%	-£153,626	-£200,814	-£202,922	-£311,737	-£319,644	-£324,914

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,132,173	£1,040,612	£1,038,504	£929,689	£921,782	£916,511
35% SR : 35% THLR : 30% SO	10%	£972,992	£890,306	£888,198	£779,382	£771,476	£766,205
35% SR : 35% THLR : 30% SO	20%	£813,811	£740,000	£737,890	£629,076	£621,169	£615,898
35% SR : 35% THLR : 30% SO	25%	£734,220	£664,846	£662,738	£553,922	£546,016	£540,744
35% SR : 35% THLR : 30% SO	30%	£654,629	£589,692	£587,584	£478,769	£470,862	£465,592
35% SR : 35% THLR : 30% SO	35%	£575,038	£514,539	£512,430	£403,616	£395,709	£390,438
35% SR : 35% THLR : 30% SO	43%	£455,653	£401,809	£399,701	£290,895	£282,979	£277,708
35% SR : 35% THLR : 30% SO	50%	£336,266	£289,079	£286,971	£178,155	£170,249	£164,978

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,336,670	£1,245,109	£1,243,001	£1,134,186	£1,126,279	£1,121,008
35% SR : 35% THLR : 30% SO	10%	£1,177,489	£1,094,803	£1,092,694	£983,879	£975,972	£970,702
35% SR : 35% THLR : 30% SO	20%	£1,018,307	£944,496	£942,387	£833,573	£825,666	£820,395
35% SR : 35% THLR : 30% SO	25%	£938,717	£869,343	£867,235	£758,419	£750,513	£745,241
35% SR : 35% THLR : 30% SO	30%	£859,126	£794,189	£792,081	£683,265	£675,359	£670,088
35% SR : 35% THLR : 30% SO	35%	£779,535	£719,036	£716,927	£608,113	£600,205	£594,935
35% SR : 35% THLR : 30% SO	43%	£660,150	£606,306	£604,197	£495,382	£487,475	£482,205
35% SR : 35% THLR : 30% SO	50%	£540,763	£493,576	£491,467	£382,652	£374,746	£369,475

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,257,388	£1,171,056	£1,168,947	£1,060,132	£1,052,225	£1,046,955
35% SR : 35% THLR : 30% SO	10%	£1,128,058	£1,050,087	£1,047,979	£939,163	£931,257	£925,987
35% SR : 35% THLR : 30% SO	20%	£998,728	£929,119	£927,011	£818,195	£810,289	£805,018
35% SR : 35% THLR : 30% SO	25%	£934,064	£868,635	£866,527	£757,711	£749,805	£744,534
35% SR : 35% THLR : 30% SO	30%	£869,399	£808,151	£806,042	£697,227	£689,321	£684,050
35% SR : 35% THLR : 30% SO	35%	£804,734	£747,666	£745,558	£636,743	£628,836	£623,566
35% SR : 35% THLR : 30% SO	43%	£707,738	£656,941	£654,832	£546,017	£538,111	£532,839
35% SR : 35% THLR : 30% SO	50%	£610,741	£566,214	£564,106	£455,290	£447,384	£442,113

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£406,731	-£493,063	-£495,172	-£603,987	-£611,893	-£617,164
35% SR : 35% THLR : 30% SO	10%	-£536,061	-£614,032	-£616,140	-£724,955	-£732,862	-£738,132
35% SR : 35% THLR : 30% SO	20%	-£665,390	-£735,000	-£737,108	-£845,924	-£853,830	-£859,101
35% SR : 35% THLR : 30% SO	25%	-£730,055	-£795,484	-£797,592	-£906,408	-£914,314	-£919,585
35% SR : 35% THLR : 30% SO	30%	-£794,720	-£855,968	-£858,076	-£966,892	-£974,798	-£980,069
35% SR : 35% THLR : 30% SO	35%	-£859,385	-£916,452	-£918,561	-£1,027,376	-£1,035,283	-£1,040,553
35% SR : 35% THLR : 30% SO	43%	-£956,381	-£1,007,178	-£1,009,286	-£1,118,102	-£1,126,008	-£1,131,280
35% SR : 35% THLR : 30% SO	50%	-£1,053,378	-£1,097,905	-£1,100,013	-£1,208,829	-£1,216,735	-£1,222,006

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£338,267	£251,935	£249,826	£141,011	£133,105	£127,834
35% SR : 35% THLR : 30% SO	10%	£208,937	£130,966	£128,858	£20,043	£12,136	£6,866
35% SR : 35% THLR : 30% SO	20%	£79,608	£9,998	£7,890	-£100,926	-£108,832	-£114,103
35% SR : 35% THLR : 30% SO	25%	£14,943	-£50,488	-£52,594	-£161,410	-£169,316	-£174,587
35% SR : 35% THLR : 30% SO	30%	-£49,722	-£110,970	-£113,078	-£221,894	-£229,800	-£235,071
35% SR : 35% THLR : 30% SO	35%	-£114,387	-£171,454	-£173,563	-£282,378	-£290,285	-£295,555
35% SR : 35% THLR : 30% SO	43%	-£211,383	-£262,180	-£264,288	-£373,104	-£381,010	-£386,282
35% SR : 35% THLR : 30% SO	50%	-£308,380	-£352,907	-£355,015	-£463,831	-£471,737	-£477,008

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£828,159	£741,827	£739,719	£630,903	£622,997	£617,726
35% SR : 35% THLR : 30% SO	10%	£698,830	£620,859	£618,751	£509,935	£502,029	£496,758
35% SR : 35% THLR : 30% SO	20%	£569,500	£499,891	£497,782	£388,967	£381,060	£375,790
35% SR : 35% THLR : 30% SO	25%	£504,835	£439,406	£437,298	£328,483	£320,576	£315,306
35% SR : 35% THLR : 30% SO	30%	£440,170	£378,922	£376,814	£267,998	£260,092	£254,822
35% SR : 35% THLR : 30% SO	35%	£375,506	£318,436	£316,330	£207,514	£199,608	£194,337
35% SR : 35% THLR : 30% SO	43%	£279,509	£227,712	£225,604	£116,789	£108,882	£103,611
35% SR : 35% THLR : 30% SO	50%	£181,512	£136,986	£134,877	£26,062	£18,155	£12,885

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,032,656	£946,324	£944,216	£835,400	£827,494	£822,223
35% SR : 35% THLR : 30% SO	10%	£903,326	£825,356	£823,247	£714,432	£706,526	£701,255
35% SR : 35% THLR : 30% SO	20%	£773,997	£704,387	£702,279	£593,464	£585,557	£580,287
35% SR : 35% THLR : 30% SO	25%	£709,332	£643,903	£641,795	£532,379	£524,473	£519,202
35% SR : 35% THLR : 30% SO	30%	£644,667	£583,419	£581,311	£472,495	£464,589	£459,318
35% SR : 35% THLR : 30% SO	35%	£580,002	£522,935	£520,827	£412,011	£404,105	£398,834
35% SR : 35% THLR : 30% SO	43%	£483,006	£432,209	£430,101	£321,285	£313,379	£308,107
35% SR : 35% THLR : 30% SO	50%	£386,009	£341,482	£339,374	£230,559	£222,652	£217,382

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,439,796	£1,384,753	£1,382,645	£1,273,830	£1,265,923	£1,260,652
35% SR : 35% THLR : 30% SO	10%	£1,292,712	£1,242,894	£1,240,786	£1,131,970	£1,124,064	£1,118,792
35% SR : 35% THLR : 30% SO	20%	£1,145,628	£1,101,034	£1,098,926	£990,110	£982,204	£976,933
35% SR : 35% THLR : 30% SO	25%	£1,072,087	£1,030,104	£1,027,995	£919,180	£911,274	£906,003
35% SR : 35% THLR : 30% SO	30%	£998,545	£959,174	£957,065	£848,250	£840,343	£835,073
35% SR : 35% THLR : 30% SO	35%	£925,003	£888,244	£886,135	£777,321	£769,414	£764,143
35% SR : 35% THLR : 30% SO	43%	£814,690	£781,849	£779,741	£670,925	£663,019	£657,748
35% SR : 35% THLR : 30% SO	50%	£704,378	£675,454	£673,346	£564,531	£556,624	£551,354

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£224,323	-£279,366	-£281,474	-£390,286	-£398,196	-£403,466
35% SR : 35% THLR : 30% SO	10%	-£371,406	-£421,225	-£423,333	-£532,149	-£540,055	-£545,327
35% SR : 35% THLR : 30% SO	20%	-£518,491	-£563,085	-£565,193	-£674,009	-£681,915	-£687,186
35% SR : 35% THLR : 30% SO	25%	-£592,032	-£634,015	-£636,123	-£744,939	-£752,845	-£758,116
35% SR : 35% THLR : 30% SO	30%	-£666,574	-£704,945	-£707,053	-£815,869	-£823,775	-£829,046
35% SR : 35% THLR : 30% SO	35%	-£739,115	-£775,875	-£777,984	-£886,798	-£894,704	-£899,976
35% SR : 35% THLR : 30% SO	43%	-£849,429	-£882,270	-£884,378	-£993,194	-£1,001,100	-£1,006,371
35% SR : 35% THLR : 30% SO	50%	-£959,741	-£988,665	-£990,773	-£1,099,588	-£1,107,495	-£1,112,765

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£520,675	£465,632	£463,524	£354,709	£346,802	£341,532
35% SR : 35% THLR : 30% SO	10%	£373,592	£323,773	£321,665	£212,849	£204,943	£199,671
35% SR : 35% THLR : 30% SO	20%	£226,507	£181,913	£179,805	£70,989	£63,083	£57,812
35% SR : 35% THLR : 30% SO	25%	£152,966	£110,983	£108,875	£59	£7,847	£-13,118
35% SR : 35% THLR : 30% SO	30%	£79,424	£40,053	£37,945	-£70,871	-£78,777	-£84,048
35% SR : 35% THLR : 30% SO	35%	£5,883	-£30,877	-£32,986	-£141,800	-£149,706	-£154,978
35% SR : 35% THLR : 30% SO	43%	-£104,431	-£137,272	-£139,380	-£248,196	-£256,102	-£261,373
35% SR : 35% THLR : 30% SO	50%	-£214,743	-£243,667	-£245,775	-£354,590	-£362,497	-£367,767

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,010,567	£955,525	£953,416	£844,602	£836,695	£831,424
35% SR : 35% THLR : 30% SO	10%	£863,484	£813,665	£811,557	£702,742	£694,835	£689,564
35% SR : 35% THLR : 30% SO	20%	£716,400	£671,805	£669,697	£560,882	£552,975	£547,705
35% SR : 35% THLR : 30% SO	25%	£642,858	£600,875	£598,767	£489,952	£482,045	£476,775
35% SR : 35% THLR : 30% SO	30%	£569,317	£529,945	£527,837	£419,021	£411,115	£405,845
35% SR : 35% THLR : 30% SO	35%	£495,775	£459,015	£456,907	£349,092	£340,186	£334,914
35% SR : 35% THLR : 30% SO	43%	£385,462	£352,621	£350,512	£241,697	£233,790	£228,520
35% SR : 35% THLR : 30% SO	50%	£275,149	£246,226	£244,118	£135,302	£127,396	£122,125

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,215,064	£1,160,021	£1,157,913	£1,049,099	£1,041,191	£1,035,921
35% SR : 35% THLR : 30% SO	10%	£1,067,981	£1,018,162	£1,016,054	£907,239	£899,332	£894,061
35% SR : 35% THLR : 30% SO	20%	£920,897	£876,302	£874,194	£765,378	£757,472	£752,201
35% SR : 35% THLR : 30% SO	25%	£847,355	£805,372	£803,264	£694,448	£686,542	£681,271
35% SR : 35% THLR : 30% SO	30%	£773,813	£734,442	£732,334	£623,518	£615,612	£610,341
35% SR : 35% THLR : 30% SO	35%	£700,272	£663,512	£661,404	£552,589	£544,683	£539,411
35% SR : 35% THLR : 30% SO	43%	£589,958	£557,117	£555,009	£446,194	£438,287	£433,017
35% SR : 35% THLR : 30% SO	50%	£479,646	£450,723	£448,614	£339,799	£331,893	£326,622

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,196,586	£1,145,725	£1,143,617	£1,034,801	£1,026,895	£1,021,624
35% SR : 35% THLR : 30% SO	10%	£1,073,174	£1,027,131	£1,025,022	£916,207	£908,301	£903,030
35% SR : 35% THLR : 30% SO	20%	£949,762	£908,536	£906,428	£797,612	£789,706	£784,435
35% SR : 35% THLR : 30% SO	25%	£888,056	£849,238	£847,130	£738,316	£730,408	£725,138
35% SR : 35% THLR : 30% SO	30%	£826,350	£789,942	£787,833	£679,018	£671,112	£665,840
35% SR : 35% THLR : 30% SO	35%	£764,645	£730,644	£728,536	£619,720	£611,814	£606,543
35% SR : 35% THLR : 30% SO	43%	£672,087	£641,698	£639,590	£530,774	£522,868	£517,597
35% SR : 35% THLR : 30% SO	50%	£579,528	£552,752	£550,643	£441,829	£433,921	£428,651

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£467,533	-£518,394	-£520,502	-£629,317	-£637,224	-£642,494
35% SR : 35% THLR : 30% SO	10%	-£590,945	-£636,988	-£639,096	-£747,912	-£755,818	-£761,089
35% SR : 35% THLR : 30% SO	20%	-£714,357	-£755,583	-£757,691	-£866,506	-£874,413	-£879,683
35% SR : 35% THLR : 30% SO	25%	-£776,063	-£814,880	-£816,989	-£925,803	-£933,711	-£938,981
35% SR : 35% THLR : 30% SO	30%	-£837,768	-£874,177	-£876,285	-£985,101	-£993,007	-£998,279
35% SR : 35% THLR : 30% SO	35%	-£899,474	-£933,475	-£935,583	-£1,044,399	-£1,052,305	-£1,057,576
35% SR : 35% THLR : 30% SO	43%	-£992,032	-£1,022,421	-£1,024,529	-£1,133,344	-£1,141,251	-£1,146,522
35% SR : 35% THLR : 30% SO	50%	-£1,084,591	-£1,111,367	-£1,113,475	-£1,222,290	-£1,230,197	-£1,235,468

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£277,465	£226,604	£224,496	£115,681	£107,774	£102,504
35% SR : 35% THLR : 30% SO	10%	£154,053	£108,010	£105,902	-£2,914	-£10,820	-£16,091
35% SR : 35% THLR : 30% SO	20%	£30,641	-£10,585	-£12,693	-£121,508	-£129,415	-£134,685
35% SR : 35% THLR : 30% SO	25%	-£31,065	-£69,882	-£71,991	-£180,805	-£188,713	-£193,983
35% SR : 35% THLR : 30% SO	30%	-£92,770	-£129,179	-£131,287	-£240,103	-£248,009	-£253,279
35% SR : 35% THLR : 30% SO	35%	-£154,476	-£188,477	-£190,585	-£299,401	-£307,307	-£312,578
35% SR : 35% THLR : 30% SO	43%	-£247,034	-£277,423	-£279,531	-£388,346	-£396,253	-£401,524
35% SR : 35% THLR : 30% SO	50%	-£339,593	-£366,369	-£368,477	-£477,292	-£485,199	-£490,470

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£767,357	£716,497	£714,389	£605,573	£597,667	£592,396
35% SR : 35% THLR : 30% SO	10%	£643,945	£597,902	£595,794	£486,978	£479,072	£473,802
35% SR : 35% THLR : 30% SO	20%	£520,534	£479,308	£477,200	£368,384	£360,478	£355,207
35% SR : 35% THLR : 30% SO	25%	£459,828	£420,010	£417,902	£309,087	£301,180	£295,909
35% SR : 35% THLR : 30% SO	30%	£397,122	£360,713	£358,605	£249,789	£241,883	£236,612
35% SR : 35% THLR : 30% SO	35%	£335,416	£301,415	£299,307	£190,492	£182,585	£177,315
35% SR : 35% THLR : 30% SO	43%	£242,656	£212,470	£210,362	£101,546	£93,640	£88,369
35% SR : 35% THLR : 30% SO	50%	£150,300	£123,523	£121,415	£12,600	£4,693	-£517

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£971,854	£920,994	£918,885	£810,070	£802,163	£796,893
35% SR : 35% THLR : 30% SO	10%	£848,442	£802,399	£800,291	£691,475	£683,569	£678,298
35% SR : 35% THLR : 30% SO	20%	£725,031	£683,805	£681,696	£572,881	£564,974	£559,704
35% SR : 35% THLR : 30% SO	25%	£663,325	£624,207	£622,399	£513,584	£505,677	£500,406
35% SR : 35% THLR : 30% SO	30%	£601,619	£565,210	£563,102	£454,286	£446,380	£441,108
35% SR : 35% THLR : 30% SO	35%	£539,913	£505,912	£503,804	£394,988	£387,082	£381,812
35% SR : 35% THLR : 30% SO	43%	£447,355	£416,967	£414,858	£306,043	£298,137	£292,865
35% SR : 35% THLR : 30% SO	50%	£354,796	£328,020	£325,912	£217,097	£209,190	£203,919

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,014,177	£966,454	£964,346	£855,530	£847,624	£842,354
35% SR : 35% THLR : 30% SO	10%	£908,520	£865,310	£863,201	£754,386	£746,480	£741,208
35% SR : 35% THLR : 30% SO	20%	£802,864	£764,164	£762,056	£653,241	£645,335	£640,063
35% SR : 35% THLR : 30% SO	25%	£750,036	£713,592	£711,484	£602,668	£594,762	£589,491
35% SR : 35% THLR : 30% SO	30%	£697,208	£663,020	£660,911	£552,096	£544,189	£538,919
35% SR : 35% THLR : 30% SO	35%	£644,380	£612,447	£610,339	£501,524	£493,617	£488,347
35% SR : 35% THLR : 30% SO	43%	£565,138	£536,589	£534,481	£425,665	£417,759	£412,487
35% SR : 35% THLR : 30% SO	50%	£485,895	£460,730	£458,621	£349,807	£341,900	£336,629

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£649,942	-£697,665	-£699,773	-£808,588	-£816,495	-£821,765
35% SR : 35% THLR : 30% SO	10%	-£755,598	-£798,809	-£800,917	-£909,733	-£917,639	-£922,911
35% SR : 35% THLR : 30% SO	20%	-£861,255	-£899,955	-£902,063	-£1,010,877	-£1,018,784	-£1,024,055
35% SR : 35% THLR : 30% SO	25%	-£914,083	-£950,527	-£952,635	-£1,061,451	-£1,069,357	-£1,074,628
35% SR : 35% THLR : 30% SO	30%	-£966,911	-£1,001,099	-£1,003,208	-£1,112,023	-£1,119,929	-£1,125,200
35% SR : 35% THLR : 30% SO	35%	-£1,019,739	-£1,051,672	-£1,053,780	-£1,162,595	-£1,170,502	-£1,175,772
35% SR : 35% THLR : 30% SO	43%	-£1,098,981	-£1,127,530	-£1,129,638	-£1,238,454	-£1,246,360	-£1,251,632
35% SR : 35% THLR : 30% SO	50%	-£1,178,224	-£1,203,388	-£1,205,498	-£1,314,312	-£1,322,219	-£1,327,490

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£95,056	£47,333	£45,225	-£63,590	-£71,497	-£76,767
35% SR : 35% THLR : 30% SO	10%	-£10,600	-£53,811	-£55,919	-£164,735	-£172,641	-£177,913
35% SR : 35% THLR : 30% SO	20%	-£116,257	-£154,957	-£157,065	-£265,879	-£273,786	-£279,057
35% SR : 35% THLR : 30% SO	25%	-£169,085	-£205,529	-£207,637	-£316,453	-£324,359	-£329,630
35% SR : 35% THLR : 30% SO	30%	-£221,913	-£256,101	-£258,210	-£367,025	-£374,931	-£380,202
35% SR : 35% THLR : 30% SO	35%	-£274,741	-£306,674	-£308,782	-£417,597	-£425,504	-£430,774
35% SR : 35% THLR : 30% SO	43%	-£353,983	-£382,532	-£384,640	-£493,456	-£501,362	-£506,634
35% SR : 35% THLR : 30% SO	50%	-£433,226	-£458,390	-£460,500	-£569,314	-£577,221	-£582,492

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£584,948	£537,226	£535,118	£426,302	£418,396	£413,125
35% SR : 35% THLR : 30% SO	10%	£479,292	£436,081	£433,973	£325,158	£317,251	£311,980
35% SR : 35% THLR : 30% SO	20%	£373,636	£334,936	£332,827	£224,013	£216,107	£210,835
35% SR : 35% THLR : 30% SO	25%	£320,807	£284,363	£282,255	£173,440	£165,533	£160,263
35% SR : 35% THLR : 30% SO	30%	£267,980	£233,791	£231,683	£122,867	£114,961	£109,690
35% SR : 35% THLR : 30% SO	35%	£215,151	£183,219	£181,111	£72,295	£64,389	£59,118
35% SR : 35% THLR : 30% SO	43%	£135,909	£107,360	£105,252	-£5,583	-£11,470	-£16,741
35% SR : 35% THLR : 30% SO	50%	£56,667	£31,502	£29,393	-£79,422	-£87,328	-£92,600

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£789,445	£741,723	£739,614	£630,799	£622,893	£617,622
35% SR : 35% THLR : 30% SO	10%	£683,789	£640,578	£638,470	£529,654	£521,748	£516,476
35% SR : 35% THLR : 30% SO	20%	£578,133	£539,433	£537,324	£428,510	£420,603	£415,332
35% SR : 35% THLR : 30% SO	25%	£525,304	£488,860	£486,752	£377,936	£370,030	£364,760
35% SR : 35% THLR : 30% SO	30%	£472,477	£438,288	£436,180	£327,364	£319,458	£314,187
35% SR : 35% THLR : 30% SO	35%	£419,648	£387,716	£385,607	£276,792	£268,886	£263,615
35% SR : 35% THLR : 30% SO	43%	£340,406	£311,857	£309,749	£200,933	£193,027	£187,756
35% SR : 35% THLR : 30% SO	50%	£261,163	£235,999	£233,890	£125,075	£117,169	£111,897

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,318,191	£1,272,890	£1,270,781	£1,161,966	£1,154,060	£1,148,789
35% SR : 35% THLR : 30% SO	10%	£1,182,943	£1,141,898	£1,139,789	£1,030,974	£1,023,068	£1,017,796
35% SR : 35% THLR : 30% SO	20%	£1,047,696	£1,010,905	£1,008,797	£899,982	£892,075	£886,805
35% SR : 35% THLR : 30% SO	25%	£980,072	£945,409	£943,300	£834,486	£826,579	£821,308
35% SR : 35% THLR : 30% SO	30%	£912,448	£879,913	£877,804	£768,989	£761,083	£755,812
35% SR : 35% THLR : 30% SO	35%	£844,824	£814,417	£812,309	£703,493	£695,587	£690,316
35% SR : 35% THLR : 30% SO	43%	£743,388	£716,173	£714,064	£605,249	£597,342	£592,072
35% SR : 35% THLR : 30% SO	50%	£641,952	£617,928	£615,820	£507,004	£499,098	£493,828

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£345,928	-£391,229	-£393,337	-£502,153	-£510,059	-£515,330
35% SR : 35% THLR : 30% SO	10%	-£481,176	-£522,221	-£524,330	-£633,145	-£641,051	-£646,323
35% SR : 35% THLR : 30% SO	20%	-£616,423	-£653,214	-£655,322	-£764,137	-£772,044	-£777,314
35% SR : 35% THLR : 30% SO	25%	-£684,047	-£718,709	-£720,819	-£829,633	-£837,540	-£842,811
35% SR : 35% THLR : 30% SO	30%	-£751,671	-£784,206	-£786,314	-£895,130	-£903,036	-£908,307
35% SR : 35% THLR : 30% SO	35%	-£819,295	-£849,702	-£851,810	-£960,626	-£968,532	-£973,803
35% SR : 35% THLR : 30% SO	43%	-£920,731	-£947,946	-£950,055	-£1,058,870	-£1,066,776	-£1,072,047
35% SR : 35% THLR : 30% SO	50%	-£1,022,167	-£1,048,191	-£1,048,299	-£1,157,114	-£1,165,021	-£1,170,291

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£399,070	£353,769	£351,661	£242,845	£234,939	£229,668
35% SR : 35% THLR : 30% SO	10%	£263,822	£222,777	£220,668	£111,853	£103,947	£98,675
35% SR : 35% THLR : 30% SO	20%	£128,575	£91,784	£89,676	£-19,139	£-27,046	£-32,316
35% SR : 35% THLR : 30% SO	25%	£60,951	£26,289	£24,179	£-84,635	£-92,542	£-97,813
35% SR : 35% THLR : 30% SO	30%	£-6,673	£-39,208	£-41,316	£-150,132	£-158,038	£-163,309
35% SR : 35% THLR : 30% SO	35%	£-74,297	£-104,704	£-106,812	£-215,628	£-223,534	£-228,805
35% SR : 35% THLR : 30% SO	43%	£-175,733	£-202,948	£-205,057	£-313,872	£-321,778	£-327,049
35% SR : 35% THLR : 30% SO	50%	£-277,169	£-301,193	£-303,301	£-412,116	£-420,023	£-425,293

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£888,962	£843,661	£841,553	£732,738	£724,831	£719,561
35% SR : 35% THLR : 30% SO	10%	£753,715	£712,670	£710,560	£601,746	£593,839	£588,568
35% SR : 35% THLR : 30% SO	20%	£618,467	£581,677	£579,569	£470,753	£462,847	£457,576
35% SR : 35% THLR : 30% SO	25%	£550,844	£516,181	£514,072	£405,257	£397,351	£392,079
35% SR : 35% THLR : 30% SO	30%	£483,220	£450,684	£448,576	£339,760	£331,854	£326,584
35% SR : 35% THLR : 30% SO	35%	£415,595	£385,188	£383,080	£274,265	£266,358	£261,088
35% SR : 35% THLR : 30% SO	43%	£314,160	£286,944	£284,836	£176,020	£168,114	£162,843
35% SR : 35% THLR : 30% SO	50%	£212,724	£188,700	£186,592	£77,776	£69,870	£64,599

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,093,459	£1,048,158	£1,046,050	£937,234	£929,328	£924,057
35% SR : 35% THLR : 30% SO	10%	£958,212	£917,166	£915,057	£806,243	£798,336	£793,065
35% SR : 35% THLR : 30% SO	20%	£822,964	£786,174	£784,065	£675,250	£667,344	£662,073
35% SR : 35% THLR : 30% SO	25%	£755,340	£720,678	£718,569	£609,754	£601,848	£596,576
35% SR : 35% THLR : 30% SO	30%	£687,717	£655,181	£653,073	£544,257	£536,351	£531,080
35% SR : 35% THLR : 30% SO	35%	£620,092	£589,685	£587,577	£478,761	£470,855	£465,584
35% SR : 35% THLR : 30% SO	43%	£518,656	£491,441	£489,333	£380,517	£372,611	£367,340
35% SR : 35% THLR : 30% SO	50%	£417,221	£393,197	£391,088	£282,273	£274,367	£269,096

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,014,177	£974,105	£971,997	£863,181	£855,275	£850,004
35% SR : 35% THLR : 30% SO	10%	£908,520	£872,194	£870,086	£761,272	£753,364	£748,094
35% SR : 35% THLR : 30% SO	20%	£802,864	£770,285	£768,177	£659,361	£651,455	£646,184
35% SR : 35% THLR : 30% SO	25%	£750,036	£719,330	£717,222	£608,407	£600,500	£595,229
35% SR : 35% THLR : 30% SO	30%	£697,208	£668,375	£666,266	£557,452	£549,544	£544,274
35% SR : 35% THLR : 30% SO	35%	£644,380	£617,420	£615,312	£506,496	£498,589	£493,319
35% SR : 35% THLR : 30% SO	43%	£565,138	£540,988	£538,880	£430,064	£422,158	£416,886
35% SR : 35% THLR : 30% SO	50%	£485,895	£464,555	£462,447	£353,632	£345,725	£340,454

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£649,942	-£690,014	-£692,122	-£800,938	-£808,844	-£814,115
35% SR : 35% THLR : 30% SO	10%	-£755,598	-£791,924	-£794,033	-£902,847	-£910,755	-£916,025
35% SR : 35% THLR : 30% SO	20%	-£861,255	-£893,834	-£895,942	-£1,004,758	-£1,012,664	-£1,017,935
35% SR : 35% THLR : 30% SO	25%	-£914,083	-£944,789	-£946,897	-£1,055,712	-£1,063,619	-£1,068,890
35% SR : 35% THLR : 30% SO	30%	-£966,911	-£995,744	-£997,853	-£1,106,667	-£1,114,574	-£1,119,845
35% SR : 35% THLR : 30% SO	35%	-£1,019,739	-£1,048,699	-£1,048,807	-£1,157,623	-£1,165,529	-£1,170,800
35% SR : 35% THLR : 30% SO	43%	-£1,098,981	-£1,123,131	-£1,125,239	-£1,234,055	-£1,241,961	-£1,247,233
35% SR : 35% THLR : 30% SO	50%	-£1,178,224	-£1,199,564	-£1,201,672	-£1,310,487	-£1,318,394	-£1,323,665

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£95,056	£54,984	£52,876	-£55,940	-£63,846	-£69,117
35% SR : 35% THLR : 30% SO	10%	-£10,600	-£46,928	-£49,035	-£157,849	-£165,757	-£171,027
35% SR : 35% THLR : 30% SO	20%	-£116,257	-£148,836	-£150,944	-£259,760	-£267,666	-£272,937
35% SR : 35% THLR : 30% SO	25%	-£169,085	-£199,791	-£201,899	-£310,714	-£318,621	-£323,892
35% SR : 35% THLR : 30% SO	30%	-£221,913	-£250,746	-£252,855	-£361,669	-£369,576	-£374,847
35% SR : 35% THLR : 30% SO	35%	-£274,741	-£301,701	-£303,809	-£412,625	-£420,532	-£425,803
35% SR : 35% THLR : 30% SO	43%	-£353,983	-£378,133	-£380,241	-£489,057	-£496,963	-£502,235
35% SR : 35% THLR : 30% SO	50%	-£433,226	-£454,566	-£456,674	-£565,489	-£573,396	-£578,667

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£584,948	£544,876	£542,768	£433,953	£426,046	£420,776
35% SR : 35% THLR : 30% SO	10%	£479,292	£442,966	£440,858	£332,043	£324,136	£318,865
35% SR : 35% THLR : 30% SO	20%	£373,636	£341,057	£338,948	£230,133	£222,226	£216,956
35% SR : 35% THLR : 30% SO	25%	£320,807	£290,102	£287,994	£179,178	£171,272	£166,000
35% SR : 35% THLR : 30% SO	30%	£267,980	£239,146	£237,038	£129,223	£120,316	£115,045
35% SR : 35% THLR : 30% SO	35%	£215,151	£188,191	£186,083	£77,268	£69,361	£64,091
35% SR : 35% THLR : 30% SO	43%	£135,909	£111,759	£109,651	£336	£25,071	£12,342
35% SR : 35% THLR : 30% SO	50%	£56,667	£35,326	£33,218	-£75,596	-£83,504	-£88,774

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£789,445	£749,373	£747,265	£638,449	£630,543	£625,273
35% SR : 35% THLR : 30% SO	10%	£683,789	£647,463	£645,355	£536,540	£528,633	£523,362
35% SR : 35% THLR : 30% SO	20%	£578,133	£545,553	£543,445	£434,630	£426,723	£421,453
35% SR : 35% THLR : 30% SO	25%	£525,304	£494,599	£492,490	£383,675	£375,769	£370,497
35% SR : 35% THLR : 30% SO	30%	£472,477	£443,643	£441,535	£332,720	£324,813	£319,542
35% SR : 35% THLR : 30% SO	35%	£419,648	£392,688	£390,580	£281,764	£273,858	£268,588
35% SR : 35% THLR : 30% SO	43%	£340,406	£316,256	£314,148	£205,332	£197,426	£192,155
35% SR : 35% THLR : 30% SO	50%	£261,163	£239,823	£237,715	£128,900	£120,993	£115,722

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£770,965	£735,077	£732,969	£624,153	£616,247	£610,975
35% SR : 35% THLR : 30% SO	10%	£688,897	£656,349	£654,241	£545,425	£537,519	£532,248
35% SR : 35% THLR : 30% SO	20%	£606,829	£577,621	£575,513	£466,698	£458,791	£453,521
35% SR : 35% THLR : 30% SO	25%	£565,795	£538,258	£536,149	£427,334	£419,428	£414,157
35% SR : 35% THLR : 30% SO	30%	£524,761	£498,894	£496,786	£387,970	£380,064	£374,793
35% SR : 35% THLR : 30% SO	35%	£483,727	£459,530	£457,422	£348,606	£340,700	£335,429
35% SR : 35% THLR : 30% SO	43%	£422,176	£400,484	£398,376	£289,560	£281,654	£276,383
35% SR : 35% THLR : 30% SO	50%	£360,624	£341,438	£339,330	£230,515	£222,608	£217,338

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£893,153	-£929,042	-£931,150	-£1,039,966	-£1,047,872	-£1,053,144
35% SR : 35% THLR : 30% SO	10%	-£975,222	-£1,007,770	-£1,009,878	-£1,118,693	-£1,126,600	-£1,131,871
35% SR : 35% THLR : 30% SO	20%	-£1,057,290	-£1,086,497	-£1,088,606	-£1,197,421	-£1,205,327	-£1,210,598
35% SR : 35% THLR : 30% SO	25%	-£1,098,324	-£1,125,861	-£1,127,969	-£1,236,785	-£1,244,691	-£1,249,962
35% SR : 35% THLR : 30% SO	30%	-£1,139,358	-£1,165,225	-£1,167,333	-£1,276,149	-£1,284,055	-£1,289,326
35% SR : 35% THLR : 30% SO	35%	-£1,180,392	-£1,204,589	-£1,206,697	-£1,315,513	-£1,323,419	-£1,328,690
35% SR : 35% THLR : 30% SO	43%	-£1,241,943	-£1,263,635	-£1,265,743	-£1,374,558	-£1,382,465	-£1,387,735
35% SR : 35% THLR : 30% SO	50%	-£1,303,495	-£1,322,681	-£1,324,789	-£1,433,604	-£1,441,511	-£1,446,781

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£148,155	-£184,044	-£186,152	-£294,968	-£302,874	-£308,146
35% SR : 35% THLR : 30% SO	10%	-£230,224	-£262,772	-£264,880	-£373,695	-£381,601	-£386,873
35% SR : 35% THLR : 30% SO	20%	-£312,292	-£341,499	-£343,608	-£452,423	-£460,329	-£465,600
35% SR : 35% THLR : 30% SO	25%	-£353,326	-£380,863	-£382,971	-£491,787	-£499,693	-£504,964
35% SR : 35% THLR : 30% SO	30%	-£394,360	-£420,227	-£422,335	-£531,151	-£539,057	-£544,328
35% SR : 35% THLR : 30% SO	35%	-£435,394	-£459,591	-£461,699	-£570,515	-£578,421	-£583,692
35% SR : 35% THLR : 30% SO	43%	-£496,945	-£518,637	-£520,745	-£629,560	-£637,467	-£642,737
35% SR : 35% THLR : 30% SO	50%	-£558,497	-£577,683	-£579,791	-£688,606	-£696,513	-£701,783

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£341,737	£305,849	£303,740	£194,925	£187,018	£181,747
35% SR : 35% THLR : 30% SO	10%	£259,669	£227,121	£225,013	£116,197	£108,291	£103,019
35% SR : 35% THLR : 30% SO	20%	£177,601	£148,393	£146,285	£37,469	£29,563	£24,292
35% SR : 35% THLR : 30% SO	25%	£136,567	£109,029	£106,921	-£1,895	-£9,601	-£15,071
35% SR : 35% THLR : 30% SO	30%	£95,533	£69,665	£67,557	-£41,258	-£49,165	-£54,435
35% SR : 35% THLR : 30% SO	35%	£54,499	£30,302	£28,193	-£90,622	-£98,529	-£93,799
35% SR : 35% THLR : 30% SO	43%	-£7,052	-£28,744	-£30,853	-£139,668	-£147,574	-£152,845
35% SR : 35% THLR : 30% SO	50%	-£68,605	-£87,790	-£89,898	-£198,714	-£206,620	-£211,891

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£546,234	£510,345	£508,237	£399,422	£391,515	£386,244
35% SR : 35% THLR : 30% SO	10%	£464,166	£431,618	£429,509	£320,684	£312,787	£307,516
35% SR : 35% THLR : 30% SO	20%	£382,098	£352,890	£350,782	£241,966	£234,060	£228,789
35% SR : 35% THLR : 30% SO	25%	£341,064	£313,526	£311,418	£202,602	£194,696	£189,425
35% SR : 35% THLR : 30% SO	30%	£300,029	£274,162	£272,054	£163,238	£155,332	£150,061
35% SR : 35% THLR : 30% SO	35%	£258,995	£234,798	£232,690	£123,875	£115,968	£110,698
35% SR : 35% THLR : 30% SO	43%	£197,444	£175,753	£173,644	£64,829	£56,922	£51,652
35% SR : 35% THLR : 30% SO	50%	£135,892	£116,707	£114,598	£5,783	-£2,123	-£7,394

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,825,445	£2,664,560	£2,660,694	£2,554,928	£2,540,431	£2,530,767
35% SR : 35% THLR : 30% SO	10%	£2,511,309	£2,366,389	£2,362,496	£2,255,992	£2,241,394	£2,231,662
35% SR : 35% THLR : 30% SO	20%	£2,196,211	£2,067,274	£2,063,350	£1,955,994	£1,941,280	£1,931,470
35% SR : 35% THLR : 30% SO	25%	£2,038,304	£1,917,363	£1,913,422	£1,805,597	£1,790,819	£1,780,966
35% SR : 35% THLR : 30% SO	30%	£1,880,155	£1,767,216	£1,763,256	£1,654,936	£1,640,089	£1,630,191
35% SR : 35% THLR : 30% SO	35%	£1,721,767	£1,616,833	£1,612,854	£1,504,008	£1,489,089	£1,479,144
35% SR : 35% THLR : 30% SO	43%	£1,483,734	£1,390,815	£1,386,806	£1,277,119	£1,262,085	£1,252,062
35% SR : 35% THLR : 30% SO	50%	£1,245,161	£1,164,267	£1,160,225	£1,049,632	£1,034,474	£1,024,370

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,874,520	£1,713,635	£1,709,769	£1,604,003	£1,589,506	£1,579,842
35% SR : 35% THLR : 30% SO	10%	£1,560,384	£1,415,464	£1,411,571	£1,305,067	£1,290,469	£1,280,737
35% SR : 35% THLR : 30% SO	20%	£1,245,286	£1,116,349	£1,112,425	£1,005,069	£990,355	£980,545
35% SR : 35% THLR : 30% SO	25%	£1,087,379	£966,438	£962,497	£854,672	£839,893	£830,041
35% SR : 35% THLR : 30% SO	30%	£929,230	£816,291	£812,331	£704,011	£689,164	£679,266
35% SR : 35% THLR : 30% SO	35%	£770,842	£665,908	£661,929	£553,083	£538,164	£528,218
35% SR : 35% THLR : 30% SO	43%	£532,809	£439,890	£435,881	£326,194	£311,160	£301,137
35% SR : 35% THLR : 30% SO	50%	£294,236	£213,342	£209,300	£98,707	£83,549	£73,445

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,300,233	£2,139,348	£2,135,482	£2,029,716	£2,015,219	£2,005,555
35% SR : 35% THLR : 30% SO	10%	£1,986,097	£1,841,177	£1,837,284	£1,730,780	£1,716,182	£1,706,450
35% SR : 35% THLR : 30% SO	20%	£1,670,999	£1,542,062	£1,538,138	£1,430,782	£1,416,068	£1,406,258
35% SR : 35% THLR : 30% SO	25%	£1,513,092	£1,392,151	£1,388,210	£1,280,386	£1,265,607	£1,255,754
35% SR : 35% THLR : 30% SO	30%	£1,354,943	£1,242,004	£1,238,044	£1,129,724	£1,114,877	£1,104,979
35% SR : 35% THLR : 30% SO	35%	£1,196,555	£1,091,621	£1,087,642	£978,796	£963,877	£953,932
35% SR : 35% THLR : 30% SO	43%	£958,522	£865,603	£861,595	£751,907	£736,873	£726,850
35% SR : 35% THLR : 30% SO	50%	£719,949	£639,055	£635,013	£524,420	£509,262	£499,158

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,580,171	£2,419,287	£2,415,421	£2,309,654	£2,295,158	£2,285,493
35% SR : 35% THLR : 30% SO	10%	£2,266,035	£2,121,116	£2,117,223	£2,010,719	£1,996,121	£1,986,389
35% SR : 35% THLR : 30% SO	20%	£1,950,938	£1,822,001	£1,818,077	£1,710,721	£1,696,007	£1,686,197
35% SR : 35% THLR : 30% SO	25%	£1,793,031	£1,672,090	£1,668,148	£1,560,324	£1,545,545	£1,535,693
35% SR : 35% THLR : 30% SO	30%	£1,634,881	£1,521,943	£1,517,963	£1,409,662	£1,394,815	£1,384,917
35% SR : 35% THLR : 30% SO	35%	£1,476,494	£1,371,559	£1,367,581	£1,258,735	£1,243,816	£1,233,870
35% SR : 35% THLR : 30% SO	43%	£1,238,461	£1,145,542	£1,141,533	£1,031,846	£1,016,812	£1,006,789
35% SR : 35% THLR : 30% SO	50%	£999,888	£918,994	£914,951	£804,359	£789,201	£779,096

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,697,027	£2,536,142	£2,532,276	£2,426,510	£2,412,013	£2,402,349
35% SR : 35% THLR : 30% SO	10%	£2,382,891	£2,237,971	£2,234,078	£2,127,574	£2,112,976	£2,103,244
35% SR : 35% THLR : 30% SO	20%	£2,067,793	£1,938,856	£1,934,932	£1,827,576	£1,812,862	£1,803,052
35% SR : 35% THLR : 30% SO	25%	£1,909,886	£1,788,945	£1,785,004	£1,677,179	£1,662,400	£1,652,548
35% SR : 35% THLR : 30% SO	30%	£1,751,737	£1,638,798	£1,634,838	£1,526,518	£1,511,671	£1,501,773
35% SR : 35% THLR : 30% SO	35%	£1,593,349	£1,488,415	£1,484,436	£1,375,590	£1,360,671	£1,350,725
35% SR : 35% THLR : 30% SO	43%	£1,355,316	£1,262,397	£1,258,388	£1,148,701	£1,133,667	£1,123,644
35% SR : 35% THLR : 30% SO	50%	£1,116,743	£1,035,849	£1,031,807	£921,214	£906,056	£895,952

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,836,993	£1,693,109	£1,689,243	£1,583,476	£1,568,980	£1,559,315
35% SR : 35% THLR : 30% SO	10%	£1,621,702	£1,492,084	£1,488,191	£1,381,686	£1,367,088	£1,357,356
35% SR : 35% THLR : 30% SO	20%	£1,405,450	£1,290,114	£1,286,190	£1,178,834	£1,164,119	£1,154,309
35% SR : 35% THLR : 30% SO	25%	£1,296,965	£1,188,774	£1,184,834	£1,077,009	£1,062,230	£1,052,378
35% SR : 35% THLR : 30% SO	30%	£1,188,239	£1,087,199	£1,083,240	£974,920	£960,073	£950,175
35% SR : 35% THLR : 30% SO	35%	£1,079,274	£985,390	£981,411	£872,564	£857,646	£847,700
35% SR : 35% THLR : 30% SO	43%	£915,374	£832,231	£828,222	£718,535	£703,501	£693,478
35% SR : 35% THLR : 30% SO	50%	£750,936	£678,542	£674,500	£563,908	£548,750	£538,644

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£886,068	£742,184	£738,318	£632,551	£618,055	£608,390
35% SR : 35% THLR : 30% SO	10%	£670,777	£541,158	£537,266	£430,761	£416,163	£406,431
35% SR : 35% THLR : 30% SO	20%	£454,525	£339,189	£335,265	£227,909	£213,194	£203,384
35% SR : 35% THLR : 30% SO	25%	£346,040	£237,849	£233,909	£126,084	£111,305	£101,453
35% SR : 35% THLR : 30% SO	30%	£237,314	£136,274	£132,315	£23,995	£9,148	£-750
35% SR : 35% THLR : 30% SO	35%	£128,348	£34,464	£30,486	£-78,361	£-93,279	£-103,225
35% SR : 35% THLR : 30% SO	43%	£-35,551	£-118,694	£-122,703	£-232,390	£-247,424	£-257,447
35% SR : 35% THLR : 30% SO	50%	£-199,989	£-272,383	£-276,425	£-387,017	£-402,175	£-412,281

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,311,781	£1,167,897	£1,164,031	£1,058,264	£1,043,768	£1,034,103
35% SR : 35% THLR : 30% SO	10%	£1,096,490	£966,872	£962,979	£856,474	£841,876	£832,144
35% SR : 35% THLR : 30% SO	20%	£880,238	£764,902	£760,978	£653,622	£638,907	£629,098
35% SR : 35% THLR : 30% SO	25%	£771,753	£663,562	£659,622	£551,797	£537,019	£527,166
35% SR : 35% THLR : 30% SO	30%	£663,027	£561,987	£558,028	£449,708	£434,861	£424,963
35% SR : 35% THLR : 30% SO	35%	£554,062	£460,178	£456,199	£347,352	£332,434	£322,488
35% SR : 35% THLR : 30% SO	43%	£390,163	£307,019	£303,010	£193,323	£178,289	£168,266
35% SR : 35% THLR : 30% SO	50%	£225,724	£153,330	£149,288	£38,696	£23,538	£13,432

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,591,719	£1,447,835	£1,443,970	£1,338,203	£1,323,707	£1,314,042
35% SR : 35% THLR : 30% SO	10%	£1,376,428	£1,246,810	£1,242,917	£1,136,412	£1,121,814	£1,112,082
35% SR : 35% THLR : 30% SO	20%	£1,160,177	£1,044,840	£1,040,916	£933,560	£918,845	£909,036
35% SR : 35% THLR : 30% SO	25%	£1,051,692	£943,501	£939,560	£831,736	£816,957	£807,105
35% SR : 35% THLR : 30% SO	30%	£942,965	£841,926	£837,967	£729,647	£714,800	£704,902
35% SR : 35% THLR : 30% SO	35%	£834,000	£740,116	£736,138	£627,291	£612,373	£602,427
35% SR : 35% THLR : 30% SO	43%	£670,101	£586,957	£582,949	£473,261	£458,227	£448,204
35% SR : 35% THLR : 30% SO	50%	£505,662	£433,269	£429,227	£318,634	£303,476	£293,370

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,708,575	£1,564,691	£1,560,825	£1,456,058	£1,440,562	£1,430,897
35% SR : 35% THLR : 30% SO	10%	£1,493,283	£1,363,665	£1,359,773	£1,253,268	£1,238,670	£1,228,938
35% SR : 35% THLR : 30% SO	20%	£1,277,032	£1,161,696	£1,157,772	£1,050,416	£1,035,701	£1,025,991
35% SR : 35% THLR : 30% SO	25%	£1,168,547	£1,060,356	£1,056,416	£948,591	£933,812	£923,960
35% SR : 35% THLR : 30% SO	30%	£1,059,821	£958,781	£954,822	£846,502	£831,655	£821,757
35% SR : 35% THLR : 30% SO	35%	£950,855	£856,971	£852,993	£744,146	£729,228	£719,282
35% SR : 35% THLR : 30% SO	43%	£786,956	£703,813	£699,804	£590,117	£575,083	£565,060
35% SR : 35% THLR : 30% SO	50%	£622,518	£550,124	£546,082	£435,490	£420,331	£410,226

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,425,138	£1,288,338	£1,284,472	£1,178,705	£1,164,209	£1,154,544
35% SR : 35% THLR : 30% SO	10%	£1,250,183	£1,126,954	£1,123,061	£1,016,557	£1,001,959	£992,228
35% SR : 35% THLR : 30% SO	20%	£1,074,268	£964,627	£960,703	£853,347	£838,632	£828,823
35% SR : 35% THLR : 30% SO	25%	£985,950	£883,109	£879,168	£771,344	£756,565	£746,713
35% SR : 35% THLR : 30% SO	30%	£897,392	£801,355	£797,396	£689,075	£674,228	£664,331
35% SR : 35% THLR : 30% SO	35%	£808,595	£719,366	£715,387	£606,541	£591,622	£581,677
35% SR : 35% THLR : 30% SO	43%	£674,948	£595,939	£591,930	£482,243	£467,209	£457,186
35% SR : 35% THLR : 30% SO	50%	£540,760	£471,982	£467,939	£357,347	£342,189	£332,084

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£474,213	£337,413	£333,547	£227,780	£213,284	£203,619
35% SR : 35% THLR : 30% SO	10%	£299,258	£176,029	£172,136	£65,632	£51,034	£41,302
35% SR : 35% THLR : 30% SO	20%	£123,343	£13,702	£9,778	£-97,578	£-112,293	£-122,102
35% SR : 35% THLR : 30% SO	25%	£35,025	£-67,816	£-71,757	£-179,581	£-194,360	£-204,212
35% SR : 35% THLR : 30% SO	30%	£-53,533	£-149,570	£-153,529	£-261,850	£-276,697	£-286,594
35% SR : 35% THLR : 30% SO	35%	£-142,330	£-231,559	£-235,538	£-344,384	£-359,303	£-369,248
35% SR : 35% THLR : 30% SO	43%	£-275,977	£-354,986	£-358,995	£-468,682	£-483,716	£-493,739
35% SR : 35% THLR : 30% SO	50%	£-410,165	£-478,943	£-482,986	£-593,578	£-608,738	£-618,841

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£899,926	£763,126	£759,260	£653,493	£638,997	£629,332
35% SR : 35% THLR : 30% SO	10%	£724,971	£601,742	£597,850	£491,345	£476,748	£467,016
35% SR : 35% THLR : 30% SO	20%	£549,056	£439,415	£435,491	£328,135	£313,420	£303,611
35% SR : 35% THLR : 30% SO	25%	£460,738	£357,897	£353,956	£246,132	£231,353	£221,501
35% SR : 35% THLR : 30% SO	30%	£372,180	£276,143	£272,184	£163,863	£149,016	£139,119
35% SR : 35% THLR : 30% SO	35%	£283,383	£194,154	£190,175	£81,329	£66,410	£56,465
35% SR : 35% THLR : 30% SO	43%	£149,736	£70,727	£66,718	£-42,969	£-58,003	£-68,026
35% SR : 35% THLR : 30% SO	50%	£15,549	£-53,230	£-57,273	£-167,865	£-183,023	£-193,128

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,179,865	£1,043,065	£1,039,199	£933,432	£918,936	£909,271
35% SR : 35% THLR : 30% SO	10%	£1,004,910	£881,681	£877,788	£771,284	£756,686	£746,954
35% SR : 35% THLR : 30% SO	20%	£828,995	£719,354	£715,430	£608,074	£593,359	£583,549
35% SR : 35% THLR : 30% SO	25%	£740,677	£637,835	£633,895	£526,071	£511,292	£501,439
35% SR : 35% THLR : 30% SO	30%	£652,119	£556,082	£552,123	£443,802	£428,955	£419,058
35% SR : 35% THLR : 30% SO	35%	£563,321	£474,092	£470,114	£361,268	£346,349	£336,403
35% SR : 35% THLR : 30% SO	43%	£429,674	£350,665	£346,657	£236,970	£221,936	£211,913
35% SR : 35% THLR : 30% SO	50%	£295,487	£226,709	£222,666	£112,073	£96,915	£86,811

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,296,720	£1,159,920	£1,156,054	£1,050,287	£1,035,791	£1,026,126
35% SR : 35% THLR : 30% SO	10%	£1,121,765	£998,636	£994,643	£888,139	£873,541	£863,809
35% SR : 35% THLR : 30% SO	20%	£945,850	£836,209	£832,285	£724,929	£710,214	£700,405
35% SR : 35% THLR : 30% SO	25%	£857,532	£754,691	£750,750	£642,926	£628,147	£618,295
35% SR : 35% THLR : 30% SO	30%	£768,974	£672,337	£668,978	£560,657	£545,810	£535,913
35% SR : 35% THLR : 30% SO	35%	£680,177	£590,948	£586,969	£478,123	£463,204	£453,259
35% SR : 35% THLR : 30% SO	43%	£546,530	£467,521	£463,512	£353,825	£338,791	£328,768
35% SR : 35% THLR : 30% SO	50%	£412,342	£343,564	£339,521	£228,929	£213,771	£203,666

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,672,251	£1,590,452	£1,586,586	£1,480,820	£1,466,323	£1,456,659
35% SR : 35% THLR : 30% SO	10%	£1,473,337	£1,399,597	£1,395,704	£1,289,199	£1,274,601	£1,264,869
35% SR : 35% THLR : 30% SO	20%	£1,273,462	£1,207,797	£1,203,873	£1,096,517	£1,081,802	£1,071,993
35% SR : 35% THLR : 30% SO	25%	£1,173,165	£1,111,542	£1,107,602	£999,778	£984,999	£975,146
35% SR : 35% THLR : 30% SO	30%	£1,072,628	£1,015,053	£1,011,094	£902,772	£887,926	£878,028
35% SR : 35% THLR : 30% SO	35%	£971,850	£918,328	£914,349	£805,502	£790,584	£780,639
35% SR : 35% THLR : 30% SO	43%	£820,234	£772,797	£768,787	£659,100	£644,066	£634,043
35% SR : 35% THLR : 30% SO	50%	£668,077	£626,735	£622,692	£512,100	£496,942	£486,837

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£721,326	£639,527	£635,661	£529,895	£515,398	£505,734
35% SR : 35% THLR : 30% SO	10%	£522,411	£448,672	£444,779	£338,274	£323,676	£313,944
35% SR : 35% THLR : 30% SO	20%	£322,537	£256,872	£252,948	£145,592	£130,877	£121,068
35% SR : 35% THLR : 30% SO	25%	£222,240	£160,617	£156,677	£48,853	£34,074	£24,221
35% SR : 35% THLR : 30% SO	30%	£121,703	£64,128	£60,169	£-48,153	£-62,999	£-72,897
35% SR : 35% THLR : 30% SO	35%	£20,925	£-32,597	£-36,576	£-145,423	£-160,341	£-170,286
35% SR : 35% THLR : 30% SO	43%	£-130,691	£-178,128	£-182,138	£-291,825	£-306,859	£-316,882
35% SR : 35% THLR : 30% SO	50%	£-282,848	£-324,190	£-328,233	£-438,825	£-453,983	£-464,088

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,147,039	£1,065,240	£1,061,375	£955,608	£941,111	£931,447
35% SR : 35% THLR : 30% SO	10%	£948,125	£874,385	£870,492	£763,987	£749,389	£739,657
35% SR : 35% THLR : 30% SO	20%	£748,250	£682,585	£678,661	£571,305	£556,590	£546,781
35% SR : 35% THLR : 30% SO	25%	£647,953	£586,330	£582,390	£474,566	£459,787	£449,935
35% SR : 35% THLR : 30% SO	30%	£547,416	£489,841	£485,882	£377,560	£362,714	£352,816
35% SR : 35% THLR : 30% SO	35%	£446,638	£393,116	£389,137	£280,290	£265,372	£255,427
35% SR : 35% THLR : 30% SO	43%	£295,022	£247,585	£243,575	£133,888	£118,854	£108,831
35% SR : 35% THLR : 30% SO	50%	£142,865	£101,523	£97,480	£-13,112	£-28,270	£-38,375

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,426,978	£1,345,179	£1,341,313	£1,235,546	£1,221,050	£1,211,385
35% SR : 35% THLR : 30% SO	10%	£1,228,063	£1,154,324	£1,150,431	£1,043,926	£1,029,328	£1,019,596
35% SR : 35% THLR : 30% SO	20%	£1,028,188	£962,524	£958,600	£851,244	£836,529	£826,719
35% SR : 35% THLR : 30% SO	25%	£927,891	£866,269	£862,329	£754,504	£739,725	£729,873
35% SR : 35% THLR : 30% SO	30%	£827,355	£769,779	£765,820	£657,499	£642,653	£632,755
35% SR : 35% THLR : 30% SO	35%	£726,576	£673,054	£669,076	£560,229	£545,311	£535,365
35% SR : 35% THLR : 30% SO	43%	£574,961	£527,523	£523,514	£413,827	£398,793	£388,770
35% SR : 35% THLR : 30% SO	50%	£422,804	£381,462	£377,419	£266,826	£251,668	£241,564

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,543,833	£1,462,034	£1,458,168	£1,352,402	£1,337,905	£1,328,241
35% SR : 35% THLR : 30% SO	10%	£1,344,918	£1,271,179	£1,267,286	£1,160,781	£1,146,183	£1,136,451
35% SR : 35% THLR : 30% SO	20%	£1,145,044	£1,079,379	£1,075,455	£968,099	£953,384	£943,575
35% SR : 35% THLR : 30% SO	25%	£1,044,747	£983,124	£979,184	£871,360	£856,581	£846,728
35% SR : 35% THLR : 30% SO	30%	£944,210	£886,635	£882,676	£774,354	£759,508	£749,610
35% SR : 35% THLR : 30% SO	35%	£843,432	£789,910	£785,931	£677,084	£662,166	£652,221
35% SR : 35% THLR : 30% SO	43%	£691,816	£644,379	£640,369	£530,682	£515,648	£505,625
35% SR : 35% THLR : 30% SO	50%	£539,659	£498,317	£494,274	£383,682	£368,524	£358,419

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,342,768	£1,266,636	£1,262,770	£1,157,003	£1,142,506	£1,132,842
35% SR : 35% THLR : 30% SO	10%	£1,175,799	£1,107,176	£1,103,283	£996,779	£982,181	£972,449
35% SR : 35% THLR : 30% SO	20%	£1,007,869	£946,772	£942,849	£835,492	£820,778	£810,968
35% SR : 35% THLR : 30% SO	25%	£923,545	£866,217	£862,275	£754,451	£739,672	£729,820
35% SR : 35% THLR : 30% SO	30%	£838,981	£785,424	£781,465	£673,144	£658,298	£648,400
35% SR : 35% THLR : 30% SO	35%	£754,176	£704,397	£700,418	£591,572	£576,654	£566,708
35% SR : 35% THLR : 30% SO	43%	£626,519	£582,413	£578,404	£468,717	£453,683	£443,660
35% SR : 35% THLR : 30% SO	50%	£498,322	£459,899	£455,857	£345,264	£330,106	£320,000

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£391,842	£315,711	£311,845	£206,078	£191,581	£181,917
35% SR : 35% THLR : 30% SO	10%	£224,873	£156,251	£152,358	£45,854	£31,256	£21,524
35% SR : 35% THLR : 30% SO	20%	£56,944	-\$4,153	-\$8,076	-\$115,433	-\$130,147	-\$139,957
35% SR : 35% THLR : 30% SO	25%	-\$27,380	-\$84,709	-\$88,650	-\$196,474	-\$211,253	-\$221,105
35% SR : 35% THLR : 30% SO	30%	-\$111,944	-\$165,501	-\$169,460	-\$277,781	-\$292,627	-\$302,525
35% SR : 35% THLR : 30% SO	35%	-\$196,749	-\$246,528	-\$250,507	-\$359,353	-\$374,271	-\$384,217
35% SR : 35% THLR : 30% SO	43%	-\$324,406	-\$368,512	-\$372,521	-\$482,208	-\$497,242	-\$507,265
35% SR : 35% THLR : 30% SO	50%	-\$452,603	-\$491,026	-\$495,068	-\$605,661	-\$620,819	-\$630,925

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£817,556	£741,424	£737,558	£631,791	£617,294	£607,630
35% SR : 35% THLR : 30% SO	10%	£650,587	£581,964	£578,071	£471,567	£456,969	£447,237
35% SR : 35% THLR : 30% SO	20%	£482,657	£421,560	£417,637	£310,280	£295,566	£285,757
35% SR : 35% THLR : 30% SO	25%	£398,333	£341,005	£337,063	£229,239	£214,460	£204,608
35% SR : 35% THLR : 30% SO	30%	£313,769	£260,212	£256,253	£147,932	£133,086	£123,188
35% SR : 35% THLR : 30% SO	35%	£228,964	£179,185	£175,206	£66,360	£51,442	£41,496
35% SR : 35% THLR : 30% SO	43%	£101,307	£57,201	£53,193	-\$58,495	-\$71,529	-\$81,552
35% SR : 35% THLR : 30% SO	50%	-\$26,890	-\$65,313	-\$69,355	-\$179,948	-\$195,106	-\$205,212

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,097,494	£1,021,363	£1,017,497	£911,729	£897,233	£887,568
35% SR : 35% THLR : 30% SO	10%	£930,525	£861,902	£858,010	£751,505	£736,908	£727,176
35% SR : 35% THLR : 30% SO	20%	£762,596	£701,498	£697,575	£590,218	£575,504	£565,695
35% SR : 35% THLR : 30% SO	25%	£678,272	£620,943	£617,002	£509,177	£494,398	£484,546
35% SR : 35% THLR : 30% SO	30%	£593,707	£540,151	£536,192	£427,871	£413,025	£403,127
35% SR : 35% THLR : 30% SO	35%	£508,902	£459,123	£455,145	£346,299	£331,381	£321,434
35% SR : 35% THLR : 30% SO	43%	£381,245	£337,140	£333,131	£223,444	£208,410	£198,387
35% SR : 35% THLR : 30% SO	50%	£253,049	£214,625	£210,583	£99,991	£84,833	£74,727

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,214,349	£1,138,218	£1,134,352	£1,028,585	£1,014,088	£1,004,424
35% SR : 35% THLR : 30% SO	10%	£1,047,380	£978,758	£974,865	£868,361	£853,763	£844,031
35% SR : 35% THLR : 30% SO	20%	£879,451	£818,354	£814,430	£707,074	£692,360	£682,550
35% SR : 35% THLR : 30% SO	25%	£795,127	£737,798	£733,857	£626,033	£611,254	£601,401
35% SR : 35% THLR : 30% SO	30%	£710,563	£657,006	£653,047	£544,726	£529,880	£519,982
35% SR : 35% THLR : 30% SO	35%	£625,758	£575,975	£572,000	£463,154	£448,236	£438,290
35% SR : 35% THLR : 30% SO	43%	£498,101	£453,959	£449,986	£340,299	£325,265	£315,242
35% SR : 35% THLR : 30% SO	50%	£369,904	£331,481	£327,439	£216,846	£201,688	£191,582

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,095,655	£1,023,773	£1,019,907	£914,140	£899,644	£889,979
35% SR : 35% THLR : 30% SO	10%	£952,647	£887,861	£883,968	£777,464	£762,866	£753,134
35% SR : 35% THLR : 30% SO	20%	£808,678	£751,007	£747,083	£639,727	£625,012	£615,202
35% SR : 35% THLR : 30% SO	25%	£736,334	£682,225	£678,283	£570,459	£555,681	£545,829
35% SR : 35% THLR : 30% SO	30%	£663,750	£613,208	£609,248	£500,928	£486,081	£476,183
35% SR : 35% THLR : 30% SO	35%	£590,925	£543,954	£539,976	£431,129	£416,211	£406,265
35% SR : 35% THLR : 30% SO	43%	£481,239	£439,632	£435,622	£325,935	£310,901	£300,878
35% SR : 35% THLR : 30% SO	50%	£371,012	£334,779	£330,737	£220,144	£204,986	£194,880

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£144,730	£72,848	£68,982	£-36,785	£-51,281	£-60,946
35% SR : 35% THLR : 30% SO	10%	£1,722	£-63,064	£-66,957	£-173,461	£-188,059	£-197,791
35% SR : 35% THLR : 30% SO	20%	£-142,247	£-199,918	£-203,842	£-311,198	£-325,913	£-335,723
35% SR : 35% THLR : 30% SO	25%	£-214,591	£-268,700	£-272,642	£-380,466	£-395,244	£-405,096
35% SR : 35% THLR : 30% SO	30%	£-287,175	£-337,717	£-341,677	£-449,997	£-464,844	£-474,742
35% SR : 35% THLR : 30% SO	35%	£-360,000	£-406,971	£-410,949	£-519,796	£-534,714	£-544,660
35% SR : 35% THLR : 30% SO	43%	£-469,686	£-511,293	£-515,303	£-624,990	£-640,024	£-650,047
35% SR : 35% THLR : 30% SO	50%	£-579,913	£-616,146	£-620,188	£-730,781	£-745,939	£-756,045

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£570,443	£498,561	£494,695	£388,928	£374,432	£364,767
35% SR : 35% THLR : 30% SO	10%	£427,435	£362,649	£358,756	£252,252	£237,654	£227,922
35% SR : 35% THLR : 30% SO	20%	£283,467	£225,795	£221,871	£114,515	£99,800	£89,991
35% SR : 35% THLR : 30% SO	25%	£211,122	£157,013	£153,071	£45,247	£30,469	£20,617
35% SR : 35% THLR : 30% SO	30%	£138,538	£87,996	£84,036	£-24,284	£-39,131	£-49,029
35% SR : 35% THLR : 30% SO	35%	£65,713	£18,742	£14,764	£-94,082	£-109,001	£-118,947
35% SR : 35% THLR : 30% SO	43%	£-43,973	£-85,580	£-89,589	£-198,277	£-214,311	£-224,334
35% SR : 35% THLR : 30% SO	50%	£-154,200	£-190,433	£-194,475	£-305,068	£-320,226	£-330,331

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£850,382	£778,499	£774,634	£668,867	£654,370	£644,706
35% SR : 35% THLR : 30% SO	10%	£707,373	£642,588	£638,695	£532,191	£517,593	£507,861
35% SR : 35% THLR : 30% SO	20%	£563,405	£505,733	£501,809	£394,453	£379,738	£369,929
35% SR : 35% THLR : 30% SO	25%	£491,061	£436,952	£433,010	£325,186	£310,408	£300,556
35% SR : 35% THLR : 30% SO	30%	£418,476	£367,935	£363,975	£255,654	£240,807	£230,909
35% SR : 35% THLR : 30% SO	35%	£345,652	£298,680	£294,703	£185,956	£170,938	£160,991
35% SR : 35% THLR : 30% SO	43%	£235,966	£194,959	£190,349	£80,682	£65,628	£55,605
35% SR : 35% THLR : 30% SO	50%	£125,738	£89,505	£85,463	£-25,129	£-40,287	£-50,393

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£967,237	£895,355	£891,489	£785,722	£771,226	£761,561
35% SR : 35% THLR : 30% SO	10%	£824,229	£759,443	£755,550	£649,046	£634,448	£624,716
35% SR : 35% THLR : 30% SO	20%	£680,280	£622,589	£618,665	£511,309	£496,594	£486,784
35% SR : 35% THLR : 30% SO	25%	£607,916	£553,807	£549,865	£442,041	£427,263	£417,411
35% SR : 35% THLR : 30% SO	30%	£535,332	£484,790	£480,830	£372,510	£357,663	£347,765
35% SR : 35% THLR : 30% SO	35%	£462,507	£415,536	£411,558	£302,711	£287,793	£277,847
35% SR : 35% THLR : 30% SO	43%	£352,821	£311,214	£307,204	£197,517	£182,483	£172,460
35% SR : 35% THLR : 30% SO	50%	£242,594	£206,361	£202,319	£91,726	£76,568	£66,462

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,507,509	£1,441,711	£1,437,846	£1,332,079	£1,317,582	£1,307,918
35% SR : 35% THLR : 30% SO	10%	£1,324,568	£1,265,237	£1,261,344	£1,154,839	£1,140,241	£1,130,509
35% SR : 35% THLR : 30% SO	20%	£1,140,666	£1,087,818	£1,083,894	£976,538	£961,824	£952,014
35% SR : 35% THLR : 30% SO	25%	£1,048,356	£998,754	£994,814	£886,990	£872,211	£862,358
35% SR : 35% THLR : 30% SO	30%	£955,804	£909,456	£905,497	£797,176	£782,329	£772,431
35% SR : 35% THLR : 30% SO	35%	£863,013	£819,920	£815,943	£707,096	£692,178	£682,231
35% SR : 35% THLR : 30% SO	43%	£723,376	£685,176	£681,167	£571,479	£556,446	£546,423
35% SR : 35% THLR : 30% SO	50%	£583,200	£549,901	£545,858	£435,265	£420,107	£410,003

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£556,584	£490,786	£486,921	£381,154	£366,657	£356,993
35% SR : 35% THLR : 30% SO	10%	£373,643	£314,312	£310,419	£203,914	£189,316	£179,584
35% SR : 35% THLR : 30% SO	20%	£189,741	£136,893	£132,969	£25,613	£10,899	£1,089
35% SR : 35% THLR : 30% SO	25%	£97,430	£47,829	£43,889	£-63,936	£-78,714	£-88,567
35% SR : 35% THLR : 30% SO	30%	£4,879	£-41,469	£-45,428	£-153,749	£-168,596	£-178,494
35% SR : 35% THLR : 30% SO	35%	£-87,912	£-131,005	£-134,982	£-243,829	£-258,747	£-268,694
35% SR : 35% THLR : 30% SO	43%	£-227,549	£-265,749	£-269,758	£-379,446	£-394,480	£-404,502
35% SR : 35% THLR : 30% SO	50%	£-367,725	£-401,024	£-405,067	£-515,660	£-530,818	£-540,922

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£982,297	£916,500	£912,634	£806,867	£792,370	£782,706
35% SR : 35% THLR : 30% SO	10%	£799,356	£740,025	£736,132	£629,627	£615,029	£605,297
35% SR : 35% THLR : 30% SO	20%	£615,454	£562,606	£558,683	£451,326	£436,612	£426,802
35% SR : 35% THLR : 30% SO	25%	£523,144	£473,542	£469,602	£361,778	£346,999	£337,146
35% SR : 35% THLR : 30% SO	30%	£430,592	£384,244	£380,285	£271,964	£257,117	£247,219
35% SR : 35% THLR : 30% SO	35%	£337,801	£294,708	£290,731	£181,884	£166,966	£157,019
35% SR : 35% THLR : 30% SO	43%	£198,164	£159,964	£155,955	£46,268	£31,234	£21,211
35% SR : 35% THLR : 30% SO	50%	£57,988	£24,689	£20,646	£-89,947	£-105,105	£-115,209

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,262,236	£1,196,438	£1,192,572	£1,086,806	£1,072,308	£1,062,645
35% SR : 35% THLR : 30% SO	10%	£1,079,295	£1,019,963	£1,016,071	£909,565	£894,968	£885,236
35% SR : 35% THLR : 30% SO	20%	£895,392	£842,544	£838,621	£731,264	£716,550	£706,741
35% SR : 35% THLR : 30% SO	25%	£803,062	£753,481	£749,540	£641,716	£626,937	£617,085
35% SR : 35% THLR : 30% SO	30%	£710,530	£664,183	£660,224	£551,902	£537,055	£527,157
35% SR : 35% THLR : 30% SO	35%	£617,739	£574,647	£570,669	£461,823	£446,904	£436,958
35% SR : 35% THLR : 30% SO	43%	£478,103	£439,903	£435,893	£326,206	£311,172	£301,149
35% SR : 35% THLR : 30% SO	50%	£337,926	£304,628	£300,584	£189,992	£174,834	£164,729

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,379,091	£1,313,293	£1,309,428	£1,203,661	£1,189,163	£1,179,500
35% SR : 35% THLR : 30% SO	10%	£1,196,150	£1,136,819	£1,132,926	£1,026,421	£1,011,823	£1,002,091
35% SR : 35% THLR : 30% SO	20%	£1,012,248	£959,400	£955,476	£848,120	£833,406	£823,596
35% SR : 35% THLR : 30% SO	25%	£919,937	£870,336	£866,396	£758,571	£743,793	£733,940
35% SR : 35% THLR : 30% SO	30%	£827,386	£781,038	£777,079	£668,758	£653,911	£644,013
35% SR : 35% THLR : 30% SO	35%	£734,595	£691,502	£687,525	£578,678	£563,760	£553,813
35% SR : 35% THLR : 30% SO	43%	£594,958	£556,768	£552,749	£443,061	£428,027	£418,005
35% SR : 35% THLR : 30% SO	50%	£454,782	£421,483	£417,440	£306,847	£291,689	£281,585

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,095,655	£1,036,940	£1,033,074	£927,307	£912,811	£903,146
35% SR : 35% THLR : 30% SO	10%	£952,647	£899,712	£895,819	£789,315	£774,717	£764,985
35% SR : 35% THLR : 30% SO	20%	£808,678	£761,540	£757,616	£650,260	£635,546	£625,736
35% SR : 35% THLR : 30% SO	25%	£736,334	£692,100	£688,159	£580,335	£565,556	£555,704
35% SR : 35% THLR : 30% SO	30%	£663,750	£622,424	£618,465	£510,144	£495,297	£485,400
35% SR : 35% THLR : 30% SO	35%	£590,925	£552,513	£548,534	£439,688	£424,769	£414,824
35% SR : 35% THLR : 30% SO	43%	£481,239	£447,203	£443,194	£333,507	£318,473	£308,450
35% SR : 35% THLR : 30% SO	50%	£371,012	£341,363	£337,321	£226,728	£211,570	£201,464

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£144,730	£86,014	£82,149	£23,618	£38,114	£47,779
35% SR : 35% THLR : 30% SO	10%	£1,722	£51,213	£55,106	£161,610	£176,208	£185,940
35% SR : 35% THLR : 30% SO	20%	£-142,247	£-189,385	£-193,309	£-300,665	£-315,379	£-325,189
35% SR : 35% THLR : 30% SO	25%	£-214,591	£-258,825	£-262,766	£-370,590	£-385,369	£-395,221
35% SR : 35% THLR : 30% SO	30%	£-287,175	£-328,501	£-332,460	£-440,781	£-455,628	£-465,525
35% SR : 35% THLR : 30% SO	35%	£-360,000	£-398,412	£-402,391	£-511,237	£-526,156	£-536,101
35% SR : 35% THLR : 30% SO	43%	£-469,686	£-503,723	£-507,731	£-617,418	£-632,452	£-642,475
35% SR : 35% THLR : 30% SO	50%	£-579,913	£-609,562	£-613,604	£-724,197	£-739,355	£-749,461

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£570,443	£511,728	£507,862	£402,095	£387,599	£377,934
35% SR : 35% THLR : 30% SO	10%	£427,435	£374,500	£370,607	£264,103	£249,505	£239,773
35% SR : 35% THLR : 30% SO	20%	£283,467	£236,328	£232,404	£125,048	£110,334	£100,524
35% SR : 35% THLR : 30% SO	25%	£211,122	£166,888	£162,947	£55,123	£40,344	£30,492
35% SR : 35% THLR : 30% SO	30%	£138,538	£97,212	£93,253	£-15,068	£-29,915	£-39,812
35% SR : 35% THLR : 30% SO	35%	£65,713	£27,301	£23,322	£-85,523	£-100,443	£-110,388
35% SR : 35% THLR : 30% SO	43%	£-43,973	£-78,009	£-82,018	£-191,705	£-206,739	£-216,762
35% SR : 35% THLR : 30% SO	50%	£-154,200	£-183,849	£-187,891	£-298,484	£-313,642	£-323,748

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£850,382	£791,666	£787,800	£682,034	£667,537	£657,873
35% SR : 35% THLR : 30% SO	10%	£707,373	£654,439	£650,546	£544,042	£529,444	£519,712
35% SR : 35% THLR : 30% SO	20%	£563,405	£516,267	£512,342	£404,987	£390,273	£380,462
35% SR : 35% THLR : 30% SO	25%	£491,061	£446,826	£442,886	£335,062	£320,283	£310,430
35% SR : 35% THLR : 30% SO	30%	£418,476	£377,151	£373,192	£264,871	£250,024	£240,127
35% SR : 35% THLR : 30% SO	35%	£345,652	£307,240	£303,261	£194,415	£179,496	£169,550
35% SR : 35% THLR : 30% SO	43%	£235,966	£201,929	£197,921	£88,233	£73,199	£63,176
35% SR : 35% THLR : 30% SO	50%	£125,738	£96,089	£92,047	£-18,545	£-39,703	£-49,809

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£967,237	£908,521	£904,656	£798,889	£784,393	£774,728
35% SR : 35% THLR : 30% SO	10%	£824,229	£771,294	£767,401	£660,897	£646,299	£636,567
35% SR : 35% THLR : 30% SO	20%	£680,280	£633,122	£629,198	£521,842	£507,128	£497,318
35% SR : 35% THLR : 30% SO	25%	£607,916	£563,682	£559,741	£451,917	£437,138	£427,286
35% SR : 35% THLR : 30% SO	30%	£535,332	£494,006	£490,047	£381,726	£366,879	£356,982
35% SR : 35% THLR : 30% SO	35%	£462,507	£424,095	£420,116	£311,270	£296,351	£286,406
35% SR : 35% THLR : 30% SO	43%	£352,821	£318,784	£314,776	£205,089	£190,055	£180,032
35% SR : 35% THLR : 30% SO	50%	£242,594	£212,945	£208,903	£98,310	£83,152	£73,046

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£766,171	£713,123	£709,258	£603,491	£588,993	£579,329
35% SR : 35% THLR : 30% SO	10%	£654,978	£607,163	£603,271	£496,765	£482,168	£472,436
35% SR : 35% THLR : 30% SO	20%	£542,825	£500,259	£496,336	£388,980	£374,265	£364,455
35% SR : 35% THLR : 30% SO	25%	£486,388	£446,453	£442,513	£334,688	£319,910	£310,057
35% SR : 35% THLR : 30% SO	30%	£429,712	£392,412	£388,453	£280,131	£265,284	£255,387
35% SR : 35% THLR : 30% SO	35%	£372,795	£338,134	£334,156	£225,309	£210,391	£200,445
35% SR : 35% THLR : 30% SO	43%	£286,970	£256,276	£252,266	£142,579	£127,545	£117,522
35% SR : 35% THLR : 30% SO	50%	£200,605	£173,886	£169,844	£59,251	£44,093	£33,987

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£184,754	-£237,802	-£241,667	-£347,434	-£361,932	-£371,596
35% SR : 35% THLR : 30% SO	10%	-£295,947	-£343,762	-£347,655	-£454,160	-£468,758	-£478,489
35% SR : 35% THLR : 30% SO	20%	-£408,100	-£450,666	-£454,590	-£561,945	-£576,660	-£586,470
35% SR : 35% THLR : 30% SO	25%	-£464,537	-£504,472	-£508,412	-£670,237	-£685,016	-£694,888
35% SR : 35% THLR : 30% SO	30%	-£521,213	-£558,514	-£562,472	-£670,794	-£685,641	-£695,538
35% SR : 35% THLR : 30% SO	35%	-£578,130	-£612,791	-£616,769	-£725,616	-£740,534	-£750,480
35% SR : 35% THLR : 30% SO	43%	-£663,955	-£694,650	-£698,659	-£808,346	-£823,380	-£833,403
35% SR : 35% THLR : 30% SO	50%	-£750,320	-£777,039	-£781,081	-£891,674	-£906,832	-£916,938

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£240,959	£187,911	£184,046	£78,279	£63,782	£54,117
35% SR : 35% THLR : 30% SO	10%	£129,766	£81,951	£78,059	-£28,447	-£43,044	-£52,776
35% SR : 35% THLR : 30% SO	20%	£17,613	-£24,953	-£28,876	-£136,232	-£150,947	-£160,757
35% SR : 35% THLR : 30% SO	25%	-£38,824	-£78,759	-£82,699	-£190,523	-£205,302	-£215,155
35% SR : 35% THLR : 30% SO	30%	-£95,500	-£132,800	-£136,759	-£245,081	-£259,828	-£269,825
35% SR : 35% THLR : 30% SO	35%	-£152,417	-£187,078	-£191,056	-£299,903	-£314,821	-£324,767
35% SR : 35% THLR : 30% SO	43%	-£238,242	-£268,936	-£272,946	-£382,633	-£397,667	-£407,690
35% SR : 35% THLR : 30% SO	50%	-£324,607	-£351,326	-£355,368	-£465,961	-£481,119	-£491,225

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£520,897	£467,850	£463,984	£358,217	£343,720	£334,056
35% SR : 35% THLR : 30% SO	10%	£409,705	£361,890	£357,997	£251,492	£236,894	£227,162
35% SR : 35% THLR : 30% SO	20%	£297,552	£254,985	£251,062	£143,706	£128,991	£119,182
35% SR : 35% THLR : 30% SO	25%	£241,115	£201,180	£197,239	£89,415	£74,636	£64,784
35% SR : 35% THLR : 30% SO	30%	£184,439	£147,138	£143,179	£34,858	£20,011	£10,114
35% SR : 35% THLR : 30% SO	35%	£127,521	£92,860	£88,883	-£19,964	-£34,882	-£44,829
35% SR : 35% THLR : 30% SO	43%	£41,696	£11,002	£5,993	-£102,695	-£117,729	-£127,752
35% SR : 35% THLR : 30% SO	50%	-£44,668	-£71,388	-£75,430	-£166,022	-£201,180	-£211,286

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£837,753	£584,705	£580,840	£475,073	£460,575	£450,911
35% SR : 35% THLR : 30% SO	10%	£526,560	£478,745	£474,852	£368,347	£353,749	£344,018
35% SR : 35% THLR : 30% SO	20%	£414,407	£371,841	£367,917	£260,562	£245,847	£236,037
35% SR : 35% THLR : 30% SO	25%	£357,970	£318,035	£314,095	£206,270	£191,491	£181,639
35% SR : 35% THLR : 30% SO	30%	£301,294	£263,993	£260,034	£151,713	£136,866	£126,969
35% SR : 35% THLR : 30% SO	35%	£244,377	£209,716	£205,738	£96,891	£81,973	£72,027
35% SR : 35% THLR : 30% SO	43%	£158,552	£127,857	£123,848	£14,161	-£873	-£10,896
35% SR : 35% THLR : 30% SO	50%	£72,187	£45,468	£41,426	-£69,167	-£84,325	-£94,431

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,709,074	£4,440,933	£4,434,490	£4,328,724	£4,304,563	£4,288,455
35% SR : 35% THLR : 30% SO	10%	£4,185,514	£3,943,982	£3,937,494	£3,830,990	£3,806,660	£3,790,440
35% SR : 35% THLR : 30% SO	20%	£3,660,353	£3,445,457	£3,438,917	£3,331,561	£3,307,037	£3,290,688
35% SR : 35% THLR : 30% SO	25%	£3,397,173	£3,195,604	£3,189,037	£3,081,213	£3,056,581	£3,040,161
35% SR : 35% THLR : 30% SO	30%	£3,133,592	£2,945,360	£2,938,761	£2,830,439	£2,805,695	£2,789,198
35% SR : 35% THLR : 30% SO	35%	£2,869,611	£2,694,720	£2,688,090	£2,579,244	£2,554,379	£2,537,802
35% SR : 35% THLR : 30% SO	43%	£2,472,890	£2,318,026	£2,311,343	£2,201,656	£2,176,599	£2,159,895
35% SR : 35% THLR : 30% SO	50%	£2,075,269	£1,940,445	£1,933,709	£1,823,116	£1,797,852	£1,781,010

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,348,621	£2,080,481	£2,074,038	£1,968,271	£1,944,110	£1,928,003
35% SR : 35% THLR : 30% SO	10%	£1,825,061	£1,583,530	£1,577,041	£1,470,537	£1,446,208	£1,429,987
35% SR : 35% THLR : 30% SO	20%	£1,299,901	£1,085,005	£1,078,465	£971,109	£946,585	£930,236
35% SR : 35% THLR : 30% SO	25%	£1,036,721	£835,152	£828,585	£720,760	£696,129	£679,708
35% SR : 35% THLR : 30% SO	30%	£773,140	£584,907	£578,308	£469,987	£445,243	£428,746
35% SR : 35% THLR : 30% SO	35%	£509,159	£334,268	£327,638	£218,792	£193,927	£177,350
35% SR : 35% THLR : 30% SO	43%	£112,438	£-42,427	£-49,109	£-158,796	£-183,853	£-200,557
35% SR : 35% THLR : 30% SO	50%	£-285,183	£-420,007	£-426,744	£-537,336	£-562,800	£-579,442

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,405,356	£3,137,216	£3,130,773	£3,025,006	£3,000,845	£2,984,738
35% SR : 35% THLR : 30% SO	10%	£2,881,796	£2,640,264	£2,633,776	£2,527,272	£2,502,942	£2,486,722
35% SR : 35% THLR : 30% SO	20%	£2,356,636	£2,141,740	£2,135,200	£2,027,844	£2,003,320	£1,986,970
35% SR : 35% THLR : 30% SO	25%	£2,093,455	£1,891,887	£1,885,319	£1,777,495	£1,752,864	£1,736,443
35% SR : 35% THLR : 30% SO	30%	£1,829,874	£1,641,642	£1,635,043	£1,526,722	£1,501,978	£1,485,481
35% SR : 35% THLR : 30% SO	35%	£1,565,893	£1,391,003	£1,384,372	£1,275,526	£1,250,662	£1,234,085
35% SR : 35% THLR : 30% SO	43%	£1,169,173	£1,014,308	£1,007,626	£897,939	£872,282	£856,177
35% SR : 35% THLR : 30% SO	50%	£771,552	£636,728	£629,991	£519,399	£494,135	£477,293

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,100,239	£3,832,099	£3,825,656	£3,719,889	£3,695,728	£3,679,620
35% SR : 35% THLR : 30% SO	10%	£3,576,679	£3,335,147	£3,328,659	£3,222,155	£3,197,825	£3,181,605
35% SR : 35% THLR : 30% SO	20%	£3,051,519	£2,836,622	£2,830,083	£2,722,727	£2,698,202	£2,681,853
35% SR : 35% THLR : 30% SO	25%	£2,788,338	£2,586,770	£2,580,202	£2,472,378	£2,447,747	£2,431,326
35% SR : 35% THLR : 30% SO	30%	£2,524,757	£2,336,525	£2,329,926	£2,221,605	£2,196,861	£2,180,364
35% SR : 35% THLR : 30% SO	35%	£2,260,776	£2,085,885	£2,079,255	£1,970,409	£1,945,545	£1,928,968
35% SR : 35% THLR : 30% SO	43%	£1,864,056	£1,709,191	£1,702,509	£1,592,822	£1,567,765	£1,551,060
35% SR : 35% THLR : 30% SO	50%	£1,466,435	£1,331,611	£1,324,874	£1,214,282	£1,189,018	£1,172,176

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,390,305	£4,122,165	£4,115,722	£4,009,955	£3,985,794	£3,969,687
35% SR : 35% THLR : 30% SO	10%	£3,866,745	£3,625,214	£3,618,725	£3,512,221	£3,487,892	£3,471,671
35% SR : 35% THLR : 30% SO	20%	£3,341,585	£3,126,689	£3,120,149	£3,012,793	£2,988,269	£2,971,920
35% SR : 35% THLR : 30% SO	25%	£3,078,405	£2,876,836	£2,870,269	£2,762,444	£2,737,813	£2,721,392
35% SR : 35% THLR : 30% SO	30%	£2,814,824	£2,626,591	£2,619,992	£2,511,671	£2,486,927	£2,470,430
35% SR : 35% THLR : 30% SO	35%	£2,550,843	£2,375,952	£2,369,322	£2,260,476	£2,235,611	£2,219,034
35% SR : 35% THLR : 30% SO	43%	£2,154,122	£1,999,258	£1,992,575	£1,882,888	£1,857,831	£1,841,127
35% SR : 35% THLR : 30% SO	50%	£1,756,501	£1,621,677	£1,614,940	£1,504,348	£1,479,084	£1,462,242

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,061,655	£2,821,849	£2,815,406	£2,709,639	£2,685,478	£2,669,370
35% SR : 35% THLR : 30% SO	10%	£2,702,836	£2,486,805	£2,480,318	£2,373,812	£2,349,483	£2,333,264
35% SR : 35% THLR : 30% SO	20%	£2,342,418	£2,150,189	£2,143,649	£2,036,293	£2,011,769	£1,995,419
35% SR : 35% THLR : 30% SO	25%	£2,161,608	£1,981,291	£1,974,723	£1,866,899	£1,842,268	£1,825,847
35% SR : 35% THLR : 30% SO	30%	£1,980,398	£1,812,000	£1,805,401	£1,697,080	£1,672,335	£1,655,839
35% SR : 35% THLR : 30% SO	35%	£1,798,789	£1,642,315	£1,635,685	£1,526,839	£1,501,974	£1,485,397
35% SR : 35% THLR : 30% SO	43%	£1,525,624	£1,387,052	£1,380,369	£1,270,682	£1,245,625	£1,228,921
35% SR : 35% THLR : 30% SO	50%	£1,251,560	£1,130,903	£1,124,166	£1,013,573	£988,311	£971,467

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£701,202	£461,396	£454,953	£349,187	£325,026	£308,918
35% SR : 35% THLR : 30% SO	10%	£342,384	£126,353	£119,865	£13,360	£-10,970	£-27,189
35% SR : 35% THLR : 30% SO	20%	£-18,035	£-210,264	£-216,804	£-324,159	£-348,683	£-365,033
35% SR : 35% THLR : 30% SO	25%	£-198,844	£-379,162	£-385,729	£-493,553	£-518,185	£-534,606
35% SR : 35% THLR : 30% SO	30%	£-380,054	£-548,453	£-555,052	£-663,372	£-688,117	£-704,613
35% SR : 35% THLR : 30% SO	35%	£-561,663	£-718,137	£-724,768	£-833,614	£-858,478	£-875,055
35% SR : 35% THLR : 30% SO	43%	£-834,829	£-973,401	£-980,083	£-1,089,770	£-1,114,827	£-1,131,531
35% SR : 35% THLR : 30% SO	50%	£-1,108,893	£-1,229,549	£-1,236,286	£-1,346,879	£-1,372,142	£-1,388,985

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,757,937	£1,518,131	£1,511,688	£1,405,921	£1,381,760	£1,365,653
35% SR : 35% THLR : 30% SO	10%	£1,399,119	£1,183,087	£1,176,600	£1,070,095	£1,045,765	£1,029,546
35% SR : 35% THLR : 30% SO	20%	£1,038,700	£846,471	£839,931	£732,575	£708,052	£691,702
35% SR : 35% THLR : 30% SO	25%	£857,891	£677,573	£671,005	£563,181	£538,550	£522,129
35% SR : 35% THLR : 30% SO	30%	£676,681	£508,282	£501,683	£393,363	£368,618	£352,122
35% SR : 35% THLR : 30% SO	35%	£495,071	£338,597	£331,967	£223,121	£198,257	£181,680
35% SR : 35% THLR : 30% SO	43%	£221,906	£83,334	£76,652	£-33,035	£-58,092	£-74,797
35% SR : 35% THLR : 30% SO	50%	£-82,158	£-172,814	£-179,552	£-290,144	£-315,407	£-332,250

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,452,820	£2,213,014	£2,206,571	£2,100,804	£2,076,643	£2,060,536
35% SR : 35% THLR : 30% SO	10%	£2,094,002	£1,877,970	£1,871,483	£1,764,978	£1,740,648	£1,724,429
35% SR : 35% THLR : 30% SO	20%	£1,733,583	£1,541,354	£1,534,814	£1,427,458	£1,402,935	£1,386,585
35% SR : 35% THLR : 30% SO	25%	£1,552,773	£1,372,456	£1,365,888	£1,258,064	£1,233,433	£1,217,012
35% SR : 35% THLR : 30% SO	30%	£1,371,564	£1,203,165	£1,196,566	£1,088,246	£1,063,501	£1,047,005
35% SR : 35% THLR : 30% SO	35%	£1,189,954	£1,033,480	£1,026,850	£918,004	£893,139	£876,563
35% SR : 35% THLR : 30% SO	43%	£916,789	£778,217	£771,535	£661,847	£636,791	£620,086
35% SR : 35% THLR : 30% SO	50%	£642,725	£522,069	£515,331	£404,739	£379,476	£362,633

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,742,886	£2,503,080	£2,496,637	£2,390,871	£2,366,710	£2,350,602
35% SR : 35% THLR : 30% SO	10%	£2,384,068	£2,168,037	£2,161,549	£2,055,044	£2,030,714	£2,014,495
35% SR : 35% THLR : 30% SO	20%	£2,023,649	£1,831,420	£1,824,880	£1,717,525	£1,693,001	£1,676,651
35% SR : 35% THLR : 30% SO	25%	£1,842,840	£1,662,522	£1,655,955	£1,548,131	£1,523,499	£1,507,079
35% SR : 35% THLR : 30% SO	30%	£1,661,630	£1,493,231	£1,486,632	£1,378,312	£1,353,567	£1,337,071
35% SR : 35% THLR : 30% SO	35%	£1,480,021	£1,323,547	£1,316,916	£1,208,071	£1,183,206	£1,166,629
35% SR : 35% THLR : 30% SO	43%	£1,206,855	£1,068,283	£1,061,601	£951,914	£926,857	£910,153
35% SR : 35% THLR : 30% SO	50%	£932,791	£812,135	£805,398	£694,805	£669,542	£652,699

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,375,231	£2,147,230	£2,140,787	£2,035,020	£2,010,859	£1,994,751
35% SR : 35% THLR : 30% SO	10%	£2,083,639	£1,878,257	£1,871,769	£1,765,265	£1,740,935	£1,724,715
35% SR : 35% THLR : 30% SO	20%	£1,790,447	£1,607,711	£1,601,171	£1,493,815	£1,469,291	£1,452,941
35% SR : 35% THLR : 30% SO	25%	£1,643,250	£1,471,848	£1,465,280	£1,357,455	£1,332,824	£1,316,403
35% SR : 35% THLR : 30% SO	30%	£1,495,654	£1,335,592	£1,328,994	£1,220,673	£1,195,928	£1,179,432
35% SR : 35% THLR : 30% SO	35%	£1,347,658	£1,198,943	£1,192,312	£1,083,466	£1,058,602	£1,042,025
35% SR : 35% THLR : 30% SO	43%	£1,124,913	£993,232	£986,550	£876,863	£851,806	£835,102
35% SR : 35% THLR : 30% SO	50%	£901,268	£786,637	£779,899	£669,307	£644,044	£627,202

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,778	-£213,222	-£219,666	-£325,432	-£349,593	-£365,701
35% SR : 35% THLR : 30% SO	10%	-£276,813	-£482,195	-£488,684	-£595,188	-£619,517	-£635,738
35% SR : 35% THLR : 30% SO	20%	-£570,005	-£752,742	-£759,281	-£866,637	-£891,162	-£907,511
35% SR : 35% THLR : 30% SO	25%	-£717,202	-£888,604	-£895,173	-£1,002,997	-£1,027,628	-£1,044,049
35% SR : 35% THLR : 30% SO	30%	-£864,798	-£1,024,880	-£1,031,458	-£1,139,780	-£1,164,525	-£1,181,021
35% SR : 35% THLR : 30% SO	35%	-£1,012,795	-£1,161,510	-£1,168,140	-£1,276,986	-£1,301,851	-£1,318,427
35% SR : 35% THLR : 30% SO	43%	-£1,235,539	-£1,367,221	-£1,373,902	-£1,483,589	-£1,508,646	-£1,525,350
35% SR : 35% THLR : 30% SO	50%	-£1,459,185	-£1,573,816	-£1,580,583	-£1,691,148	-£1,716,408	-£1,733,251

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,071,513	£843,512	£837,069	£731,303	£707,142	£691,034
35% SR : 35% THLR : 30% SO	10%	£779,921	£574,539	£568,051	£461,547	£437,217	£420,997
35% SR : 35% THLR : 30% SO	20%	£486,729	£303,993	£297,453	£190,098	£165,573	£149,224
35% SR : 35% THLR : 30% SO	25%	£339,532	£168,131	£161,562	£53,738	£29,107	£12,686
35% SR : 35% THLR : 30% SO	30%	£191,936	£31,874	£25,276	-£83,045	-£107,790	-£124,286
35% SR : 35% THLR : 30% SO	35%	£43,940	-£104,775	-£111,405	-£220,251	-£245,116	-£261,693
35% SR : 35% THLR : 30% SO	43%	-£178,805	-£310,486	-£317,167	-£426,854	-£451,911	-£468,616
35% SR : 35% THLR : 30% SO	50%	-£402,450	-£517,081	-£523,818	-£634,411	-£659,674	-£676,516

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,766,396	£1,538,395	£1,531,952	£1,426,185	£1,402,024	£1,385,917
35% SR : 35% THLR : 30% SO	10%	£1,474,804	£1,269,422	£1,262,934	£1,156,430	£1,132,100	£1,115,880
35% SR : 35% THLR : 30% SO	20%	£1,181,612	£998,876	£992,336	£884,980	£860,456	£844,107
35% SR : 35% THLR : 30% SO	25%	£1,034,415	£863,014	£856,445	£748,621	£723,990	£707,569
35% SR : 35% THLR : 30% SO	30%	£886,819	£726,757	£720,159	£611,838	£587,093	£570,597
35% SR : 35% THLR : 30% SO	35%	£738,823	£590,108	£583,478	£474,632	£449,767	£433,190
35% SR : 35% THLR : 30% SO	43%	£516,078	£384,397	£377,716	£268,028	£242,972	£226,267
35% SR : 35% THLR : 30% SO	50%	£292,433	£177,802	£171,064	£60,472	£35,209	£18,367

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,056,462	£1,828,462	£1,822,019	£1,716,252	£1,692,091	£1,675,983
35% SR : 35% THLR : 30% SO	10%	£1,764,871	£1,559,489	£1,553,001	£1,446,496	£1,422,167	£1,405,946
35% SR : 35% THLR : 30% SO	20%	£1,471,679	£1,288,942	£1,282,403	£1,175,047	£1,150,522	£1,134,173
35% SR : 35% THLR : 30% SO	25%	£1,324,482	£1,153,080	£1,146,511	£1,038,687	£1,014,056	£997,635
35% SR : 35% THLR : 30% SO	30%	£1,176,886	£1,016,824	£1,010,226	£901,904	£877,159	£860,663
35% SR : 35% THLR : 30% SO	35%	£1,028,889	£880,174	£873,544	£764,698	£739,834	£723,257
35% SR : 35% THLR : 30% SO	43%	£806,145	£674,463	£667,782	£558,095	£533,038	£516,334
35% SR : 35% THLR : 30% SO	50%	£582,499	£467,868	£461,131	£350,538	£325,276	£308,433

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,787,085	£2,650,754	£2,644,311	£2,538,544	£2,514,383	£2,498,276
35% SR : 35% THLR : 30% SO	10%	£2,455,562	£2,332,661	£2,326,173	£2,219,668	£2,195,339	£2,179,118
35% SR : 35% THLR : 30% SO	20%	£2,122,437	£2,012,984	£2,006,454	£1,899,098	£1,874,574	£1,858,225
35% SR : 35% THLR : 30% SO	25%	£1,955,274	£1,852,571	£1,846,003	£1,738,179	£1,713,547	£1,697,127
35% SR : 35% THLR : 30% SO	30%	£1,787,713	£1,691,755	£1,685,157	£1,576,835	£1,552,091	£1,535,595
35% SR : 35% THLR : 30% SO	35%	£1,619,750	£1,530,545	£1,523,915	£1,415,069	£1,390,204	£1,373,628
35% SR : 35% THLR : 30% SO	43%	£1,367,057	£1,287,994	£1,281,313	£1,171,625	£1,146,568	£1,129,864
35% SR : 35% THLR : 30% SO	50%	£1,113,462	£1,044,589	£1,037,821	£927,229	£901,965	£885,123

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£426,633	£290,302	£283,859	£178,092	£153,931	£137,823
35% SR : 35% THLR : 30% SO	10%	£95,109	£-27,791	£-34,280	£-140,784	£-165,114	£-181,334
35% SR : 35% THLR : 30% SO	20%	£-238,015	£-347,458	£-353,998	£-461,354	£-485,878	£-502,228
35% SR : 35% THLR : 30% SO	25%	£-405,178	£-507,881	£-514,449	£-622,274	£-646,905	£-663,326
35% SR : 35% THLR : 30% SO	30%	£-572,740	£-668,698	£-675,296	£-783,617	£-808,362	£-824,858
35% SR : 35% THLR : 30% SO	35%	£-740,702	£-829,907	£-836,537	£-945,383	£-970,248	£-986,825
35% SR : 35% THLR : 30% SO	43%	£-993,396	£-1,072,458	£-1,079,140	£-1,188,827	£-1,213,884	£-1,230,588
35% SR : 35% THLR : 30% SO	50%	£-1,246,990	£-1,315,894	£-1,322,831	£-1,433,224	£-1,458,487	£-1,475,330

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,483,367	£1,347,037	£1,340,594	£1,234,827	£1,210,666	£1,194,558
35% SR : 35% THLR : 30% SO	10%	£1,151,844	£1,028,943	£1,022,455	£915,951	£891,621	£875,401
35% SR : 35% THLR : 30% SO	20%	£818,720	£709,277	£702,737	£595,381	£570,856	£554,507
35% SR : 35% THLR : 30% SO	25%	£651,557	£548,854	£542,285	£434,461	£409,830	£393,409
35% SR : 35% THLR : 30% SO	30%	£483,995	£388,037	£381,439	£273,118	£248,373	£231,877
35% SR : 35% THLR : 30% SO	35%	£316,033	£226,828	£220,197	£111,352	£86,487	£69,910
35% SR : 35% THLR : 30% SO	43%	£63,339	£-15,724	£-22,405	£-132,092	£-157,149	£-173,853
35% SR : 35% THLR : 30% SO	50%	£-190,255	£-259,159	£-265,896	£-376,489	£-401,753	£-418,595

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,178,250	£2,041,919	£2,035,476	£1,929,710	£1,905,549	£1,889,441
35% SR : 35% THLR : 30% SO	10%	£1,846,727	£1,723,826	£1,717,338	£1,610,834	£1,586,504	£1,570,284
35% SR : 35% THLR : 30% SO	20%	£1,513,602	£1,404,159	£1,397,620	£1,290,264	£1,265,739	£1,249,390
35% SR : 35% THLR : 30% SO	25%	£1,346,440	£1,243,737	£1,237,168	£1,129,344	£1,104,713	£1,089,292
35% SR : 35% THLR : 30% SO	30%	£1,178,878	£1,082,920	£1,076,322	£968,001	£943,256	£926,760
35% SR : 35% THLR : 30% SO	35%	£1,010,916	£921,711	£915,050	£806,235	£781,370	£764,793
35% SR : 35% THLR : 30% SO	43%	£758,222	£679,159	£672,478	£562,791	£537,734	£521,030
35% SR : 35% THLR : 30% SO	50%	£504,628	£435,724	£428,986	£318,394	£293,130	£276,288

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,468,317	£2,331,986	£2,325,543	£2,219,776	£2,195,615	£2,179,508
35% SR : 35% THLR : 30% SO	10%	£2,136,793	£2,013,893	£2,007,404	£1,900,900	£1,876,570	£1,860,350
35% SR : 35% THLR : 30% SO	20%	£1,803,669	£1,684,226	£1,687,686	£1,580,330	£1,555,806	£1,539,456
35% SR : 35% THLR : 30% SO	25%	£1,636,506	£1,533,803	£1,527,235	£1,419,410	£1,394,779	£1,378,358
35% SR : 35% THLR : 30% SO	30%	£1,468,944	£1,372,987	£1,366,389	£1,258,067	£1,233,322	£1,216,826
35% SR : 35% THLR : 30% SO	35%	£1,300,982	£1,211,777	£1,205,147	£1,096,301	£1,071,436	£1,054,859
35% SR : 35% THLR : 30% SO	43%	£1,048,289	£969,226	£962,544	£852,857	£827,800	£811,096
35% SR : 35% THLR : 30% SO	50%	£794,694	£725,790	£719,053	£608,460	£583,197	£566,354

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,237,945	£2,111,059	£2,104,616	£1,998,849	£1,974,688	£1,958,581
35% SR : 35% THLR : 30% SO	10%	£1,959,664	£1,845,293	£1,838,805	£1,732,300	£1,707,971	£1,691,751
35% SR : 35% THLR : 30% SO	20%	£1,679,783	£1,577,953	£1,571,414	£1,464,057	£1,439,534	£1,423,185
35% SR : 35% THLR : 30% SO	25%	£1,539,242	£1,443,694	£1,437,125	£1,329,301	£1,304,670	£1,288,250
35% SR : 35% THLR : 30% SO	30%	£1,398,301	£1,309,041	£1,302,442	£1,194,121	£1,169,377	£1,152,880
35% SR : 35% THLR : 30% SO	35%	£1,256,960	£1,173,995	£1,167,364	£1,058,518	£1,033,653	£1,017,078
35% SR : 35% THLR : 30% SO	43%	£1,044,198	£970,689	£964,007	£854,320	£829,263	£812,559
35% SR : 35% THLR : 30% SO	50%	£830,537	£766,498	£759,761	£649,169	£623,905	£607,063

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£122,507	-£249,393	-£255,836	-£361,603	-£385,764	-£401,871
35% SR : 35% THLR : 30% SO	10%	-£400,788	-£515,159	-£521,648	-£628,152	-£652,482	-£668,701
35% SR : 35% THLR : 30% SO	20%	-£680,669	-£782,499	-£789,038	-£896,395	-£920,918	-£937,268
35% SR : 35% THLR : 30% SO	25%	-£821,210	-£916,759	-£923,327	-£1,031,151	-£1,055,783	-£1,072,203
35% SR : 35% THLR : 30% SO	30%	-£962,151	-£1,051,411	-£1,058,010	-£1,166,331	-£1,191,075	-£1,207,572
35% SR : 35% THLR : 30% SO	35%	-£1,103,493	-£1,186,457	-£1,193,088	-£1,301,934	-£1,326,799	-£1,343,375
35% SR : 35% THLR : 30% SO	43%	-£1,316,254	-£1,389,764	-£1,396,445	-£1,506,132	-£1,531,189	-£1,547,893
35% SR : 35% THLR : 30% SO	50%	-£1,529,916	-£1,593,954	-£1,600,691	-£1,711,283	-£1,736,547	-£1,753,389

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£934,228	£807,342	£800,899	£695,132	£670,971	£654,863
35% SR : 35% THLR : 30% SO	10%	£655,947	£541,575	£535,087	£428,583	£404,253	£388,034
35% SR : 35% THLR : 30% SO	20%	£376,066	£274,235	£267,696	£160,340	£135,816	£119,467
35% SR : 35% THLR : 30% SO	25%	£235,525	£139,976	£133,407	£25,583	£952	-£15,468
35% SR : 35% THLR : 30% SO	30%	£94,583	£5,324	-£1,275	-£109,586	-£134,340	-£150,837
35% SR : 35% THLR : 30% SO	35%	-£48,758	-£129,722	-£136,354	-£245,199	-£270,064	-£286,640
35% SR : 35% THLR : 30% SO	43%	-£259,519	-£333,029	-£339,710	-£449,397	-£474,454	-£491,159
35% SR : 35% THLR : 30% SO	50%	-£473,181	-£537,220	-£543,956	-£654,549	-£679,812	-£696,655

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,629,111	£1,502,225	£1,495,782	£1,390,015	£1,365,854	£1,349,746
35% SR : 35% THLR : 30% SO	10%	£1,350,830	£1,236,458	£1,229,970	£1,123,466	£1,099,136	£1,082,917
35% SR : 35% THLR : 30% SO	20%	£1,070,949	£969,118	£962,579	£855,223	£830,699	£814,350
35% SR : 35% THLR : 30% SO	25%	£930,408	£834,859	£828,290	£720,466	£695,835	£679,415
35% SR : 35% THLR : 30% SO	30%	£789,466	£700,207	£693,608	£585,286	£560,543	£544,046
35% SR : 35% THLR : 30% SO	35%	£648,125	£565,161	£558,529	£449,684	£424,819	£408,243
35% SR : 35% THLR : 30% SO	43%	£435,364	£361,854	£355,173	£245,485	£220,429	£203,724
35% SR : 35% THLR : 30% SO	50%	£221,702	£157,663	£150,927	£40,334	£15,070	-£1,772

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,919,177	£1,792,291	£1,785,848	£1,680,081	£1,655,920	£1,639,813
35% SR : 35% THLR : 30% SO	10%	£1,640,896	£1,526,525	£1,520,036	£1,413,532	£1,389,202	£1,372,983
35% SR : 35% THLR : 30% SO	20%	£1,361,015	£1,259,185	£1,252,646	£1,145,289	£1,120,766	£1,104,416
35% SR : 35% THLR : 30% SO	25%	£1,220,474	£1,124,925	£1,118,357	£1,010,533	£985,901	£969,482
35% SR : 35% THLR : 30% SO	30%	£1,079,533	£990,273	£983,674	£875,353	£850,609	£834,112
35% SR : 35% THLR : 30% SO	35%	£938,191	£855,227	£848,596	£739,750	£714,885	£698,309
35% SR : 35% THLR : 30% SO	43%	£725,430	£661,920	£645,239	£535,552	£510,495	£493,791
35% SR : 35% THLR : 30% SO	50%	£511,768	£447,730	£440,993	£330,401	£305,137	£288,295

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,826,091	£1,706,288	£1,699,845	£1,594,079	£1,569,918	£1,553,810
35% SR : 35% THLR : 30% SO	10%	£1,587,744	£1,479,769	£1,473,281	£1,366,777	£1,342,447	£1,326,228
35% SR : 35% THLR : 30% SO	20%	£1,347,797	£1,251,677	£1,245,137	£1,137,782	£1,113,257	£1,096,908
35% SR : 35% THLR : 30% SO	25%	£1,227,223	£1,137,041	£1,130,473	£1,022,649	£998,018	£981,597
35% SR : 35% THLR : 30% SO	30%	£1,106,250	£1,022,013	£1,015,414	£907,093	£882,349	£865,852
35% SR : 35% THLR : 30% SO	35%	£984,876	£906,590	£899,960	£791,113	£766,249	£749,673
35% SR : 35% THLR : 30% SO	43%	£802,065	£732,720	£726,038	£616,350	£591,294	£574,589
35% SR : 35% THLR : 30% SO	50%	£618,354	£557,965	£551,228	£440,636	£415,372	£398,530

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£534,361	-£654,164	-£660,607	-£766,374	-£790,535	-£806,642
35% SR : 35% THLR : 30% SO	10%	-£772,708	-£880,683	-£887,172	-£993,676	-£1,018,005	-£1,034,225
35% SR : 35% THLR : 30% SO	20%	-£1,012,655	-£1,108,775	-£1,115,315	-£1,222,671	-£1,247,195	-£1,263,544
35% SR : 35% THLR : 30% SO	25%	-£1,133,229	-£1,223,411	-£1,229,979	-£1,337,804	-£1,362,435	-£1,378,856
35% SR : 35% THLR : 30% SO	30%	-£1,254,202	-£1,338,439	-£1,345,038	-£1,453,360	-£1,478,104	-£1,494,601
35% SR : 35% THLR : 30% SO	35%	-£1,375,577	-£1,453,862	-£1,460,492	-£1,569,339	-£1,594,204	-£1,610,780
35% SR : 35% THLR : 30% SO	43%	-£1,558,388	-£1,627,732	-£1,634,414	-£1,744,102	-£1,769,159	-£1,785,863
35% SR : 35% THLR : 30% SO	50%	-£1,742,099	-£1,802,488	-£1,809,224	-£1,919,817	-£1,945,080	-£1,961,923

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£522,373	£402,571	£396,128	£290,361	£266,200	£250,092
35% SR : 35% THLR : 30% SO	10%	£284,027	£176,051	£169,563	£63,059	£38,729	£22,510
35% SR : 35% THLR : 30% SO	20%	£44,080	-£52,040	-£58,580	-£165,936	-£190,460	-£206,810
35% SR : 35% THLR : 30% SO	25%	-£76,494	-£166,676	-£173,245	-£281,069	-£305,700	-£322,121
35% SR : 35% THLR : 30% SO	30%	-£197,467	-£281,705	-£288,304	-£396,625	-£421,369	-£437,886
35% SR : 35% THLR : 30% SO	35%	-£318,842	-£397,127	-£403,757	-£512,604	-£537,469	-£554,045
35% SR : 35% THLR : 30% SO	43%	-£501,653	-£570,997	-£577,680	-£687,367	-£712,424	-£729,128
35% SR : 35% THLR : 30% SO	50%	-£685,364	-£745,753	-£752,489	-£863,082	-£888,346	-£905,188

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,217,256	£1,097,454	£1,091,011	£985,244	£961,083	£944,975
35% SR : 35% THLR : 30% SO	10%	£978,909	£870,934	£864,446	£757,942	£733,612	£717,393
35% SR : 35% THLR : 30% SO	20%	£738,962	£642,843	£636,303	£528,947	£504,423	£488,073
35% SR : 35% THLR : 30% SO	25%	£618,389	£528,207	£521,638	£413,614	£389,183	£372,762
35% SR : 35% THLR : 30% SO	30%	£497,415	£413,178	£406,579	£298,258	£273,514	£257,017
35% SR : 35% THLR : 30% SO	35%	£376,041	£297,756	£291,125	£182,279	£157,414	£140,838
35% SR : 35% THLR : 30% SO	43%	£193,230	£123,886	£117,203	£7,516	-£17,641	-£34,245
35% SR : 35% THLR : 30% SO	50%	£9,519	-£50,870	-£57,606	-£168,199	-£193,463	-£210,305

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,507,323	£1,387,520	£1,381,077	£1,275,310	£1,251,149	£1,235,042
35% SR : 35% THLR : 30% SO	10%	£1,268,976	£1,161,001	£1,154,512	£1,048,008	£1,023,679	£1,007,459
35% SR : 35% THLR : 30% SO	20%	£1,029,029	£932,909	£926,369	£819,013	£794,489	£778,140
35% SR : 35% THLR : 30% SO	25%	£908,455	£818,273	£811,705	£703,880	£679,249	£662,828
35% SR : 35% THLR : 30% SO	30%	£787,482	£703,245	£696,646	£588,324	£563,580	£547,083
35% SR : 35% THLR : 30% SO	35%	£666,107	£587,822	£581,192	£472,345	£447,480	£430,904
35% SR : 35% THLR : 30% SO	43%	£483,296	£413,952	£407,270	£297,582	£272,525	£255,821
35% SR : 35% THLR : 30% SO	50%	£299,585	£239,196	£232,460	£121,867	£96,604	£79,762

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,512,515	£2,402,852	£2,396,409	£2,290,643	£2,266,481	£2,250,374
35% SR : 35% THLR : 30% SO	10%	£2,207,613	£2,108,727	£2,102,240	£1,995,735	£1,971,406	£1,955,186
35% SR : 35% THLR : 30% SO	20%	£1,901,110	£1,813,030	£1,806,490	£1,699,134	£1,674,610	£1,658,261
35% SR : 35% THLR : 30% SO	25%	£1,747,259	£1,664,591	£1,658,023	£1,550,198	£1,525,567	£1,509,147
35% SR : 35% THLR : 30% SO	30%	£1,593,007	£1,515,759	£1,509,161	£1,400,840	£1,376,095	£1,359,599
35% SR : 35% THLR : 30% SO	35%	£1,438,355	£1,366,535	£1,359,905	£1,251,058	£1,226,193	£1,209,617
35% SR : 35% THLR : 30% SO	43%	£1,205,628	£1,141,960	£1,135,279	£1,025,590	£1,000,534	£983,829
35% SR : 35% THLR : 30% SO	50%	£972,000	£916,501	£909,763	£799,171	£773,908	£757,065

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£152,063	£42,400	£36,957	£69,810	£93,972	£110,078
35% SR : 35% THLR : 30% SO	10%	£152,839	£251,725	£258,213	£364,718	£389,046	£405,267
35% SR : 35% THLR : 30% SO	20%	£459,343	£547,422	£553,962	£661,318	£685,842	£702,192
35% SR : 35% THLR : 30% SO	25%	£613,193	£695,861	£702,430	£810,254	£834,885	£851,305
35% SR : 35% THLR : 30% SO	30%	£767,445	£844,693	£851,291	£959,612	£984,357	£1,000,853
35% SR : 35% THLR : 30% SO	35%	£922,097	£993,917	£1,000,548	£1,109,395	£1,134,259	£1,150,835
35% SR : 35% THLR : 30% SO	43%	£1,154,825	£1,218,492	£1,225,174	£1,334,862	£1,359,918	£1,376,623
35% SR : 35% THLR : 30% SO	50%	£1,388,452	£1,443,951	£1,450,689	£1,561,281	£1,586,544	£1,603,387

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,208,798	£1,099,135	£1,092,692	£966,925	£962,763	£946,657
35% SR : 35% THLR : 30% SO	10%	£903,896	£805,009	£798,522	£692,017	£667,688	£651,468
35% SR : 35% THLR : 30% SO	20%	£597,392	£509,312	£502,773	£395,417	£370,892	£354,543
35% SR : 35% THLR : 30% SO	25%	£443,541	£360,874	£354,305	£246,481	£221,850	£205,430
35% SR : 35% THLR : 30% SO	30%	£289,289	£212,042	£205,444	£97,123	£72,378	£55,882
35% SR : 35% THLR : 30% SO	35%	£134,638	£62,817	£56,187	£52,660	£27,524	£94,100
35% SR : 35% THLR : 30% SO	43%	£98,090	£161,758	£168,439	£278,127	£303,183	£319,888
35% SR : 35% THLR : 30% SO	50%	£331,718	£387,217	£393,954	£504,547	£529,809	£546,653

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,903,680	£1,794,018	£1,787,575	£1,681,808	£1,657,646	£1,641,540
35% SR : 35% THLR : 30% SO	10%	£1,598,779	£1,499,892	£1,493,405	£1,386,900	£1,362,571	£1,346,351
35% SR : 35% THLR : 30% SO	20%	£1,292,275	£1,204,195	£1,197,655	£1,090,300	£1,065,775	£1,049,426
35% SR : 35% THLR : 30% SO	25%	£1,138,424	£1,055,757	£1,049,188	£941,364	£916,733	£900,313
35% SR : 35% THLR : 30% SO	30%	£984,172	£906,925	£900,327	£792,006	£767,261	£750,765
35% SR : 35% THLR : 30% SO	35%	£829,521	£757,700	£751,070	£642,223	£617,358	£600,783
35% SR : 35% THLR : 30% SO	43%	£596,793	£533,125	£526,444	£416,756	£391,700	£374,995
35% SR : 35% THLR : 30% SO	50%	£363,165	£307,666	£300,929	£190,336	£165,073	£148,230

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,193,747	£2,084,084	£2,077,641	£1,971,874	£1,947,712	£1,931,806
35% SR : 35% THLR : 30% SO	10%	£1,898,845	£1,789,959	£1,783,471	£1,676,966	£1,652,638	£1,636,417
35% SR : 35% THLR : 30% SO	20%	£1,582,341	£1,484,262	£1,477,722	£1,380,366	£1,355,842	£1,339,492
35% SR : 35% THLR : 30% SO	25%	£1,428,491	£1,345,823	£1,339,254	£1,231,430	£1,206,799	£1,190,379
35% SR : 35% THLR : 30% SO	30%	£1,274,239	£1,196,991	£1,190,393	£1,082,072	£1,057,327	£1,040,831
35% SR : 35% THLR : 30% SO	35%	£1,119,587	£1,047,767	£1,041,136	£932,289	£907,425	£890,849
35% SR : 35% THLR : 30% SO	43%	£886,859	£823,192	£816,510	£706,822	£681,766	£665,061
35% SR : 35% THLR : 30% SO	50%	£653,232	£597,733	£590,995	£480,403	£455,140	£438,297

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,826,091	£1,728,234	£1,721,791	£1,616,024	£1,591,863	£1,575,755
35% SR : 35% THLR : 30% SO	10%	£1,587,744	£1,499,520	£1,493,031	£1,386,527	£1,362,197	£1,345,978
35% SR : 35% THLR : 30% SO	20%	£1,347,797	£1,269,233	£1,262,693	£1,155,338	£1,130,813	£1,114,464
35% SR : 35% THLR : 30% SO	25%	£1,227,223	£1,153,500	£1,146,932	£1,039,107	£1,014,476	£998,055
35% SR : 35% THLR : 30% SO	30%	£1,106,250	£1,037,374	£1,030,775	£922,454	£897,710	£881,213
35% SR : 35% THLR : 30% SO	35%	£984,876	£920,854	£914,224	£805,378	£780,514	£763,937
35% SR : 35% THLR : 30% SO	43%	£802,065	£745,338	£738,657	£628,970	£603,913	£587,207
35% SR : 35% THLR : 30% SO	50%	£618,354	£568,938	£562,200	£451,608	£426,344	£409,502

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£534,361	-£632,219	-£638,662	-£744,428	-£768,589	-£784,697
35% SR : 35% THLR : 30% SO	10%	-£772,708	-£860,933	-£867,421	-£973,925	-£998,255	-£1,014,474
35% SR : 35% THLR : 30% SO	20%	-£1,012,655	-£1,091,219	-£1,097,759	-£1,205,115	-£1,229,639	-£1,245,988
35% SR : 35% THLR : 30% SO	25%	-£1,133,229	-£1,206,952	-£1,213,521	-£1,321,345	-£1,345,976	-£1,362,397
35% SR : 35% THLR : 30% SO	30%	-£1,254,202	-£1,323,078	-£1,329,677	-£1,437,998	-£1,462,742	-£1,479,239
35% SR : 35% THLR : 30% SO	35%	-£1,375,577	-£1,439,598	-£1,446,228	-£1,555,074	-£1,579,939	-£1,596,515
35% SR : 35% THLR : 30% SO	43%	-£1,558,388	-£1,615,114	-£1,621,795	-£1,731,483	-£1,756,540	-£1,773,245
35% SR : 35% THLR : 30% SO	50%	-£1,742,099	-£1,791,515	-£1,798,252	-£1,908,844	-£1,934,108	-£1,950,950

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£522,373	£424,516	£418,073	£312,306	£288,145	£272,038
35% SR : 35% THLR : 30% SO	10%	£284,027	£195,802	£189,314	£82,810	£58,480	£42,261
35% SR : 35% THLR : 30% SO	20%	£44,080	-£34,484	-£41,024	-£148,380	-£172,904	-£189,254
35% SR : 35% THLR : 30% SO	25%	-£76,494	-£150,217	-£156,786	-£264,610	-£289,241	-£305,662
35% SR : 35% THLR : 30% SO	30%	-£197,467	-£266,343	-£272,942	-£381,263	-£406,007	-£422,504
35% SR : 35% THLR : 30% SO	35%	-£318,842	-£382,863	-£389,493	-£498,339	-£523,204	-£539,781
35% SR : 35% THLR : 30% SO	43%	-£501,653	-£558,379	-£565,081	-£674,748	-£699,805	-£716,510
35% SR : 35% THLR : 30% SO	50%	-£685,364	-£734,780	-£741,517	-£852,110	-£877,373	-£894,216

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,217,256	£1,119,399	£1,112,956	£1,007,189	£983,028	£966,921
35% SR : 35% THLR : 30% SO	10%	£978,909	£890,685	£884,197	£777,693	£753,363	£737,144
35% SR : 35% THLR : 30% SO	20%	£738,962	£660,399	£653,859	£546,503	£521,979	£505,629
35% SR : 35% THLR : 30% SO	25%	£618,389	£544,666	£538,097	£430,273	£405,642	£389,221
35% SR : 35% THLR : 30% SO	30%	£497,415	£428,540	£421,941	£313,619	£288,875	£272,378
35% SR : 35% THLR : 30% SO	35%	£376,041	£312,020	£305,390	£196,544	£171,679	£155,102
35% SR : 35% THLR : 30% SO	43%	£193,230	£136,504	£129,822	£20,135	-£4,922	-£21,627
35% SR : 35% THLR : 30% SO	50%	£9,519	-£39,897	-£46,634	-£167,227	-£182,491	-£199,333

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,507,323	£1,409,465	£1,403,022	£1,297,256	£1,273,095	£1,256,987
35% SR : 35% THLR : 30% SO	10%	£1,268,976	£1,180,751	£1,174,263	£1,067,759	£1,043,429	£1,027,210
35% SR : 35% THLR : 30% SO	20%	£1,029,029	£950,465	£943,925	£836,569	£812,045	£795,696
35% SR : 35% THLR : 30% SO	25%	£908,455	£834,732	£828,163	£720,339	£695,708	£679,287
35% SR : 35% THLR : 30% SO	30%	£787,482	£718,606	£712,007	£603,686	£578,942	£562,445
35% SR : 35% THLR : 30% SO	35%	£666,107	£602,086	£595,456	£486,610	£461,745	£445,169
35% SR : 35% THLR : 30% SO	43%	£483,296	£426,570	£419,889	£310,201	£285,144	£268,439
35% SR : 35% THLR : 30% SO	50%	£299,585	£250,170	£243,432	£132,840	£107,576	£90,734

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,276,951	£1,188,539	£1,182,096	£1,076,329	£1,052,167	£1,036,060
35% SR : 35% THLR : 30% SO	10%	£1,091,630	£1,011,939	£1,005,450	£898,946	£874,616	£858,396
35% SR : 35% THLR : 30% SO	20%	£904,708	£833,765	£827,225	£719,869	£695,346	£678,996
35% SR : 35% THLR : 30% SO	25%	£810,647	£744,089	£737,520	£629,696	£605,066	£588,645
35% SR : 35% THLR : 30% SO	30%	£716,186	£654,020	£647,421	£539,100	£514,355	£497,859
35% SR : 35% THLR : 30% SO	35%	£621,325	£563,557	£556,926	£448,080	£423,216	£406,639
35% SR : 35% THLR : 30% SO	43%	£478,284	£427,125	£420,444	£310,757	£285,700	£268,995
35% SR : 35% THLR : 30% SO	50%	£334,341	£289,810	£283,073	£172,481	£147,217	£130,375

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,083,501	-£1,171,914	-£1,178,357	-£1,284,123	-£1,308,285	-£1,324,392
35% SR : 35% THLR : 30% SO	10%	-£1,268,823	-£1,348,514	-£1,355,002	-£1,461,506	-£1,485,836	-£1,502,056
35% SR : 35% THLR : 30% SO	20%	-£1,455,744	-£1,526,687	-£1,533,227	-£1,640,583	-£1,665,107	-£1,681,456
35% SR : 35% THLR : 30% SO	25%	-£1,549,805	-£1,616,364	-£1,622,932	-£1,730,756	-£1,755,387	-£1,771,807
35% SR : 35% THLR : 30% SO	30%	-£1,644,266	-£1,706,433	-£1,713,032	-£1,821,352	-£1,846,097	-£1,862,593
35% SR : 35% THLR : 30% SO	35%	-£1,739,127	-£1,796,896	-£1,803,526	-£1,912,373	-£1,937,236	-£1,953,813
35% SR : 35% THLR : 30% SO	43%	-£1,882,169	-£1,933,327	-£1,940,008	-£2,049,696	-£2,074,753	-£2,091,457
35% SR : 35% THLR : 30% SO	50%	-£2,026,111	-£2,070,643	-£2,077,379	-£2,187,972	-£2,213,235	-£2,230,078

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£26,766	-£115,179	-£121,622	-£227,389	-£251,551	-£267,657
35% SR : 35% THLR : 30% SO	10%	-£212,088	-£291,779	-£298,267	-£404,771	-£429,101	-£445,321
35% SR : 35% THLR : 30% SO	20%	-£399,010	-£469,953	-£476,493	-£583,848	-£608,372	-£624,721
35% SR : 35% THLR : 30% SO	25%	-£493,070	-£559,629	-£566,197	-£674,022	-£698,652	-£715,073
35% SR : 35% THLR : 30% SO	30%	-£587,531	-£649,698	-£656,297	-£764,617	-£789,362	-£805,858
35% SR : 35% THLR : 30% SO	35%	-£682,393	-£740,161	-£746,791	-£855,638	-£880,502	-£897,079
35% SR : 35% THLR : 30% SO	43%	-£825,434	-£876,592	-£883,274	-£992,961	-£1,018,018	-£1,034,722
35% SR : 35% THLR : 30% SO	50%	-£969,376	-£1,013,908	-£1,020,644	-£1,131,237	-£1,156,501	-£1,173,343

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£668,117	£579,704	£573,261	£467,494	£443,332	£427,226
35% SR : 35% THLR : 30% SO	10%	£482,795	£403,104	£396,616	£290,111	£265,782	£249,562
35% SR : 35% THLR : 30% SO	20%	£295,873	£224,930	£218,390	£111,035	£86,511	£70,162
35% SR : 35% THLR : 30% SO	25%	£201,613	£135,254	£128,686	£20,861	£3,769	£20,190
35% SR : 35% THLR : 30% SO	30%	£107,352	£45,185	£38,586	-£69,734	-£94,475	-£110,975
35% SR : 35% THLR : 30% SO	35%	£12,490	-£45,278	-£51,808	-£160,755	-£185,619	-£202,196
35% SR : 35% THLR : 30% SO	43%	-£130,851	-£181,709	-£188,391	-£298,076	-£323,135	-£339,839
35% SR : 35% THLR : 30% SO	50%	-£274,493	-£319,025	-£325,762	-£436,354	-£461,618	-£478,460

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£958,183	£869,770	£863,327	£757,561	£733,399	£717,292
35% SR : 35% THLR : 30% SO	10%	£772,861	£693,170	£686,682	£580,178	£555,848	£539,628
35% SR : 35% THLR : 30% SO	20%	£585,940	£514,997	£508,457	£401,101	£376,578	£360,228
35% SR : 35% THLR : 30% SO	25%	£491,879	£425,320	£418,752	£310,928	£286,297	£269,877
35% SR : 35% THLR : 30% SO	30%	£397,418	£335,251	£328,652	£220,332	£195,587	£179,091
35% SR : 35% THLR : 30% SO	35%	£302,557	£244,788	£238,158	£129,311	£104,448	£87,871
35% SR : 35% THLR : 30% SO	43%	£159,515	£108,357	£101,676	-£8,012	-£33,069	-£43,773
35% SR : 35% THLR : 30% SO	50%	£15,573	-£28,959	-£35,695	-£146,288	-£171,551	-£188,394

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,179,981	£4,885,027	£4,877,940	£4,772,173	£4,745,596	£4,727,878
35% SR : 35% THLR : 30% SO	10%	£4,604,065	£4,338,380	£4,331,244	£4,224,738	£4,197,976	£4,180,135
35% SR : 35% THLR : 30% SO	20%	£4,026,388	£3,790,002	£3,782,809	£3,675,453	£3,648,476	£3,630,492
35% SR : 35% THLR : 30% SO	25%	£3,736,889	£3,515,165	£3,507,940	£3,400,116	£3,373,022	£3,354,959
35% SR : 35% THLR : 30% SO	30%	£3,446,951	£3,239,895	£3,232,636	£3,124,316	£3,097,097	£3,078,951
35% SR : 35% THLR : 30% SO	35%	£3,156,572	£2,964,192	£2,956,899	£2,848,053	£2,820,702	£2,802,468
35% SR : 35% THLR : 30% SO	43%	£2,720,179	£2,549,828	£2,542,478	£2,432,790	£2,405,228	£2,386,853
35% SR : 35% THLR : 30% SO	50%	£2,282,796	£2,134,490	£2,127,079	£2,016,487	£1,988,697	£1,970,171

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,583,484	£2,288,530	£2,281,443	£2,175,676	£2,149,099	£2,131,381
35% SR : 35% THLR : 30% SO	10%	£2,007,568	£1,741,883	£1,734,746	£1,628,241	£1,601,479	£1,583,637
35% SR : 35% THLR : 30% SO	20%	£1,429,891	£1,193,505	£1,186,311	£1,078,955	£1,051,979	£1,033,994
35% SR : 35% THLR : 30% SO	25%	£1,140,392	£918,668	£911,443	£803,618	£776,524	£758,462
35% SR : 35% THLR : 30% SO	30%	£850,454	£643,398	£636,139	£527,819	£500,600	£482,454
35% SR : 35% THLR : 30% SO	35%	£560,075	£367,695	£360,402	£251,555	£224,205	£205,970
35% SR : 35% THLR : 30% SO	43%	£123,682	£-46,670	£-54,020	£-163,707	£-191,270	£-209,644
35% SR : 35% THLR : 30% SO	50%	£-313,702	£-462,007	£-469,418	£-580,011	£-607,800	£-626,327

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,745,892	£3,450,938	£3,443,851	£3,338,084	£3,311,507	£3,293,789
35% SR : 35% THLR : 30% SO	10%	£3,169,976	£2,904,291	£2,897,154	£2,790,649	£2,763,887	£2,746,045
35% SR : 35% THLR : 30% SO	20%	£2,592,299	£2,355,913	£2,348,719	£2,241,364	£2,214,387	£2,196,402
35% SR : 35% THLR : 30% SO	25%	£2,302,800	£2,081,076	£2,073,851	£1,966,027	£1,938,933	£1,920,870
35% SR : 35% THLR : 30% SO	30%	£2,012,862	£1,805,806	£1,798,547	£1,690,227	£1,663,008	£1,644,862
35% SR : 35% THLR : 30% SO	35%	£1,722,483	£1,530,103	£1,522,810	£1,413,963	£1,386,613	£1,368,378
35% SR : 35% THLR : 30% SO	43%	£1,286,090	£1,115,739	£1,108,388	£998,701	£971,139	£952,764
35% SR : 35% THLR : 30% SO	50%	£848,706	£700,401	£692,990	£582,397	£554,608	£536,082

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,510,263	£4,215,309	£4,208,222	£4,102,455	£4,075,878	£4,058,160
35% SR : 35% THLR : 30% SO	10%	£3,934,347	£3,668,662	£3,661,526	£3,555,020	£3,528,258	£3,510,417
35% SR : 35% THLR : 30% SO	20%	£3,356,670	£3,120,284	£3,113,091	£3,005,735	£2,978,758	£2,960,774
35% SR : 35% THLR : 30% SO	25%	£3,067,171	£2,845,447	£2,838,222	£2,730,398	£2,703,304	£2,685,241
35% SR : 35% THLR : 30% SO	30%	£2,777,233	£2,570,177	£2,562,918	£2,454,598	£2,427,379	£2,409,233
35% SR : 35% THLR : 30% SO	35%	£2,486,854	£2,294,474	£2,287,181	£2,178,335	£2,150,984	£2,132,750
35% SR : 35% THLR : 30% SO	43%	£2,050,461	£1,880,110	£1,872,760	£1,763,072	£1,735,510	£1,717,135
35% SR : 35% THLR : 30% SO	50%	£1,613,077	£1,464,772	£1,457,361	£1,346,769	£1,318,979	£1,300,453

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,829,336	£4,534,382	£4,527,295	£4,421,528	£4,394,951	£4,377,233
35% SR : 35% THLR : 30% SO	10%	£4,253,420	£3,987,735	£3,980,599	£3,874,093	£3,847,331	£3,829,490
35% SR : 35% THLR : 30% SO	20%	£3,675,743	£3,439,357	£3,432,164	£3,324,808	£3,297,831	£3,279,847
35% SR : 35% THLR : 30% SO	25%	£3,386,244	£3,164,250	£3,157,295	£3,049,471	£3,022,377	£3,004,314
35% SR : 35% THLR : 30% SO	30%	£3,096,306	£2,889,250	£2,881,991	£2,773,671	£2,746,452	£2,728,306
35% SR : 35% THLR : 30% SO	35%	£2,806,927	£2,613,547	£2,606,254	£2,497,408	£2,470,057	£2,451,823
35% SR : 35% THLR : 30% SO	43%	£2,369,534	£2,199,183	£2,191,833	£2,082,145	£2,054,583	£2,036,208
35% SR : 35% THLR : 30% SO	50%	£1,932,150	£1,783,845	£1,776,434	£1,665,842	£1,638,052	£1,619,526

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,367,821	£3,104,033	£3,096,947	£2,991,179	£2,964,603	£2,946,884
35% SR : 35% THLR : 30% SO	10%	£2,973,120	£2,735,485	£2,728,349	£2,621,845	£2,595,082	£2,577,240
35% SR : 35% THLR : 30% SO	20%	£2,576,659	£2,365,207	£2,358,014	£2,250,658	£2,223,681	£2,205,697
35% SR : 35% THLR : 30% SO	25%	£2,377,769	£2,179,420	£2,172,195	£2,064,371	£2,037,277	£2,019,213
35% SR : 35% THLR : 30% SO	30%	£2,178,438	£1,993,199	£1,985,941	£1,877,620	£1,850,401	£1,832,255
35% SR : 35% THLR : 30% SO	35%	£1,978,668	£1,806,547	£1,799,253	£1,690,407	£1,663,056	£1,644,822
35% SR : 35% THLR : 30% SO	43%	£1,678,186	£1,525,757	£1,518,407	£1,408,719	£1,381,157	£1,362,782
35% SR : 35% THLR : 30% SO	50%	£1,376,715	£1,243,994	£1,236,583	£1,125,990	£1,098,201	£1,079,674

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£771,323	£507,536	£500,449	£394,682	£368,105	£350,386
35% SR : 35% THLR : 30% SO	10%	£376,623	£138,988	£131,852	£25,347	£-1,416	£-19,257
35% SR : 35% THLR : 30% SO	20%	£-19,838	£-231,290	£-238,484	£-345,839	£-372,816	£-390,801
35% SR : 35% THLR : 30% SO	25%	£-218,728	£-417,077	£-424,302	£-532,127	£-559,221	£-577,284
35% SR : 35% THLR : 30% SO	30%	£-418,059	£-603,298	£-610,556	£-718,878	£-746,097	£-764,243
35% SR : 35% THLR : 30% SO	35%	£-617,829	£-789,951	£-797,244	£-906,090	£-933,442	£-951,675
35% SR : 35% THLR : 30% SO	43%	£-918,311	£-1,070,740	£-1,078,091	£-1,187,778	£-1,215,340	£-1,233,716
35% SR : 35% THLR : 30% SO	50%	£-1,219,782	£-1,382,504	£-1,389,915	£-1,470,507	£-1,498,297	£-1,516,823

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,933,731	£1,669,944	£1,662,858	£1,557,090	£1,530,513	£1,512,795
35% SR : 35% THLR : 30% SO	10%	£1,539,031	£1,301,396	£1,294,260	£1,187,756	£1,160,992	£1,143,151
35% SR : 35% THLR : 30% SO	20%	£1,142,570	£931,118	£923,925	£816,569	£789,592	£771,608
35% SR : 35% THLR : 30% SO	25%	£943,680	£745,331	£738,106	£630,282	£603,188	£585,124
35% SR : 35% THLR : 30% SO	30%	£744,349	£559,110	£551,852	£443,531	£416,312	£398,166
35% SR : 35% THLR : 30% SO	35%	£544,579	£372,458	£365,164	£256,318	£228,967	£210,733
35% SR : 35% THLR : 30% SO	43%	£244,097	£91,668	£84,317	£-25,370	£-52,932	£-71,307
35% SR : 35% THLR : 30% SO	50%	£-87,374	£-190,095	£-197,507	£-308,099	£-335,889	£-354,415

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,698,102	£2,434,315	£2,427,229	£2,321,461	£2,294,885	£2,277,166
35% SR : 35% THLR : 30% SO	10%	£2,303,402	£2,065,767	£2,058,631	£1,952,127	£1,925,364	£1,907,522
35% SR : 35% THLR : 30% SO	20%	£1,906,941	£1,696,489	£1,688,296	£1,580,940	£1,553,963	£1,535,979
35% SR : 35% THLR : 30% SO	25%	£1,708,051	£1,509,702	£1,502,477	£1,394,653	£1,367,559	£1,349,495
35% SR : 35% THLR : 30% SO	30%	£1,508,720	£1,323,481	£1,316,223	£1,207,902	£1,180,683	£1,162,537
35% SR : 35% THLR : 30% SO	35%	£1,308,950	£1,136,829	£1,129,535	£1,020,689	£993,338	£975,104
35% SR : 35% THLR : 30% SO	43%	£1,008,468	£856,039	£848,689	£739,001	£711,439	£693,064
35% SR : 35% THLR : 30% SO	50%	£706,997	£574,276	£566,864	£456,272	£428,483	£409,956

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,017,175	£2,753,388	£2,746,302	£2,640,534	£2,613,958	£2,596,239
35% SR : 35% THLR : 30% SO	10%	£2,622,475	£2,384,840	£2,377,704	£2,271,200	£2,244,437	£2,226,595
35% SR : 35% THLR : 30% SO	20%	£2,226,014	£2,014,562	£2,007,369	£1,900,013	£1,873,036	£1,855,052
35% SR : 35% THLR : 30% SO	25%	£2,027,124	£1,828,775	£1,821,550	£1,713,726	£1,686,632	£1,668,568
35% SR : 35% THLR : 30% SO	30%	£1,827,793	£1,642,554	£1,635,296	£1,526,975	£1,499,756	£1,481,610
35% SR : 35% THLR : 30% SO	35%	£1,628,023	£1,455,902	£1,448,608	£1,339,762	£1,312,411	£1,294,177
35% SR : 35% THLR : 30% SO	43%	£1,327,541	£1,175,112	£1,167,762	£1,058,074	£1,030,512	£1,012,137
35% SR : 35% THLR : 30% SO	50%	£1,026,070	£893,349	£885,937	£775,345	£747,556	£729,029

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,612,754	£2,361,953	£2,354,866	£2,249,099	£2,222,522	£2,204,804
35% SR : 35% THLR : 30% SO	10%	£2,292,002	£2,066,083	£2,058,945	£1,952,441	£1,925,679	£1,907,837
35% SR : 35% THLR : 30% SO	20%	£1,969,491	£1,768,482	£1,761,288	£1,653,933	£1,626,956	£1,608,971
35% SR : 35% THLR : 30% SO	25%	£1,807,575	£1,619,033	£1,611,808	£1,503,983	£1,476,889	£1,458,827
35% SR : 35% THLR : 30% SO	30%	£1,645,220	£1,469,152	£1,461,893	£1,353,572	£1,326,353	£1,308,207
35% SR : 35% THLR : 30% SO	35%	£1,482,423	£1,318,838	£1,311,544	£1,202,698	£1,175,346	£1,157,112
35% SR : 35% THLR : 30% SO	43%	£1,237,404	£1,092,556	£1,085,205	£975,518	£947,956	£929,581
35% SR : 35% THLR : 30% SO	50%	£991,394	£865,301	£857,889	£747,297	£719,507	£700,980

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,256	£234,544	£241,632	£347,398	£373,976	£391,694
35% SR : 35% THLR : 30% SO	10%	£304,495	£530,415	£537,552	£644,056	£670,819	£688,660
35% SR : 35% THLR : 30% SO	20%	£627,007	£828,016	£835,209	£942,565	£969,542	£987,526
35% SR : 35% THLR : 30% SO	25%	£788,922	£977,465	£984,690	£1,092,514	£1,119,608	£1,137,671
35% SR : 35% THLR : 30% SO	30%	£951,278	£1,127,346	£1,134,605	£1,242,925	£1,270,145	£1,288,291
35% SR : 35% THLR : 30% SO	35%	£1,114,075	£1,277,660	£1,284,954	£1,393,800	£1,421,151	£1,439,385
35% SR : 35% THLR : 30% SO	43%	£1,359,094	£1,503,942	£1,511,292	£1,620,979	£1,648,542	£1,666,916
35% SR : 35% THLR : 30% SO	50%	£1,605,103	£1,731,197	£1,738,608	£1,849,201	£1,876,990	£1,895,517

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,178,664	£927,864	£920,777	£815,010	£788,433	£770,715
35% SR : 35% THLR : 30% SO	10%	£857,913	£631,993	£624,856	£518,352	£491,590	£473,748
35% SR : 35% THLR : 30% SO	20%	£535,402	£334,393	£327,199	£219,843	£192,867	£174,882
35% SR : 35% THLR : 30% SO	25%	£373,486	£184,944	£177,718	£69,894	£42,800	£24,737
35% SR : 35% THLR : 30% SO	30%	£211,131	£35,062	£27,803	£80,517	£107,737	£125,883
35% SR : 35% THLR : 30% SO	35%	£48,334	£115,252	£122,545	£231,391	£258,743	£276,977
35% SR : 35% THLR : 30% SO	43%	£196,685	£341,534	£348,884	£458,571	£486,134	£504,508
35% SR : 35% THLR : 30% SO	50%	£442,695	£568,789	£576,200	£686,792	£714,582	£733,109

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,943,036	£1,692,235	£1,685,148	£1,579,381	£1,552,804	£1,535,086
35% SR : 35% THLR : 30% SO	10%	£1,622,284	£1,396,365	£1,389,227	£1,282,723	£1,255,961	£1,238,119
35% SR : 35% THLR : 30% SO	20%	£1,299,773	£1,098,764	£1,091,570	£984,214	£957,238	£939,253
35% SR : 35% THLR : 30% SO	25%	£1,137,857	£949,315	£942,089	£834,265	£807,171	£789,109
35% SR : 35% THLR : 30% SO	30%	£975,502	£799,434	£792,175	£683,854	£656,834	£638,468
35% SR : 35% THLR : 30% SO	35%	£812,705	£649,119	£641,826	£532,980	£505,828	£487,394
35% SR : 35% THLR : 30% SO	43%	£567,686	£422,836	£415,487	£305,600	£278,238	£259,863
35% SR : 35% THLR : 30% SO	50%	£321,676	£195,583	£188,171	£77,579	£49,789	£31,262

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,262,109	£2,011,308	£2,004,221	£1,898,454	£1,871,877	£1,854,159
35% SR : 35% THLR : 30% SO	10%	£1,941,357	£1,715,438	£1,708,300	£1,601,796	£1,575,034	£1,557,192
35% SR : 35% THLR : 30% SO	20%	£1,618,846	£1,417,837	£1,410,643	£1,303,287	£1,276,311	£1,258,326
35% SR : 35% THLR : 30% SO	25%	£1,456,930	£1,268,388	£1,261,163	£1,153,338	£1,126,244	£1,108,182
35% SR : 35% THLR : 30% SO	30%	£1,294,575	£1,118,507	£1,111,248	£1,002,927	£975,707	£957,561
35% SR : 35% THLR : 30% SO	35%	£1,131,778	£968,193	£960,899	£852,053	£824,701	£806,467
35% SR : 35% THLR : 30% SO	43%	£886,759	£741,911	£734,560	£624,873	£597,311	£578,936
35% SR : 35% THLR : 30% SO	50%	£640,749	£514,656	£507,244	£396,652	£368,862	£350,335

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,065,793	£2,915,830	£2,908,742	£2,802,976	£2,776,398	£2,758,681
35% SR : 35% THLR : 30% SO	10%	£2,701,118	£2,565,926	£2,558,790	£2,452,286	£2,425,524	£2,407,681
35% SR : 35% THLR : 30% SO	20%	£2,334,680	£2,214,294	£2,207,100	£2,099,744	£2,072,768	£2,054,783
35% SR : 35% THLR : 30% SO	25%	£2,150,803	£2,037,828	£2,030,603	£1,922,779	£1,895,685	£1,877,622
35% SR : 35% THLR : 30% SO	30%	£1,966,484	£1,860,931	£1,853,673	£1,745,351	£1,718,132	£1,699,986
35% SR : 35% THLR : 30% SO	35%	£1,781,725	£1,683,600	£1,676,306	£1,567,460	£1,540,110	£1,521,875
35% SR : 35% THLR : 30% SO	43%	£1,503,762	£1,416,794	£1,409,444	£1,299,756	£1,272,194	£1,253,819
35% SR : 35% THLR : 30% SO	50%	£1,224,809	£1,149,014	£1,141,603	£1,031,011	£1,003,221	£984,694

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£469,296	£319,332	£312,245	£206,478	£179,901	£162,183
35% SR : 35% THLR : 30% SO	10%	£104,620	£30,571	£37,708	£144,212	£170,974	£188,816
35% SR : 35% THLR : 30% SO	20%	£261,817	£382,204	£389,398	£496,753	£523,730	£541,715
35% SR : 35% THLR : 30% SO	25%	£445,695	£558,669	£565,895	£673,719	£700,813	£718,876
35% SR : 35% THLR : 30% SO	30%	£630,013	£735,567	£742,825	£851,146	£878,365	£896,511
35% SR : 35% THLR : 30% SO	35%	£814,772	£912,898	£920,191	£1,029,037	£1,056,388	£1,074,622
35% SR : 35% THLR : 30% SO	43%	£1,092,736	£1,179,704	£1,187,054	£1,296,741	£1,324,304	£1,342,678
35% SR : 35% THLR : 30% SO	50%	£1,371,689	£1,447,484	£1,454,894	£1,565,487	£1,593,276	£1,611,803

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,631,704	£1,481,741	£1,474,653	£1,368,886	£1,342,309	£1,324,591
35% SR : 35% THLR : 30% SO	10%	£1,267,028	£1,131,837	£1,124,701	£1,018,196	£991,434	£973,592
35% SR : 35% THLR : 30% SO	20%	£900,591	£780,204	£773,011	£665,655	£638,678	£620,694
35% SR : 35% THLR : 30% SO	25%	£716,714	£603,739	£596,514	£488,689	£461,595	£443,533
35% SR : 35% THLR : 30% SO	30%	£532,395	£426,841	£419,583	£311,262	£284,043	£265,897
35% SR : 35% THLR : 30% SO	35%	£347,636	£249,511	£242,217	£133,371	£106,020	£87,786
35% SR : 35% THLR : 30% SO	43%	£69,672	£17,295	£24,646	£134,333	£161,895	£180,270
35% SR : 35% THLR : 30% SO	50%	£209,281	£285,076	£292,486	£403,079	£430,869	£449,395

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,396,075	£2,246,112	£2,239,024	£2,133,258	£2,106,680	£2,088,962
35% SR : 35% THLR : 30% SO	10%	£2,031,400	£1,896,208	£1,889,072	£1,782,568	£1,755,805	£1,737,963
35% SR : 35% THLR : 30% SO	20%	£1,664,962	£1,544,576	£1,537,382	£1,430,026	£1,403,049	£1,385,065
35% SR : 35% THLR : 30% SO	25%	£1,481,085	£1,368,110	£1,360,885	£1,253,061	£1,226,966	£1,207,904
35% SR : 35% THLR : 30% SO	30%	£1,296,766	£1,191,212	£1,183,954	£1,075,633	£1,048,414	£1,030,268
35% SR : 35% THLR : 30% SO	35%	£1,112,007	£1,013,852	£1,006,598	£897,742	£870,392	£852,157
35% SR : 35% THLR : 30% SO	43%	£834,044	£747,076	£739,726	£630,038	£602,476	£584,101
35% SR : 35% THLR : 30% SO	50%	£555,090	£479,296	£471,885	£361,293	£333,503	£314,976

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,715,148	£2,565,185	£2,558,097	£2,452,331	£2,425,753	£2,408,035
35% SR : 35% THLR : 30% SO	10%	£2,350,473	£2,215,281	£2,208,145	£2,101,641	£2,074,878	£2,057,036
35% SR : 35% THLR : 30% SO	20%	£1,984,035	£1,863,649	£1,856,455	£1,749,099	£1,722,122	£1,704,138
35% SR : 35% THLR : 30% SO	25%	£1,800,158	£1,687,183	£1,679,958	£1,572,134	£1,545,039	£1,526,977
35% SR : 35% THLR : 30% SO	30%	£1,615,839	£1,510,285	£1,503,027	£1,394,706	£1,367,487	£1,349,341
35% SR : 35% THLR : 30% SO	35%	£1,431,080	£1,332,955	£1,325,661	£1,216,815	£1,189,465	£1,171,230
35% SR : 35% THLR : 30% SO	43%	£1,153,117	£1,066,149	£1,058,799	£949,111	£921,549	£903,174
35% SR : 35% THLR : 30% SO	50%	£874,163	£798,369	£790,958	£680,366	£652,576	£634,049

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,461,740	£2,322,166	£2,315,078	£2,209,312	£2,182,734	£2,165,015
35% SR : 35% THLR : 30% SO	10%	£2,155,631	£2,029,822	£2,022,685	£1,916,181	£1,889,418	£1,871,576
35% SR : 35% THLR : 30% SO	20%	£1,847,761	£1,735,748	£1,728,555	£1,621,199	£1,594,222	£1,576,239
35% SR : 35% THLR : 30% SO	25%	£1,693,166	£1,588,063	£1,580,838	£1,473,014	£1,445,920	£1,427,857
35% SR : 35% THLR : 30% SO	30%	£1,538,131	£1,439,945	£1,432,686	£1,324,365	£1,297,146	£1,279,000
35% SR : 35% THLR : 30% SO	35%	£1,382,656	£1,291,394	£1,284,101	£1,175,255	£1,147,903	£1,129,670
35% SR : 35% THLR : 30% SO	43%	£1,148,618	£1,067,758	£1,060,408	£950,720	£923,158	£904,783
35% SR : 35% THLR : 30% SO	50%	£913,590	£843,148	£835,737	£725,144	£697,355	£678,829

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£134,757	£274,332	£281,419	£387,186	£413,763	£431,482
35% SR : 35% THLR : 30% SO	10%	£440,867	£566,676	£573,812	£680,317	£707,080	£724,921
35% SR : 35% THLR : 30% SO	20%	£748,736	£860,749	£867,943	£975,299	£1,002,275	£1,020,259
35% SR : 35% THLR : 30% SO	25%	£903,332	£1,008,434	£1,015,659	£1,123,484	£1,150,578	£1,168,640
35% SR : 35% THLR : 30% SO	30%	£1,058,366	£1,156,552	£1,163,811	£1,272,132	£1,299,351	£1,317,497
35% SR : 35% THLR : 30% SO	35%	£1,213,841	£1,305,103	£1,312,397	£1,421,243	£1,448,594	£1,466,828
35% SR : 35% THLR : 30% SO	43%	£1,447,880	£1,528,740	£1,536,090	£1,645,777	£1,673,340	£1,691,714
35% SR : 35% THLR : 30% SO	50%	£1,682,908	£1,753,349	£1,760,761	£1,871,353	£1,899,143	£1,917,669

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,027,651	£888,076	£880,989	£775,222	£748,645	£730,926
35% SR : 35% THLR : 30% SO	10%	£721,541	£595,732	£588,596	£482,092	£455,328	£437,487
35% SR : 35% THLR : 30% SO	20%	£413,672	£301,659	£294,465	£187,110	£160,133	£142,149
35% SR : 35% THLR : 30% SO	25%	£259,077	£153,974	£146,749	£38,925	£11,830	£6,232
35% SR : 35% THLR : 30% SO	30%	£104,042	£5,856	£1,403	£109,724	£136,943	£155,089
35% SR : 35% THLR : 30% SO	35%	£51,433	£142,695	£149,989	£258,834	£286,186	£304,419
35% SR : 35% THLR : 30% SO	43%	£285,471	£366,331	£373,682	£483,369	£510,931	£529,306
35% SR : 35% THLR : 30% SO	50%	£520,499	£590,941	£598,352	£708,945	£736,734	£755,261

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,792,022	£1,652,448	£1,645,360	£1,539,594	£1,513,016	£1,495,297
35% SR : 35% THLR : 30% SO	10%	£1,485,913	£1,360,103	£1,352,967	£1,246,463	£1,219,700	£1,201,858
35% SR : 35% THLR : 30% SO	20%	£1,178,043	£1,066,030	£1,058,836	£951,481	£924,504	£906,520
35% SR : 35% THLR : 30% SO	25%	£1,023,448	£918,345	£911,120	£803,296	£776,202	£758,159
35% SR : 35% THLR : 30% SO	30%	£868,413	£770,227	£762,968	£654,647	£627,428	£609,282
35% SR : 35% THLR : 30% SO	35%	£712,938	£621,676	£614,363	£505,537	£478,185	£459,952
35% SR : 35% THLR : 30% SO	43%	£478,900	£398,040	£390,690	£281,002	£253,440	£235,065
35% SR : 35% THLR : 30% SO	50%	£243,872	£173,430	£166,019	£55,426	£27,637	£9,111

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,111,095	£1,971,521	£1,964,433	£1,858,667	£1,832,089	£1,814,370
35% SR : 35% THLR : 30% SO	10%	£1,804,986	£1,679,176	£1,672,040	£1,565,536	£1,538,773	£1,520,931
35% SR : 35% THLR : 30% SO	20%	£1,497,116	£1,385,103	£1,377,909	£1,270,554	£1,243,577	£1,225,593
35% SR : 35% THLR : 30% SO	25%	£1,342,521	£1,237,418	£1,230,193	£1,122,369	£1,095,275	£1,077,212
35% SR : 35% THLR : 30% SO	30%	£1,187,486	£1,089,300	£1,082,041	£973,720	£946,501	£928,355
35% SR : 35% THLR : 30% SO	35%	£1,032,011	£940,749	£933,456	£824,610	£797,258	£779,025
35% SR : 35% THLR : 30% SO	43%	£797,973	£717,113	£709,763	£600,075	£572,513	£554,138
35% SR : 35% THLR : 30% SO	50%	£562,945	£492,503	£485,092	£374,499	£346,710	£328,184

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,008,700	£1,876,917	£1,869,830	£1,764,063	£1,737,486	£1,719,767
35% SR : 35% THLR : 30% SO	10%	£1,746,519	£1,627,746	£1,620,609	£1,514,105	£1,487,342	£1,469,500
35% SR : 35% THLR : 30% SO	20%	£1,482,577	£1,376,845	£1,369,651	£1,262,295	£1,235,318	£1,217,335
35% SR : 35% THLR : 30% SO	25%	£1,349,946	£1,250,746	£1,243,520	£1,135,696	£1,108,620	£1,090,539
35% SR : 35% THLR : 30% SO	30%	£1,216,874	£1,124,214	£1,116,955	£1,008,635	£981,416	£963,270
35% SR : 35% THLR : 30% SO	35%	£1,083,363	£997,249	£989,955	£881,109	£853,759	£835,524
35% SR : 35% THLR : 30% SO	43%	£882,271	£805,992	£798,642	£688,955	£661,392	£643,018
35% SR : 35% THLR : 30% SO	50%	£680,189	£613,761	£606,351	£495,758	£467,968	£449,442

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£587,798	-£719,580	-£726,667	-£832,434	-£859,012	-£876,730
35% SR : 35% THLR : 30% SO	10%	-£849,979	-£968,752	-£975,888	-£1,082,393	-£1,109,156	-£1,126,997
35% SR : 35% THLR : 30% SO	20%	-£1,113,921	-£1,219,652	-£1,226,847	-£1,334,202	-£1,361,179	-£1,379,163
35% SR : 35% THLR : 30% SO	25%	-£1,246,552	-£1,345,752	-£1,352,977	-£1,460,801	-£1,487,895	-£1,505,958
35% SR : 35% THLR : 30% SO	30%	-£1,379,623	-£1,472,284	-£1,479,543	-£1,587,863	-£1,615,082	-£1,633,228
35% SR : 35% THLR : 30% SO	35%	-£1,513,135	-£1,599,248	-£1,606,542	-£1,715,388	-£1,742,739	-£1,760,973
35% SR : 35% THLR : 30% SO	43%	-£1,714,226	-£1,790,505	-£1,797,856	-£1,907,543	-£1,935,105	-£1,953,480
35% SR : 35% THLR : 30% SO	50%	-£1,916,309	-£1,982,736	-£1,990,147	-£2,100,739	-£2,128,530	-£2,147,056

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£574,610	£442,828	£435,741	£329,974	£303,397	£285,678
35% SR : 35% THLR : 30% SO	10%	£312,430	£193,656	£186,520	£80,016	£53,252	£35,411
35% SR : 35% THLR : 30% SO	20%	£48,487	-£57,244	-£64,439	-£171,794	-£198,771	-£216,755
35% SR : 35% THLR : 30% SO	25%	-£84,144	-£183,344	-£190,589	-£298,393	-£325,487	-£343,529
35% SR : 35% THLR : 30% SO	30%	-£217,215	-£309,875	-£317,134	-£425,455	-£452,674	-£470,820
35% SR : 35% THLR : 30% SO	35%	-£350,726	-£436,840	-£444,134	-£552,980	-£580,330	-£598,585
35% SR : 35% THLR : 30% SO	43%	-£551,818	-£628,097	-£635,447	-£745,135	-£772,697	-£791,072
35% SR : 35% THLR : 30% SO	50%	-£753,901	-£820,328	-£827,739	-£938,331	-£966,121	-£984,648

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,338,981	£1,207,199	£1,200,112	£1,094,345	£1,067,768	£1,050,049
35% SR : 35% THLR : 30% SO	10%	£1,076,801	£958,027	£950,891	£844,387	£817,624	£799,782
35% SR : 35% THLR : 30% SO	20%	£812,858	£707,127	£699,933	£592,577	£565,600	£547,617
35% SR : 35% THLR : 30% SO	25%	£680,227	£581,028	£573,802	£465,978	£438,884	£420,821
35% SR : 35% THLR : 30% SO	30%	£547,156	£454,496	£447,237	£338,917	£311,698	£293,552
35% SR : 35% THLR : 30% SO	35%	£413,645	£327,531	£320,237	£211,391	£184,041	£165,806
35% SR : 35% THLR : 30% SO	43%	£212,553	£136,274	£128,924	£19,236	-£8,326	-£26,700
35% SR : 35% THLR : 30% SO	50%	£10,471	-£55,957	-£63,367	-£173,960	-£201,750	-£220,276

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,658,054	£1,526,272	£1,519,185	£1,413,418	£1,386,841	£1,369,122
35% SR : 35% THLR : 30% SO	10%	£1,395,874	£1,277,100	£1,269,964	£1,163,460	£1,136,697	£1,118,855
35% SR : 35% THLR : 30% SO	20%	£1,131,931	£1,026,200	£1,019,006	£911,650	£884,673	£866,690
35% SR : 35% THLR : 30% SO	25%	£999,300	£900,101	£892,875	£785,051	£757,957	£739,894
35% SR : 35% THLR : 30% SO	30%	£866,229	£773,569	£766,310	£657,990	£630,771	£612,625
35% SR : 35% THLR : 30% SO	35%	£732,718	£646,604	£639,310	£530,464	£503,114	£484,879
35% SR : 35% THLR : 30% SO	43%	£531,626	£455,347	£447,997	£338,309	£310,747	£292,373
35% SR : 35% THLR : 30% SO	50%	£329,544	£263,116	£255,706	£145,113	£117,323	£98,797

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,763,767	£2,643,137	£2,636,050	£2,530,283	£2,503,706	£2,485,988
35% SR : 35% THLR : 30% SO	10%	£2,428,374	£2,319,600	£2,312,463	£2,205,959	£2,179,196	£2,161,355
35% SR : 35% THLR : 30% SO	20%	£2,091,221	£1,994,333	£1,987,140	£1,879,783	£1,852,807	£1,834,823
35% SR : 35% THLR : 30% SO	25%	£1,921,984	£1,831,050	£1,823,825	£1,716,001	£1,688,907	£1,670,844
35% SR : 35% THLR : 30% SO	30%	£1,752,307	£1,667,336	£1,660,077	£1,551,756	£1,524,537	£1,506,391
35% SR : 35% THLR : 30% SO	35%	£1,582,190	£1,503,188	£1,495,894	£1,387,048	£1,359,698	£1,341,463
35% SR : 35% THLR : 30% SO	43%	£1,326,190	£1,256,156	£1,248,806	£1,139,118	£1,111,556	£1,093,181
35% SR : 35% THLR : 30% SO	50%	£1,069,200	£1,008,151	£1,000,741	£890,148	£862,358	£843,831

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£167,270	£46,640	£39,552	-\$66,214	-\$92,792	-\$110,510
35% SR : 35% THLR : 30% SO	10%	-\$168,124	-\$276,897	-\$284,035	-\$390,539	-\$417,301	-\$435,142
35% SR : 35% THLR : 30% SO	20%	-\$505,276	-\$602,164	-\$609,358	-\$716,715	-\$743,690	-\$761,675
35% SR : 35% THLR : 30% SO	25%	-\$674,514	-\$765,447	-\$772,672	-\$880,497	-\$907,591	-\$925,653
35% SR : 35% THLR : 30% SO	30%	-\$844,190	-\$929,162	-\$936,421	-\$1,044,741	-\$1,071,960	-\$1,090,106
35% SR : 35% THLR : 30% SO	35%	-\$1,014,307	-\$1,093,310	-\$1,100,603	-\$1,209,449	-\$1,236,800	-\$1,255,034
35% SR : 35% THLR : 30% SO	43%	-\$1,270,308	-\$1,340,342	-\$1,347,692	-\$1,457,379	-\$1,484,942	-\$1,503,316
35% SR : 35% THLR : 30% SO	50%	-\$1,527,298	-\$1,588,347	-\$1,595,757	-\$1,706,350	-\$1,734,140	-\$1,752,666

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,329,678	£1,209,048	£1,201,961	£1,096,194	£1,069,617	£1,051,899
35% SR : 35% THLR : 30% SO	10%	£994,284	£885,511	£878,374	£771,869	£745,107	£727,266
35% SR : 35% THLR : 30% SO	20%	£657,132	£560,244	£553,050	£445,694	£418,718	£400,733
35% SR : 35% THLR : 30% SO	25%	£487,895	£396,961	£389,736	£281,912	£254,818	£236,755
35% SR : 35% THLR : 30% SO	30%	£318,218	£233,246	£225,987	£117,667	£90,448	£72,302
35% SR : 35% THLR : 30% SO	35%	£148,101	£69,098	£61,805	-\$47,041	-\$74,392	-\$92,626
35% SR : 35% THLR : 30% SO	43%	-\$107,900	-\$177,933	-\$185,284	-\$294,971	-\$322,533	-\$340,908
35% SR : 35% THLR : 30% SO	50%	-\$364,890	-\$425,938	-\$433,349	-\$543,941	-\$571,732	-\$590,258

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,094,049	£1,973,419	£1,966,332	£1,860,565	£1,833,988	£1,816,270
35% SR : 35% THLR : 30% SO	10%	£1,758,656	£1,649,882	£1,642,745	£1,536,241	£1,509,478	£1,491,637
35% SR : 35% THLR : 30% SO	20%	£1,421,503	£1,324,615	£1,317,421	£1,210,065	£1,183,089	£1,165,104
35% SR : 35% THLR : 30% SO	25%	£1,252,266	£1,161,332	£1,154,107	£1,046,283	£1,019,189	£1,001,126
35% SR : 35% THLR : 30% SO	30%	£1,082,589	£997,618	£990,359	£882,038	£854,819	£836,673
35% SR : 35% THLR : 30% SO	35%	£912,472	£833,470	£826,176	£717,330	£689,980	£671,745
35% SR : 35% THLR : 30% SO	43%	£656,472	£586,438	£579,088	£469,400	£441,838	£423,463
35% SR : 35% THLR : 30% SO	50%	£399,482	£338,433	£331,022	£220,430	£192,639	£174,113

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,413,122	£2,292,492	£2,285,405	£2,179,638	£2,153,061	£2,135,343
35% SR : 35% THLR : 30% SO	10%	£2,077,729	£1,968,955	£1,961,818	£1,855,314	£1,828,551	£1,810,710
35% SR : 35% THLR : 30% SO	20%	£1,740,576	£1,643,688	£1,636,494	£1,529,138	£1,502,162	£1,484,177
35% SR : 35% THLR : 30% SO	25%	£1,571,339	£1,480,405	£1,473,180	£1,365,356	£1,338,262	£1,320,199
35% SR : 35% THLR : 30% SO	30%	£1,401,662	£1,316,691	£1,309,432	£1,201,111	£1,173,892	£1,155,746
35% SR : 35% THLR : 30% SO	35%	£1,231,545	£1,152,543	£1,145,249	£1,036,403	£1,009,053	£990,818
35% SR : 35% THLR : 30% SO	43%	£975,545	£905,511	£898,161	£788,473	£760,911	£742,536
35% SR : 35% THLR : 30% SO	50%	£718,555	£657,506	£650,095	£539,503	£511,712	£493,186

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,008,700	£1,901,056	£1,893,969	£1,788,202	£1,761,625	£1,743,907
35% SR : 35% THLR : 30% SO	10%	£1,746,519	£1,649,471	£1,642,335	£1,535,831	£1,509,068	£1,491,226
35% SR : 35% THLR : 30% SO	20%	£1,482,577	£1,396,156	£1,388,962	£1,281,607	£1,254,630	£1,236,646
35% SR : 35% THLR : 30% SO	25%	£1,349,946	£1,268,850	£1,261,625	£1,153,801	£1,126,730	£1,108,644
35% SR : 35% THLR : 30% SO	30%	£1,216,874	£1,141,112	£1,133,854	£1,025,532	£998,313	£980,167
35% SR : 35% THLR : 30% SO	35%	£1,083,363	£1,012,940	£1,005,647	£896,800	£869,449	£851,215
35% SR : 35% THLR : 30% SO	43%	£882,271	£819,872	£812,522	£702,835	£675,272	£656,898
35% SR : 35% THLR : 30% SO	50%	£680,189	£625,832	£618,420	£507,828	£480,038	£461,511

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£587,798	-£695,441	-£702,529	-£808,295	-£834,873	-£852,590
35% SR : 35% THLR : 30% SO	10%	-£849,979	-£947,026	-£954,163	-£1,060,667	-£1,087,430	-£1,105,271
35% SR : 35% THLR : 30% SO	20%	-£1,113,921	-£1,200,341	-£1,207,535	-£1,314,891	-£1,341,868	-£1,359,851
35% SR : 35% THLR : 30% SO	25%	-£1,246,552	-£1,327,647	-£1,334,872	-£1,442,697	-£1,469,791	-£1,487,853
35% SR : 35% THLR : 30% SO	30%	-£1,379,623	-£1,455,386	-£1,462,844	-£1,570,965	-£1,598,184	-£1,616,330
35% SR : 35% THLR : 30% SO	35%	-£1,513,135	-£1,583,558	-£1,590,851	-£1,699,697	-£1,727,048	-£1,745,282
35% SR : 35% THLR : 30% SO	43%	-£1,714,226	-£1,776,625	-£1,783,976	-£1,893,663	-£1,921,225	-£1,939,600
35% SR : 35% THLR : 30% SO	50%	-£1,916,309	-£1,970,666	-£1,978,077	-£2,088,670	-£2,116,459	-£2,134,986

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£574,610	£466,967	£459,880	£354,113	£327,536	£309,818
35% SR : 35% THLR : 30% SO	10%	£312,430	£215,382	£208,246	£101,741	£74,978	£57,137
35% SR : 35% THLR : 30% SO	20%	£48,487	-£37,933	-£45,127	-£152,483	-£179,459	-£197,443
35% SR : 35% THLR : 30% SO	25%	-£84,144	-£165,239	-£172,424	-£280,288	-£307,382	-£325,445
35% SR : 35% THLR : 30% SO	30%	-£217,215	-£292,978	-£300,236	-£408,557	-£435,776	-£453,922
35% SR : 35% THLR : 30% SO	35%	-£350,726	-£421,150	-£428,442	-£537,289	-£564,640	-£582,874
35% SR : 35% THLR : 30% SO	43%	-£551,818	-£614,217	-£621,587	-£731,255	-£758,817	-£777,192
35% SR : 35% THLR : 30% SO	50%	-£753,901	-£808,258	-£815,689	-£926,262	-£954,051	-£972,578

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,338,981	£1,231,338	£1,224,251	£1,118,484	£1,091,907	£1,074,189
35% SR : 35% THLR : 30% SO	10%	£1,076,801	£979,753	£972,617	£866,113	£839,349	£821,508
35% SR : 35% THLR : 30% SO	20%	£812,858	£726,438	£719,244	£611,889	£584,912	£566,928
35% SR : 35% THLR : 30% SO	25%	£680,227	£599,132	£591,907	£484,083	£456,989	£438,926
35% SR : 35% THLR : 30% SO	30%	£547,156	£471,393	£464,135	£355,814	£328,595	£310,449
35% SR : 35% THLR : 30% SO	35%	£413,645	£343,222	£335,929	£227,082	£199,731	£181,497
35% SR : 35% THLR : 30% SO	43%	£212,553	£150,154	£142,804	£33,117	£5,554	-£12,880
35% SR : 35% THLR : 30% SO	50%	£10,471	-£43,887	-£51,298	-£161,890	-£189,680	-£208,207

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,658,054	£1,550,411	£1,543,324	£1,437,557	£1,410,980	£1,393,282
35% SR : 35% THLR : 30% SO	10%	£1,395,874	£1,298,826	£1,291,690	£1,185,186	£1,158,422	£1,140,581
35% SR : 35% THLR : 30% SO	20%	£1,131,931	£1,045,511	£1,038,317	£930,962	£903,985	£886,001
35% SR : 35% THLR : 30% SO	25%	£999,300	£918,205	£910,980	£803,156	£776,062	£757,999
35% SR : 35% THLR : 30% SO	30%	£866,229	£790,466	£783,208	£674,887	£647,668	£629,522
35% SR : 35% THLR : 30% SO	35%	£732,718	£662,295	£655,002	£546,155	£518,804	£500,570
35% SR : 35% THLR : 30% SO	43%	£531,626	£469,227	£461,877	£352,190	£324,627	£306,253
35% SR : 35% THLR : 30% SO	50%	£329,544	£275,186	£267,775	£157,183	£129,393	£110,866

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,404,646	£1,307,392	£1,300,305	£1,194,538	£1,167,961	£1,150,243
35% SR : 35% THLR : 30% SO	10%	£1,200,793	£1,113,132	£1,105,995	£999,491	£972,728	£954,886
35% SR : 35% THLR : 30% SO	20%	£995,179	£917,142	£909,948	£802,592	£775,616	£757,631
35% SR : 35% THLR : 30% SO	25%	£891,712	£818,498	£811,272	£703,448	£676,354	£658,291
35% SR : 35% THLR : 30% SO	30%	£787,805	£719,421	£712,163	£603,842	£576,623	£558,477
35% SR : 35% THLR : 30% SO	35%	£683,458	£619,912	£612,618	£503,773	£476,422	£458,188
35% SR : 35% THLR : 30% SO	43%	£526,111	£469,838	£462,488	£352,801	£325,238	£306,864
35% SR : 35% THLR : 30% SO	50%	£367,776	£318,791	£311,380	£200,787	£172,998	£154,471

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,191,851	-£1,289,105	-£1,296,193	-£1,401,959	-£1,428,537	-£1,446,255
35% SR : 35% THLR : 30% SO	10%	-£1,395,704	-£1,483,366	-£1,490,502	-£1,597,007	-£1,623,770	-£1,641,611
35% SR : 35% THLR : 30% SO	20%	-£1,601,319	-£1,679,356	-£1,686,550	-£1,793,905	-£1,820,882	-£1,838,866
35% SR : 35% THLR : 30% SO	25%	-£1,704,786	-£1,778,000	-£1,785,225	-£1,893,050	-£1,920,144	-£1,938,206
35% SR : 35% THLR : 30% SO	30%	-£1,808,692	-£1,877,076	-£1,884,334	-£1,992,655	-£2,019,874	-£2,038,020
35% SR : 35% THLR : 30% SO	35%	-£1,913,040	-£1,976,585	-£1,983,879	-£2,092,725	-£2,120,076	-£2,138,310
35% SR : 35% THLR : 30% SO	43%	-£2,070,386	-£2,126,659	-£2,134,010	-£2,243,697	-£2,271,259	-£2,289,634
35% SR : 35% THLR : 30% SO	50%	-£2,228,722	-£2,277,707	-£2,285,118	-£2,395,710	-£2,423,500	-£2,442,026

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£29,443	-£126,697	-£133,784	-£239,551	-£266,128	-£283,846
35% SR : 35% THLR : 30% SO	10%	-£233,296	-£320,958	-£328,094	-£434,598	-£461,362	-£479,203
35% SR : 35% THLR : 30% SO	20%	-£438,911	-£516,948	-£524,141	-£631,497	-£658,474	-£676,458
35% SR : 35% THLR : 30% SO	25%	-£542,378	-£615,592	-£622,817	-£730,641	-£757,735	-£775,798
35% SR : 35% THLR : 30% SO	30%	-£646,284	-£714,668	-£721,926	-£830,247	-£857,466	-£875,612
35% SR : 35% THLR : 30% SO	35%	-£750,632	-£814,177	-£821,471	-£930,317	-£957,667	-£975,902
35% SR : 35% THLR : 30% SO	43%	-£907,978	-£964,251	-£971,601	-£1,081,289	-£1,108,851	-£1,127,226
35% SR : 35% THLR : 30% SO	50%	-£1,066,313	-£1,115,298	-£1,122,710	-£1,233,302	-£1,261,092	-£1,279,618

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£734,928	£637,674	£630,587	£524,820	£498,243	£480,525
35% SR : 35% THLR : 30% SO	10%	£531,075	£443,413	£436,277	£329,773	£303,010	£285,168
35% SR : 35% THLR : 30% SO	20%	£325,461	£247,424	£240,230	£132,874	£105,897	£87,913
35% SR : 35% THLR : 30% SO	25%	£221,993	£148,779	£141,554	£33,730	£6,636	-£11,427
35% SR : 35% THLR : 30% SO	30%	£118,087	£49,703	£42,445	-£69,578	-£93,995	-£111,241
35% SR : 35% THLR : 30% SO	35%	£13,740	-£49,806	-£57,100	-£165,946	-£193,296	-£211,531
35% SR : 35% THLR : 30% SO	43%	-£143,807	-£199,880	-£207,230	-£316,918	-£344,480	-£362,854
35% SR : 35% THLR : 30% SO	50%	-£301,942	-£350,927	-£358,338	-£468,931	-£496,720	-£515,247

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,054,001	£956,747	£949,660	£843,893	£817,316	£799,598
35% SR : 35% THLR : 30% SO	10%	£850,148	£762,486	£755,350	£648,846	£622,083	£604,241
35% SR : 35% THLR : 30% SO	20%	£644,534	£566,497	£559,303	£451,947	£424,970	£406,986
35% SR : 35% THLR : 30% SO	25%	£541,066	£467,852	£460,627	£352,803	£325,709	£307,646
35% SR : 35% THLR : 30% SO	30%	£437,160	£368,776	£361,518	£253,197	£225,978	£207,832
35% SR : 35% THLR : 30% SO	35%	£332,813	£269,267	£261,973	£153,127	£125,777	£107,542
35% SR : 35% THLR : 30% SO	43%	£175,466	£119,193	£111,843	£2,155	-£25,407	-£43,781
35% SR : 35% THLR : 30% SO	50%	£17,131	-£31,854	-£39,265	-£149,858	-£177,647	-£196,174

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 psh)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,608,929	£9,957,117	£9,937,524	£9,937,524	£9,864,049	£9,815,064
35% SR : 35% THLR : 30% SO	10%	£9,295,654	£8,710,633	£8,690,895	£8,690,895	£8,616,879	£8,567,535
35% SR : 35% THLR : 30% SO	20%	£7,976,914	£7,458,779	£7,438,875	£7,438,875	£7,364,233	£7,314,473
35% SR : 35% THLR : 30% SO	25%	£7,315,495	£6,830,839	£6,810,843	£6,810,843	£6,735,858	£6,685,868
35% SR : 35% THLR : 30% SO	30%	£6,652,710	£6,201,555	£6,181,462	£6,181,462	£6,106,113	£6,055,880
35% SR : 35% THLR : 30% SO	35%	£5,988,560	£5,570,929	£5,550,733	£5,550,733	£5,474,999	£5,424,508
35% SR : 35% THLR : 30% SO	43%	£4,989,770	£4,622,473	£4,602,112	£4,602,112	£4,525,760	£4,474,859
35% SR : 35% THLR : 30% SO	50%	£3,987,909	£3,670,995	£3,650,458	£3,650,458	£3,573,442	£3,522,098

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,910,887	£6,259,075	£6,239,482	£6,239,482	£6,166,007	£6,117,022
35% SR : 35% THLR : 30% SO	10%	£5,597,612	£5,012,591	£4,992,854	£4,992,854	£4,918,837	£4,869,493
35% SR : 35% THLR : 30% SO	20%	£4,278,872	£3,760,737	£3,740,833	£3,740,833	£3,666,192	£3,616,431
35% SR : 35% THLR : 30% SO	25%	£3,617,453	£3,132,797	£3,112,801	£3,112,801	£3,037,816	£2,987,826
35% SR : 35% THLR : 30% SO	30%	£2,954,668	£2,503,513	£2,483,420	£2,483,420	£2,408,071	£2,357,838
35% SR : 35% THLR : 30% SO	35%	£2,290,518	£1,872,887	£1,852,691	£1,852,691	£1,776,957	£1,726,466
35% SR : 35% THLR : 30% SO	43%	£1,291,728	£924,431	£904,071	£904,071	£827,718	£776,817
35% SR : 35% THLR : 30% SO	50%	£289,867	£-27,047	£-47,584	£-47,584	£-124,800	£-175,944

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,566,438	£7,914,626	£7,895,033	£7,895,033	£7,821,558	£7,772,573
35% SR : 35% THLR : 30% SO	10%	£7,253,163	£6,668,143	£6,648,405	£6,648,405	£6,574,389	£6,525,044
35% SR : 35% THLR : 30% SO	20%	£5,934,423	£5,416,289	£5,396,384	£5,396,384	£5,321,743	£5,271,982
35% SR : 35% THLR : 30% SO	25%	£5,273,004	£4,788,348	£4,768,352	£4,768,352	£4,693,367	£4,643,377
35% SR : 35% THLR : 30% SO	30%	£4,610,219	£4,159,064	£4,138,971	£4,138,971	£4,063,622	£4,013,389
35% SR : 35% THLR : 30% SO	35%	£3,946,069	£3,528,438	£3,508,242	£3,508,242	£3,432,608	£3,382,017
35% SR : 35% THLR : 30% SO	43%	£2,947,280	£2,579,982	£2,559,622	£2,559,622	£2,483,269	£2,432,368
35% SR : 35% THLR : 30% SO	50%	£1,945,418	£1,628,504	£1,607,967	£1,607,967	£1,530,951	£1,479,607

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,655,088	£9,003,276	£8,983,683	£8,983,683	£8,910,208	£8,861,223
35% SR : 35% THLR : 30% SO	10%	£8,341,813	£7,756,792	£7,737,055	£7,737,055	£7,663,038	£7,613,694
35% SR : 35% THLR : 30% SO	20%	£7,023,073	£6,504,938	£6,485,034	£6,485,034	£6,410,393	£6,360,632
35% SR : 35% THLR : 30% SO	25%	£6,361,654	£5,876,998	£5,857,002	£5,857,002	£5,782,017	£5,732,027
35% SR : 35% THLR : 30% SO	30%	£5,698,969	£5,247,714	£5,227,621	£5,227,621	£5,152,272	£5,102,039
35% SR : 35% THLR : 30% SO	35%	£5,034,719	£4,617,088	£4,596,892	£4,596,892	£4,521,158	£4,470,667
35% SR : 35% THLR : 30% SO	43%	£4,035,929	£3,688,632	£3,668,272	£3,668,272	£3,591,919	£3,541,018
35% SR : 35% THLR : 30% SO	50%	£3,034,068	£2,717,154	£2,696,617	£2,696,617	£2,619,601	£2,568,257

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,109,526	£9,457,714	£9,438,120	£9,438,120	£9,364,645	£9,315,660
35% SR : 35% THLR : 30% SO	10%	£8,796,250	£8,211,230	£8,191,492	£8,191,492	£8,117,476	£8,068,131
35% SR : 35% THLR : 30% SO	20%	£7,477,510	£6,959,378	£6,939,471	£6,939,471	£6,864,830	£6,815,069
35% SR : 35% THLR : 30% SO	25%	£6,816,091	£6,331,435	£6,311,440	£6,311,440	£6,236,455	£6,186,464
35% SR : 35% THLR : 30% SO	30%	£6,153,306	£5,702,152	£5,682,058	£5,682,058	£5,606,709	£5,556,476
35% SR : 35% THLR : 30% SO	35%	£5,489,156	£5,071,525	£5,051,330	£5,051,330	£4,975,595	£4,925,104
35% SR : 35% THLR : 30% SO	43%	£4,490,367	£4,123,609	£4,102,709	£4,102,709	£4,026,356	£3,975,455
35% SR : 35% THLR : 30% SO	50%	£3,488,506	£3,171,591	£3,151,054	£3,151,054	£3,074,038	£3,022,694

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,520,912	£5,939,410	£5,919,817	£5,919,817	£5,846,341	£5,797,357
35% SR : 35% THLR : 30% SO	10%	£5,616,439	£5,094,697	£5,074,959	£5,074,959	£5,000,942	£4,951,599
35% SR : 35% THLR : 30% SO	20%	£4,706,500	£4,244,614	£4,224,709	£4,224,709	£4,150,068	£4,100,307
35% SR : 35% THLR : 30% SO	25%	£4,249,483	£3,817,559	£3,797,563	£3,797,563	£3,722,578	£3,672,587
35% SR : 35% THLR : 30% SO	30%	£3,791,098	£3,389,160	£3,369,067	£3,369,067	£3,293,718	£3,243,485
35% SR : 35% THLR : 30% SO	35%	£3,331,348	£2,959,420	£2,939,223	£2,939,223	£2,863,489	£2,812,999
35% SR : 35% THLR : 30% SO	43%	£2,639,161	£2,312,291	£2,291,931	£2,291,931	£2,215,578	£2,164,677
35% SR : 35% THLR : 30% SO	50%	£1,943,900	£1,662,142	£1,641,604	£1,641,604	£1,564,589	£1,513,244

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,822,870	£2,241,368	£2,221,775	£2,221,775	£2,148,299	£2,099,316
35% SR : 35% THLR : 30% SO	10%	£1,918,397	£1,396,655	£1,376,917	£1,376,917	£1,302,900	£1,253,557
35% SR : 35% THLR : 30% SO	20%	£1,008,458	£546,572	£526,667	£526,667	£452,026	£402,265
35% SR : 35% THLR : 30% SO	25%	£551,441	£119,517	£99,521	£99,521	£24,536	£-25,455
35% SR : 35% THLR : 30% SO	30%	£93,056	£-308,882	£-328,975	£-328,975	£-404,324	£-454,557
35% SR : 35% THLR : 30% SO	35%	£-366,694	£-738,622	£-758,819	£-758,819	£-834,553	£-885,043
35% SR : 35% THLR : 30% SO	43%	£-1,058,881	£-1,385,751	£-1,406,111	£-1,406,111	£-1,482,464	£-1,533,365
35% SR : 35% THLR : 30% SO	50%	£-1,754,142	£-2,035,900	£-2,056,438	£-2,056,438	£-2,133,453	£-2,184,797

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,478,421	£3,896,919	£3,877,326	£3,877,326	£3,803,850	£3,754,867
35% SR : 35% THLR : 30% SO	10%	£3,573,948	£3,052,206	£3,032,469	£3,032,469	£2,958,451	£2,909,108
35% SR : 35% THLR : 30% SO	20%	£2,664,010	£2,202,123	£2,182,218	£2,182,218	£2,107,577	£2,057,816
35% SR : 35% THLR : 30% SO	25%	£2,206,992	£1,775,068	£1,755,072	£1,755,072	£1,680,087	£1,630,997
35% SR : 35% THLR : 30% SO	30%	£1,748,607	£1,346,669	£1,326,576	£1,326,576	£1,251,227	£1,200,994
35% SR : 35% THLR : 30% SO	35%	£1,288,857	£916,929	£896,733	£896,733	£820,998	£770,508
35% SR : 35% THLR : 30% SO	43%	£596,670	£269,800	£249,440	£249,440	£173,087	£122,186
35% SR : 35% THLR : 30% SO	50%	£-98,591	£-380,349	£-400,887	£-400,887	£-477,902	£-529,246

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,567,071	£4,985,569	£4,965,976	£4,965,976	£4,892,500	£4,843,517
35% SR : 35% THLR : 30% SO	10%	£4,662,598	£4,140,856	£4,121,118	£4,121,118	£4,047,101	£3,997,758
35% SR : 35% THLR : 30% SO	20%	£3,752,659	£3,290,773	£3,270,868	£3,270,868	£3,196,227	£3,146,466
35% SR : 35% THLR : 30% SO	25%	£3,295,642	£2,863,718	£2,843,722	£2,843,722	£2,768,737	£2,718,746
35% SR : 35% THLR : 30% SO	30%	£2,837,257	£2,435,319	£2,415,226	£2,415,226	£2,339,877	£2,289,644
35% SR : 35% THLR : 30% SO	35%	£2,377,507	£2,005,579	£1,985,382	£1,985,382	£1,909,648	£1,859,158
35% SR : 35% THLR : 30% SO	43%	£1,685,320	£1,356,450	£1,338,090	£1,338,090	£1,261,737	£1,210,836
35% SR : 35% THLR : 30% SO	50%	£990,059	£708,301	£687,763	£687,763	£610,748	£559,404

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,021,508	£5,440,006	£5,420,413	£5,420,413	£5,346,937	£5,297,954
35% SR : 35% THLR : 30% SO	10%	£5,117,035	£4,595,294	£4,575,566	£4,575,566	£4,501,539	£4,452,195
35% SR : 35% THLR : 30% SO	20%	£4,207,097	£3,745,210	£3,725,306	£3,725,306	£3,650,864	£3,600,904
35% SR : 35% THLR : 30% SO	25%	£3,750,079	£3,318,155	£3,298,159	£3,298,159	£3,223,174	£3,173,184
35% SR : 35% THLR : 30% SO	30%	£3,291,694	£2,889,756	£2,869,663	£2,869,663	£2,794,314	£2,744,081
35% SR : 35% THLR : 30% SO	35%	£2,831,944	£2,460,016	£2,439,820	£2,439,820	£2,364,085	£2,313,596
35% SR : 35% THLR : 30% SO	43%	£2,139,757	£1,812,887	£1,792,527	£1,792,527	£1,716,175	£1,665,274
35% SR : 35% THLR : 30% SO	50%	£1,444,497	£1,162,738	£1,142,200	£1,142,200	£1,065,185	£1,013,841

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,817,571	£4,265,365	£4,245,772	£4,245,772	£4,172,297	£4,123,312
35% SR : 35% THLR : 30% SO	10%	£4,079,951	£3,584,636	£3,564,898	£3,564,898	£3,490,882	£3,441,537
35% SR : 35% THLR : 30% SO	20%	£3,336,866	£2,898,536	£2,878,631	£2,878,631	£2,803,990	£2,754,229
35% SR : 35% THLR : 30% SO	25%	£2,963,274	£2,553,471	£2,533,475	£2,533,475	£2,458,490	£2,408,500
35% SR : 35% THLR : 30% SO	30%	£2,588,317	£2,207,065	£2,186,972	£2,186,972	£2,111,622	£2,061,389
35% SR : 35% THLR : 30% SO	35%	£2,211,993	£1,859,316	£1,839,120	£1,839,120	£1,763,385	£1,712,895
35% SR : 35% THLR : 30% SO	43%	£1,644,946	£1,335,175	£1,314,814	£1,314,814	£1,238,462	£1,187,561
35% SR : 35% THLR : 30% SO	50%	£1,074,824	£808,012	£787,475	£787,475	£710,459	£659,115

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,119,529	£567,323	£547,730	£547,730	£474,255	£425,270
35% SR : 35% THLR : 30% SO	10%	£381,909	-£113,406	-£133,144	-£133,144	-£207,160	-£256,505
35% SR : 35% THLR : 30% SO	20%	-£361,176	-£799,506	-£819,411	-£819,411	-£894,052	-£943,813
35% SR : 35% THLR : 30% SO	25%	-£734,768	-£1,144,571	-£1,164,566	-£1,164,566	-£1,239,552	-£1,289,542
35% SR : 35% THLR : 30% SO	30%	-£1,109,725	-£1,490,976	-£1,511,070	-£1,511,070	-£1,586,420	-£1,636,653
35% SR : 35% THLR : 30% SO	35%	-£1,486,049	-£1,838,726	-£1,858,922	-£1,858,922	-£1,934,657	-£1,985,147
35% SR : 35% THLR : 30% SO	43%	-£2,053,096	-£2,362,867	-£2,383,228	-£2,383,228	-£2,459,580	-£2,510,481
35% SR : 35% THLR : 30% SO	50%	-£2,623,218	-£2,890,030	-£2,910,567	-£2,910,567	-£2,987,583	-£3,038,927

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,775,081	£2,222,875	£2,203,282	£2,203,282	£2,129,806	£2,080,821
35% SR : 35% THLR : 30% SO	10%	£2,037,460	£1,542,145	£1,522,407	£1,522,407	£1,448,391	£1,399,046
35% SR : 35% THLR : 30% SO	20%	£1,294,375	£866,045	£836,140	£836,140	£761,499	£711,738
35% SR : 35% THLR : 30% SO	25%	£2,009,433	£1,599,630	£1,579,635	£1,579,635	£1,504,649	£1,454,659
35% SR : 35% THLR : 30% SO	30%	£545,826	£164,575	£144,481	£144,481	£69,131	£18,898
35% SR : 35% THLR : 30% SO	35%	£169,502	-£183,175	-£203,371	-£203,371	-£279,106	-£329,595
35% SR : 35% THLR : 30% SO	43%	-£397,545	-£707,316	-£727,677	-£727,677	-£804,029	-£854,930
35% SR : 35% THLR : 30% SO	50%	-£967,667	-£1,234,478	-£1,255,015	-£1,255,015	-£1,332,032	-£1,383,376

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,863,730	£3,311,524	£3,291,931	£3,291,931	£3,218,456	£3,169,471
35% SR : 35% THLR : 30% SO	10%	£3,126,110	£2,630,795	£2,611,057	£2,611,057	£2,537,041	£2,487,696
35% SR : 35% THLR : 30% SO	20%	£2,383,025	£1,944,695	£1,924,790	£1,924,790	£1,850,149	£1,800,388
35% SR : 35% THLR : 30% SO	25%	£2,009,433	£1,599,630	£1,579,635	£1,579,635	£1,504,649	£1,454,659
35% SR : 35% THLR : 30% SO	30%	£1,634,476	£1,253,225	£1,233,131	£1,233,131	£1,157,761	£1,107,548
35% SR : 35% THLR : 30% SO	35%	£1,258,152	£905,475	£885,279	£885,279	£809,544	£759,054
35% SR : 35% THLR : 30% SO	43%	£691,105	£381,334	£360,973	£360,973	£284,621	£233,720
35% SR : 35% THLR : 30% SO	50%	£120,983	-£145,829	-£166,366	-£166,366	-£243,382	-£294,726

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,318,168	£3,765,962	£3,746,369	£3,746,369	£3,672,893	£3,623,909
35% SR : 35% THLR : 30% SO	10%	£3,580,647	£3,085,232	£3,065,494	£3,065,494	£2,991,478	£2,942,133
35% SR : 35% THLR : 30% SO	20%	£2,837,463	£2,399,132	£2,379,227	£2,379,227	£2,304,586	£2,254,826
35% SR : 35% THLR : 30% SO	25%	£2,463,870	£2,054,068	£2,034,072	£2,034,072	£1,959,087	£1,909,096
35% SR : 35% THLR : 30% SO	30%	£2,088,913	£1,707,662	£1,687,569	£1,687,569	£1,612,219	£1,561,986
35% SR : 35% THLR : 30% SO	35%	£1,712,589	£1,359,912	£1,339,716	£1,339,716	£1,263,991	£1,213,492
35% SR : 35% THLR : 30% SO	43%	£1,145,542	£835,771	£815,410	£815,410	£739,059	£688,157
35% SR : 35% THLR : 30% SO	50%	£575,420	£308,609	£288,072	£288,072	£211,056	£159,711

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,839,576	£5,517,772	£5,498,178	£5,498,178	£5,424,702	£5,375,718
35% SR : 35% THLR : 30% SO	10%	£5,002,837	£4,714,831	£4,695,093	£4,695,093	£4,621,076	£4,571,731
35% SR : 35% THLR : 30% SO	20%	£4,160,633	£3,906,518	£3,886,614	£3,886,614	£3,811,972	£3,762,212
35% SR : 35% THLR : 30% SO	25%	£3,737,482	£3,500,349	£3,480,353	£3,480,353	£3,405,368	£3,355,378
35% SR : 35% THLR : 30% SO	30%	£3,312,965	£3,092,836	£3,072,743	£3,072,743	£2,997,393	£2,947,160
35% SR : 35% THLR : 30% SO	35%	£2,887,083	£2,683,981	£2,663,786	£2,663,786	£2,588,050	£2,537,560
35% SR : 35% THLR : 30% SO	43%	£2,245,696	£2,068,182	£2,047,821	£2,047,821	£1,971,469	£1,920,568
35% SR : 35% THLR : 30% SO	50%	£1,601,237	£1,449,361	£1,428,823	£1,428,823	£1,351,807	£1,300,463

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,141,535	£1,819,730	£1,800,136	£1,800,136	£1,726,660	£1,677,677
35% SR : 35% THLR : 30% SO	10%	£1,304,795	£1,016,789	£997,051	£997,051	£923,034	£873,689
35% SR : 35% THLR : 30% SO	20%	£462,591	£208,476	£188,572	£188,572	£113,930	£64,170
35% SR : 35% THLR : 30% SO	25%	£39,440	£-197,693	£-217,689	£-217,689	£-292,674	£-342,664
35% SR : 35% THLR : 30% SO	30%	£-385,077	£-605,206	£-625,299	£-625,299	£-700,648	£-750,881
35% SR : 35% THLR : 30% SO	35%	£-810,959	£-1,014,061	£-1,034,256	£-1,034,256	£-1,109,992	£-1,160,481
35% SR : 35% THLR : 30% SO	43%	£-1,452,346	£-1,629,860	£-1,650,221	£-1,650,221	£-1,726,573	£-1,777,474
35% SR : 35% THLR : 30% SO	50%	£-2,096,805	£-2,248,681	£-2,269,219	£-2,269,219	£-2,346,235	£-2,397,579

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,797,086	£3,475,281	£3,455,687	£3,455,687	£3,382,211	£3,333,228
35% SR : 35% THLR : 30% SO	10%	£2,960,346	£2,672,340	£2,652,602	£2,652,602	£2,578,585	£2,529,240
35% SR : 35% THLR : 30% SO	20%	£2,118,142	£1,864,027	£1,844,123	£1,844,123	£1,769,482	£1,719,721
35% SR : 35% THLR : 30% SO	25%	£1,694,991	£1,457,858	£1,437,862	£1,437,862	£1,362,877	£1,312,887
35% SR : 35% THLR : 30% SO	30%	£1,270,474	£1,050,345	£1,030,252	£1,030,252	£954,903	£904,670
35% SR : 35% THLR : 30% SO	35%	£844,592	£641,490	£621,295	£621,295	£545,559	£495,070
35% SR : 35% THLR : 30% SO	43%	£203,206	£25,691	£5,330	£5,330	£-71,022	£-121,923
35% SR : 35% THLR : 30% SO	50%	£-441,254	£-593,130	£-613,668	£-613,668	£-690,684	£-742,028

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,885,736	£4,563,931	£4,544,337	£4,544,337	£4,470,861	£4,421,878
35% SR : 35% THLR : 30% SO	10%	£4,048,996	£3,760,990	£3,741,252	£3,741,252	£3,667,235	£3,617,890
35% SR : 35% THLR : 30% SO	20%	£3,206,792	£2,952,677	£2,932,773	£2,932,773	£2,858,113	£2,808,371
35% SR : 35% THLR : 30% SO	25%	£2,783,641	£2,546,508	£2,526,512	£2,526,512	£2,451,527	£2,401,537
35% SR : 35% THLR : 30% SO	30%	£2,359,124	£2,138,995	£2,118,902	£2,118,902	£2,043,553	£1,993,320
35% SR : 35% THLR : 30% SO	35%	£1,933,242	£1,730,140	£1,709,945	£1,709,945	£1,634,209	£1,583,720
35% SR : 35% THLR : 30% SO	43%	£1,291,955	£1,114,341	£1,093,980	£1,093,980	£1,017,628	£966,727
35% SR : 35% THLR : 30% SO	50%	£647,396	£495,520	£474,982	£474,982	£397,966	£346,622

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,340,173	£5,019,368	£4,998,774	£4,998,774	£4,925,298	£4,876,315
35% SR : 35% THLR : 30% SO	10%	£4,503,433	£4,215,427	£4,195,689	£4,195,689	£4,121,672	£4,072,327
35% SR : 35% THLR : 30% SO	20%	£3,661,229	£3,407,115	£3,387,210	£3,387,210	£3,312,569	£3,262,808
35% SR : 35% THLR : 30% SO	25%	£3,238,079	£3,000,945	£2,980,949	£2,980,949	£2,905,964	£2,855,974
35% SR : 35% THLR : 30% SO	30%	£2,813,561	£2,593,432	£2,573,339	£2,573,339	£2,497,990	£2,447,757
35% SR : 35% THLR : 30% SO	35%	£2,387,679	£2,184,578	£2,164,382	£2,164,382	£2,088,647	£2,038,157
35% SR : 35% THLR : 30% SO	43%	£1,746,293	£1,568,778	£1,548,417	£1,548,417	£1,472,065	£1,421,164
35% SR : 35% THLR : 30% SO	50%	£1,101,833	£949,957	£929,419	£929,419	£852,403	£801,059

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,476,904	£4,178,535	£4,158,942	£4,158,942	£4,085,467	£4,036,483
35% SR : 35% THLR : 30% SO	10%	£3,772,322	£3,505,479	£3,485,742	£3,485,742	£3,411,725	£3,362,380
35% SR : 35% THLR : 30% SO	20%	£3,062,277	£2,827,052	£2,807,148	£2,807,148	£2,732,507	£2,682,746
35% SR : 35% THLR : 30% SO	25%	£2,705,205	£2,485,825	£2,465,829	£2,465,829	£2,390,844	£2,340,854
35% SR : 35% THLR : 30% SO	30%	£2,346,767	£2,143,255	£2,123,162	£2,123,162	£2,047,813	£1,997,580
35% SR : 35% THLR : 30% SO	35%	£1,986,962	£1,799,342	£1,779,147	£1,779,147	£1,703,412	£1,652,922
35% SR : 35% THLR : 30% SO	43%	£1,444,695	£1,280,957	£1,260,596	£1,260,596	£1,184,244	£1,133,343
35% SR : 35% THLR : 30% SO	50%	£899,354	£759,549	£739,012	£739,012	£661,996	£610,652

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£778,862	£480,494	£460,900	£460,900	£387,425	£338,441
35% SR : 35% THLR : 30% SO	10%	£74,280	£192,563	£212,300	£212,300	£286,317	£335,662
35% SR : 35% THLR : 30% SO	20%	£635,765	£870,990	£890,893	£890,893	£965,535	£1,015,296
35% SR : 35% THLR : 30% SO	25%	£992,837	£1,212,217	£1,232,213	£1,232,213	£1,307,198	£1,357,188
35% SR : 35% THLR : 30% SO	30%	£1,351,275	£1,554,787	£1,574,880	£1,574,880	£1,650,229	£1,700,462
35% SR : 35% THLR : 30% SO	35%	£1,711,080	£1,898,700	£1,918,895	£1,918,895	£1,994,630	£2,045,119
35% SR : 35% THLR : 30% SO	43%	£2,253,347	£2,417,085	£2,437,446	£2,437,446	£2,513,798	£2,564,699
35% SR : 35% THLR : 30% SO	50%	£2,798,688	£2,938,493	£2,959,030	£2,959,030	£3,036,046	£3,087,390

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,434,413	£2,136,045	£2,116,452	£2,116,452	£2,042,976	£1,993,992
35% SR : 35% THLR : 30% SO	10%	£1,729,831	£1,462,988	£1,443,251	£1,443,251	£1,369,234	£1,319,889
35% SR : 35% THLR : 30% SO	20%	£1,019,786	£784,561	£764,658	£764,658	£690,016	£640,255
35% SR : 35% THLR : 30% SO	25%	£662,714	£443,335	£423,339	£423,339	£348,354	£298,363
35% SR : 35% THLR : 30% SO	30%	£304,276	£100,764	£80,671	£80,671	£5,322	£44,911
35% SR : 35% THLR : 30% SO	35%	£55,529	£243,149	£263,344	£263,344	£339,079	£389,588
35% SR : 35% THLR : 30% SO	43%	£597,796	£761,534	£781,895	£781,895	£858,247	£909,148
35% SR : 35% THLR : 30% SO	50%	£1,143,137	£1,282,942	£1,303,479	£1,303,479	£1,380,495	£1,431,839

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,523,063	£3,224,695	£3,205,101	£3,205,101	£3,131,626	£3,082,642
35% SR : 35% THLR : 30% SO	10%	£2,818,481	£2,551,638	£2,531,901	£2,531,901	£2,457,884	£2,408,539
35% SR : 35% THLR : 30% SO	20%	£2,108,436	£1,873,211	£1,853,308	£1,853,308	£1,778,666	£1,729,905
35% SR : 35% THLR : 30% SO	25%	£1,751,364	£1,531,964	£1,511,988	£1,511,988	£1,437,003	£1,387,013
35% SR : 35% THLR : 30% SO	30%	£1,392,926	£1,189,414	£1,169,321	£1,169,321	£1,093,972	£1,043,739
35% SR : 35% THLR : 30% SO	35%	£1,033,121	£845,501	£825,306	£825,306	£749,571	£699,062
35% SR : 35% THLR : 30% SO	43%	£490,854	£327,116	£306,755	£306,755	£230,403	£179,502
35% SR : 35% THLR : 30% SO	50%	£54,487	£194,292	£214,629	£214,629	£281,645	£343,189

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,977,600	£3,679,132	£3,659,539	£3,659,539	£3,586,063	£3,537,080
35% SR : 35% THLR : 30% SO	10%	£3,272,919	£3,006,075	£2,986,338	£2,986,338	£2,912,321	£2,862,976
35% SR : 35% THLR : 30% SO	20%	£2,562,873	£2,327,648	£2,307,745	£2,307,745	£2,233,103	£2,183,342
35% SR : 35% THLR : 30% SO	25%	£2,205,802	£1,986,422	£1,966,426	£1,966,426	£1,891,441	£1,841,450
35% SR : 35% THLR : 30% SO	30%	£1,847,363	£1,643,851	£1,623,758	£1,623,758	£1,548,409	£1,498,176
35% SR : 35% THLR : 30% SO	35%	£1,487,558	£1,299,939	£1,279,743	£1,279,743	£1,204,009	£1,153,519
35% SR : 35% THLR : 30% SO	43%	£945,291	£781,553	£761,192	£761,192	£684,841	£633,939
35% SR : 35% THLR : 30% SO	50%	£399,950	£260,146	£239,609	£239,609	£162,592	£111,248

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,454,900	£3,174,109	£3,154,515	£3,154,515	£3,081,040	£3,032,056
35% SR : 35% THLR : 30% SO	10%	£2,849,443	£2,598,472	£2,578,734	£2,578,734	£2,504,717	£2,455,373
35% SR : 35% THLR : 30% SO	20%	£2,238,521	£2,017,465	£1,997,560	£1,997,560	£1,922,919	£1,873,158
35% SR : 35% THLR : 30% SO	25%	£1,931,011	£1,724,947	£1,704,950	£1,704,950	£1,629,965	£1,579,976
35% SR : 35% THLR : 30% SO	30%	£1,622,136	£1,431,087	£1,410,994	£1,410,994	£1,335,644	£1,285,411
35% SR : 35% THLR : 30% SO	35%	£1,311,893	£1,135,884	£1,115,688	£1,115,688	£1,039,954	£989,463
35% SR : 35% THLR : 30% SO	43%	£843,969	£690,563	£670,202	£670,202	£593,850	£542,949
35% SR : 35% THLR : 30% SO	50%	£372,971	£242,220	£221,683	£221,683	£144,666	£93,322

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£243,142	-£523,933	-£543,527	-£543,527	-£617,002	-£665,986
35% SR : 35% THLR : 30% SO	10%	-£848,599	-£1,099,570	-£1,119,308	-£1,119,308	-£1,193,325	-£1,242,669
35% SR : 35% THLR : 30% SO	20%	-£1,459,521	-£1,880,577	-£1,700,482	-£1,700,482	-£1,775,123	-£1,824,884
35% SR : 35% THLR : 30% SO	25%	-£1,767,030	-£1,973,094	-£1,993,091	-£1,993,091	-£2,068,076	-£2,118,066
35% SR : 35% THLR : 30% SO	30%	-£2,075,906	-£2,266,955	-£2,287,048	-£2,287,048	-£2,362,397	-£2,412,630
35% SR : 35% THLR : 30% SO	35%	-£2,386,149	-£2,562,158	-£2,582,354	-£2,582,354	-£2,658,088	-£2,708,579
35% SR : 35% THLR : 30% SO	43%	-£2,854,073	-£3,007,479	-£3,027,840	-£3,027,840	-£3,104,192	-£3,155,093
35% SR : 35% THLR : 30% SO	50%	-£3,325,071	-£3,455,822	-£3,476,359	-£3,476,359	-£3,553,376	-£3,604,720

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,412,409	£1,131,618	£1,112,024	£1,112,024	£1,038,549	£989,565
35% SR : 35% THLR : 30% SO	10%	£806,952	£555,981	£536,243	£536,243	£462,226	£412,882
35% SR : 35% THLR : 30% SO	20%	£196,030	-£25,028	-£44,931	-£44,931	-£119,572	-£169,333
35% SR : 35% THLR : 30% SO	25%	-£111,479	-£317,543	-£337,540	-£337,540	-£412,525	-£462,515
35% SR : 35% THLR : 30% SO	30%	-£420,355	-£611,404	-£631,497	-£631,497	-£706,846	-£757,079
35% SR : 35% THLR : 30% SO	35%	-£730,598	-£906,607	-£926,803	-£926,803	-£1,002,537	-£1,053,028
35% SR : 35% THLR : 30% SO	43%	-£1,198,522	-£1,351,928	-£1,372,289	-£1,372,289	-£1,448,641	-£1,499,542
35% SR : 35% THLR : 30% SO	50%	-£1,669,520	-£1,800,271	-£1,820,808	-£1,820,808	-£1,897,824	-£1,949,169

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,501,059	£2,220,268	£2,200,674	£2,200,674	£2,127,199	£2,078,215
35% SR : 35% THLR : 30% SO	10%	£1,895,602	£1,644,631	£1,624,893	£1,624,893	£1,550,876	£1,501,532
35% SR : 35% THLR : 30% SO	20%	£1,284,680	£1,063,624	£1,043,719	£1,043,719	£969,078	£919,317
35% SR : 35% THLR : 30% SO	25%	£977,171	£771,107	£751,110	£751,110	£676,125	£626,135
35% SR : 35% THLR : 30% SO	30%	£668,295	£477,246	£457,153	£457,153	£381,804	£331,571
35% SR : 35% THLR : 30% SO	35%	£358,052	£182,043	£161,847	£161,847	£86,113	£35,622
35% SR : 35% THLR : 30% SO	43%	-£109,872	-£263,276	-£283,639	-£283,639	-£359,991	-£410,882
35% SR : 35% THLR : 30% SO	50%	-£580,870	-£711,621	-£732,158	-£732,158	-£809,175	-£860,519

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,955,496	£2,674,706	£2,655,112	£2,655,112	£2,581,636	£2,532,653
35% SR : 35% THLR : 30% SO	10%	£2,350,039	£2,099,068	£2,079,331	£2,079,331	£2,005,313	£1,955,970
35% SR : 35% THLR : 30% SO	20%	£1,739,117	£1,518,061	£1,498,156	£1,498,156	£1,423,515	£1,373,754
35% SR : 35% THLR : 30% SO	25%	£1,431,608	£1,225,544	£1,205,547	£1,205,547	£1,130,562	£1,080,573
35% SR : 35% THLR : 30% SO	30%	£1,122,732	£931,683	£911,590	£911,590	£836,241	£786,008
35% SR : 35% THLR : 30% SO	35%	£812,489	£636,480	£616,284	£616,284	£540,550	£490,559
35% SR : 35% THLR : 30% SO	43%	£344,565	£191,159	£170,798	£170,798	£94,446	£43,545
35% SR : 35% THLR : 30% SO	50%	-£126,432	-£257,184	-£277,721	-£277,721	-£354,737	-£406,081

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,158,240	£4,903,260	£4,883,667	£4,883,667	£4,810,191	£4,761,208
35% SR : 35% THLR : 30% SO	10%	£4,387,579	£4,159,751	£4,140,013	£4,140,013	£4,065,996	£4,016,652
35% SR : 35% THLR : 30% SO	20%	£3,611,455	£3,410,870	£3,390,966	£3,390,966	£3,316,324	£3,266,564
35% SR : 35% THLR : 30% SO	25%	£3,221,343	£3,034,417	£3,014,421	£3,014,421	£2,939,436	£2,889,446
35% SR : 35% THLR : 30% SO	30%	£2,829,866	£2,656,620	£2,636,527	£2,636,527	£2,561,178	£2,510,945
35% SR : 35% THLR : 30% SO	35%	£2,437,022	£2,277,481	£2,257,285	£2,257,285	£2,181,550	£2,131,061
35% SR : 35% THLR : 30% SO	43%	£1,845,196	£1,706,255	£1,685,895	£1,685,895	£1,609,543	£1,558,641
35% SR : 35% THLR : 30% SO	50%	£1,250,295	£1,132,008	£1,111,471	£1,111,471	£1,034,455	£983,111

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,460,198	£1,205,218	£1,185,625	£1,185,625	£1,112,149	£1,063,166
35% SR : 35% THLR : 30% SO	10%	£689,538	£461,709	£441,971	£441,971	£367,954	£318,610
35% SR : 35% THLR : 30% SO	20%	£-86,587	£-287,172	£-307,076	£-307,076	£-381,717	£-431,478
35% SR : 35% THLR : 30% SO	25%	£-476,699	£-663,625	£-683,621	£-683,621	£-758,606	£-808,596
35% SR : 35% THLR : 30% SO	30%	£-868,176	£-1,041,422	£-1,061,515	£-1,061,515	£-1,136,884	£-1,187,097
35% SR : 35% THLR : 30% SO	35%	£-1,261,020	£-1,420,561	£-1,440,757	£-1,440,757	£-1,516,492	£-1,566,981
35% SR : 35% THLR : 30% SO	43%	£-1,852,846	£-1,991,787	£-2,012,147	£-2,012,147	£-2,088,499	£-2,139,401
35% SR : 35% THLR : 30% SO	50%	£-2,447,747	£-2,566,034	£-2,586,571	£-2,586,571	£-2,663,587	£-2,714,931

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,115,749	£2,860,769	£2,841,176	£2,841,176	£2,767,700	£2,718,717
35% SR : 35% THLR : 30% SO	10%	£2,345,089	£2,117,260	£2,097,522	£2,097,522	£2,023,505	£1,974,161
35% SR : 35% THLR : 30% SO	20%	£1,568,964	£1,368,380	£1,348,475	£1,348,475	£1,273,834	£1,224,073
35% SR : 35% THLR : 30% SO	25%	£1,178,852	£991,926	£971,930	£971,930	£896,945	£846,955
35% SR : 35% THLR : 30% SO	30%	£787,375	£614,129	£594,036	£594,036	£518,687	£468,454
35% SR : 35% THLR : 30% SO	35%	£394,531	£234,990	£214,794	£214,794	£139,060	£88,570
35% SR : 35% THLR : 30% SO	43%	£-197,295	£-336,236	£-356,596	£-356,596	£-432,948	£-483,880
35% SR : 35% THLR : 30% SO	50%	£-792,196	£-910,483	£-931,020	£-931,020	£-1,008,036	£-1,059,380

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,204,399	£3,949,419	£3,929,826	£3,929,826	£3,856,350	£3,807,367
35% SR : 35% THLR : 30% SO	10%	£3,433,739	£3,205,910	£3,186,172	£3,186,172	£3,112,155	£3,062,811
35% SR : 35% THLR : 30% SO	20%	£2,657,614	£2,457,029	£2,437,125	£2,437,125	£2,362,484	£2,312,723
35% SR : 35% THLR : 30% SO	25%	£2,267,502	£2,080,576	£2,060,580	£2,060,580	£1,985,595	£1,935,605
35% SR : 35% THLR : 30% SO	30%	£1,876,025	£1,702,779	£1,682,686	£1,682,686	£1,607,337	£1,557,104
35% SR : 35% THLR : 30% SO	35%	£1,483,181	£1,323,640	£1,303,444	£1,303,444	£1,227,709	£1,177,220
35% SR : 35% THLR : 30% SO	43%	£891,355	£752,414	£732,054	£732,054	£655,702	£604,800
35% SR : 35% THLR : 30% SO	50%	£296,454	£178,167	£157,630	£157,630	£80,614	£29,270

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,658,836	£4,403,856	£4,384,263	£4,384,263	£4,310,788	£4,261,804
35% SR : 35% THLR : 30% SO	10%	£3,888,176	£3,660,347	£3,640,609	£3,640,609	£3,566,592	£3,517,248
35% SR : 35% THLR : 30% SO	20%	£3,112,051	£2,911,467	£2,891,562	£2,891,562	£2,816,921	£2,767,180
35% SR : 35% THLR : 30% SO	25%	£2,721,940	£2,535,013	£2,515,017	£2,515,017	£2,440,032	£2,390,042
35% SR : 35% THLR : 30% SO	30%	£2,330,462	£2,157,216	£2,137,123	£2,137,123	£2,061,774	£2,011,541
35% SR : 35% THLR : 30% SO	35%	£1,937,618	£1,778,078	£1,757,881	£1,757,881	£1,682,147	£1,631,657
35% SR : 35% THLR : 30% SO	43%	£1,345,792	£1,206,851	£1,186,491	£1,186,491	£1,110,140	£1,059,237
35% SR : 35% THLR : 30% SO	50%	£750,892	£632,605	£612,068	£612,068	£535,051	£483,707

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,454,900	£3,229,215	£3,209,622	£3,209,622	£3,136,146	£3,087,162
35% SR : 35% THLR : 30% SO	10%	£2,849,443	£2,648,067	£2,628,330	£2,628,330	£2,554,313	£2,504,969
35% SR : 35% THLR : 30% SO	20%	£2,238,521	£2,061,550	£2,041,646	£2,041,646	£1,967,004	£1,917,243
35% SR : 35% THLR : 30% SO	25%	£1,931,011	£1,766,277	£1,746,281	£1,746,281	£1,671,296	£1,621,305
35% SR : 35% THLR : 30% SO	30%	£1,622,136	£1,469,661	£1,449,569	£1,449,569	£1,374,218	£1,323,985
35% SR : 35% THLR : 30% SO	35%	£1,311,893	£1,171,703	£1,151,507	£1,151,507	£1,075,772	£1,025,283
35% SR : 35% THLR : 30% SO	43%	£843,969	£722,249	£701,888	£701,888	£625,536	£574,635
35% SR : 35% THLR : 30% SO	50%	£372,971	£269,773	£249,235	£249,235	£172,220	£120,876

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£243,142	-£468,826	-£488,420	-£488,420	-£561,896	-£610,880
35% SR : 35% THLR : 30% SO	10%	-£848,599	-£1,049,974	-£1,069,712	-£1,069,712	-£1,143,728	-£1,193,073
35% SR : 35% THLR : 30% SO	20%	-£1,459,521	-£1,636,492	-£1,656,396	-£1,656,396	-£1,731,038	-£1,780,799
35% SR : 35% THLR : 30% SO	25%	-£1,767,030	-£1,931,785	-£1,951,761	-£1,951,761	-£2,026,746	-£2,076,736
35% SR : 35% THLR : 30% SO	30%	-£2,075,906	-£2,228,381	-£2,248,473	-£2,248,473	-£2,323,826	-£2,374,056
35% SR : 35% THLR : 30% SO	35%	-£2,386,149	-£2,526,339	-£2,546,535	-£2,546,535	-£2,622,270	-£2,672,759
35% SR : 35% THLR : 30% SO	43%	-£2,854,073	-£2,975,793	-£2,996,154	-£2,996,154	-£3,072,506	-£3,123,407
35% SR : 35% THLR : 30% SO	50%	-£3,325,071	-£3,428,269	-£3,448,807	-£3,448,807	-£3,525,822	-£3,577,166

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,412,409	£1,186,725	£1,167,132	£1,167,132	£1,093,655	£1,044,671
35% SR : 35% THLR : 30% SO	10%	£806,952	£605,577	£585,839	£585,839	£511,823	£462,478
35% SR : 35% THLR : 30% SO	20%	£196,030	£19,059	-£845	-£845	-£75,487	-£125,248
35% SR : 35% THLR : 30% SO	25%	-£111,479	-£276,214	-£296,210	-£296,210	-£371,195	-£421,185
35% SR : 35% THLR : 30% SO	30%	-£420,355	-£572,830	-£592,922	-£592,922	-£668,272	-£718,505
35% SR : 35% THLR : 30% SO	35%	-£730,598	-£870,788	-£890,984	-£890,984	-£966,719	-£1,017,208
35% SR : 35% THLR : 30% SO	43%	-£1,198,522	-£1,320,242	-£1,340,603	-£1,340,603	-£1,416,955	-£1,467,856
35% SR : 35% THLR : 30% SO	50%	-£1,669,520	-£1,772,718	-£1,793,256	-£1,793,256	-£1,870,271	-£1,921,615

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,501,059	£2,275,375	£2,255,781	£2,255,781	£2,182,305	£2,133,321
35% SR : 35% THLR : 30% SO	10%	£1,895,602	£1,694,227	£1,674,489	£1,674,489	£1,600,473	£1,551,128
35% SR : 35% THLR : 30% SO	20%	£1,284,680	£1,107,709	£1,087,805	£1,087,805	£1,013,163	£963,402
35% SR : 35% THLR : 30% SO	25%	£977,171	£812,436	£792,440	£792,440	£717,455	£667,465
35% SR : 35% THLR : 30% SO	30%	£668,295	£515,820	£495,728	£495,728	£420,378	£370,145
35% SR : 35% THLR : 30% SO	35%	£358,052	£217,862	£197,666	£197,666	£121,931	£71,442
35% SR : 35% THLR : 30% SO	43%	-£109,872	-£231,582	-£251,963	-£251,963	-£328,305	-£379,206
35% SR : 35% THLR : 30% SO	50%	-£580,870	-£684,068	-£704,606	-£704,606	-£781,621	-£832,965

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,955,496	£2,729,812	£2,710,219	£2,710,219	£2,636,742	£2,587,759
35% SR : 35% THLR : 30% SO	10%	£2,350,039	£2,148,664	£2,128,926	£2,128,926	£2,054,910	£2,005,565
35% SR : 35% THLR : 30% SO	20%	£1,739,117	£1,562,147	£1,542,242	£1,542,242	£1,467,601	£1,417,839
35% SR : 35% THLR : 30% SO	25%	£1,431,608	£1,266,873	£1,246,877	£1,246,877	£1,171,892	£1,121,902
35% SR : 35% THLR : 30% SO	30%	£1,122,732	£970,257	£950,165	£950,165	£874,815	£824,582
35% SR : 35% THLR : 30% SO	35%	£812,489	£672,300	£652,103	£652,103	£576,369	£525,879
35% SR : 35% THLR : 30% SO	43%	£344,565	£222,845	£202,484	£202,484	£126,132	£75,231
35% SR : 35% THLR : 30% SO	50%	-£126,432	-£229,630	-£250,168	-£250,168	-£327,184	-£378,528

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,092,227	£1,889,979	£1,870,386	£1,870,386	£1,796,911	£1,747,927
35% SR : 35% THLR : 30% SO	10%	£1,618,394	£1,438,192	£1,418,454	£1,418,454	£1,344,437	£1,295,093
35% SR : 35% THLR : 30% SO	20%	£1,139,096	£981,033	£961,130	£961,130	£886,488	£836,727
35% SR : 35% THLR : 30% SO	25%	£897,398	£750,441	£730,445	£730,445	£655,460	£605,470
35% SR : 35% THLR : 30% SO	30%	£654,334	£518,505	£498,412	£498,412	£423,063	£372,830
35% SR : 35% THLR : 30% SO	35%	£409,904	£285,227	£265,031	£265,031	£189,297	£138,806
35% SR : 35% THLR : 30% SO	43%	£40,697	£-68,307	£-89,000	£-89,000	£-166,602	£-218,335
35% SR : 35% THLR : 30% SO	50%	£-337,007	£-429,576	£-450,450	£-450,450	£-528,725	£-580,909

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,605,815	£-1,808,063	£-1,827,656	£-1,827,656	£-1,901,131	£-1,950,115
35% SR : 35% THLR : 30% SO	10%	£-2,079,648	£-2,259,850	£-2,279,587	£-2,279,587	£-2,353,605	£-2,402,949
35% SR : 35% THLR : 30% SO	20%	£-2,558,946	£-2,717,009	£-2,736,912	£-2,736,912	£-2,811,554	£-2,861,315
35% SR : 35% THLR : 30% SO	25%	£-2,800,643	£-2,947,601	£-2,967,597	£-2,967,597	£-3,042,582	£-3,092,572
35% SR : 35% THLR : 30% SO	30%	£-3,043,708	£-3,179,537	£-3,199,630	£-3,199,630	£-3,274,979	£-3,325,212
35% SR : 35% THLR : 30% SO	35%	£-3,288,138	£-3,412,815	£-3,433,011	£-3,433,011	£-3,508,745	£-3,559,236
35% SR : 35% THLR : 30% SO	43%	£-3,657,345	£-3,766,349	£-3,787,042	£-3,787,042	£-3,864,643	£-3,916,377
35% SR : 35% THLR : 30% SO	50%	£-4,035,049	£-4,127,618	£-4,148,492	£-4,148,492	£-4,226,766	£-4,278,951

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£49,736	£-152,512	£-172,105	£-172,105	£-245,580	£-294,564
35% SR : 35% THLR : 30% SO	10%	£-424,097	£-604,298	£-624,036	£-624,036	£-698,053	£-747,398
35% SR : 35% THLR : 30% SO	20%	£-903,395	£-1,061,457	£-1,081,361	£-1,081,361	£-1,156,002	£-1,205,764
35% SR : 35% THLR : 30% SO	25%	£-1,145,092	£-1,292,050	£-1,312,046	£-1,312,046	£-1,387,031	£-1,437,315
35% SR : 35% THLR : 30% SO	30%	£-1,388,157	£-1,523,986	£-1,544,079	£-1,544,079	£-1,619,428	£-1,669,661
35% SR : 35% THLR : 30% SO	35%	£-1,632,587	£-1,757,284	£-1,777,460	£-1,777,460	£-1,853,194	£-1,903,685
35% SR : 35% THLR : 30% SO	43%	£-2,001,793	£-2,110,797	£-2,131,491	£-2,131,491	£-2,209,092	£-2,260,826
35% SR : 35% THLR : 30% SO	50%	£-2,379,498	£-2,472,067	£-2,492,941	£-2,492,941	£-2,571,215	£-2,623,399

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,138,386	£936,138	£916,545	£916,545	£843,070	£794,086
35% SR : 35% THLR : 30% SO	10%	£664,553	£484,351	£464,614	£464,614	£390,596	£341,252
35% SR : 35% THLR : 30% SO	20%	£185,255	£27,192	£7,289	£7,289	£-67,353	£-117,114
35% SR : 35% THLR : 30% SO	25%	£-56,442	£-203,400	£-223,396	£-223,396	£-298,381	£-346,371
35% SR : 35% THLR : 30% SO	30%	£-299,507	£-435,336	£-455,429	£-455,429	£-530,778	£-581,011
35% SR : 35% THLR : 30% SO	35%	£-543,937	£-668,614	£-688,810	£-688,810	£-764,544	£-815,035
35% SR : 35% THLR : 30% SO	43%	£-913,144	£-1,022,148	£-1,042,841	£-1,042,841	£-1,120,442	£-1,172,176
35% SR : 35% THLR : 30% SO	50%	£-1,290,848	£-1,383,417	£-1,404,291	£-1,404,291	£-1,482,565	£-1,534,750

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,592,823	£1,390,576	£1,370,983	£1,370,983	£1,297,507	£1,248,524
35% SR : 35% THLR : 30% SO	10%	£1,118,990	£938,789	£919,051	£919,051	£845,034	£795,689
35% SR : 35% THLR : 30% SO	20%	£639,692	£481,630	£461,726	£461,726	£387,085	£337,323
35% SR : 35% THLR : 30% SO	25%	£397,995	£251,037	£231,041	£231,041	£156,056	£106,066
35% SR : 35% THLR : 30% SO	30%	£154,930	£19,101	£-992	£-992	£-676,341	£-126,574
35% SR : 35% THLR : 30% SO	35%	£-89,500	£-214,177	£-234,373	£-234,373	£-310,107	£-360,598
35% SR : 35% THLR : 30% SO	43%	£-458,706	£-567,710	£-588,404	£-588,404	£-666,005	£-717,738
35% SR : 35% THLR : 30% SO	50%	£-836,410	£-928,980	£-949,853	£-949,853	£-1,028,128	£-1,080,312

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£18,797,692	£17,528,353	£17,483,983	£17,483,983	£17,317,594	£17,206,667
35% SR : 35% THLR : 30% SO	10%	£16,235,773	£15,099,735	£15,055,055	£15,055,055	£14,887,504	£14,775,804
35% SR : 35% THLR : 30% SO	20%	£13,661,883	£12,659,350	£12,614,313	£12,614,313	£12,443,187	£12,328,752
35% SR : 35% THLR : 30% SO	25%	£12,370,450	£11,428,824	£11,382,852	£11,382,852	£11,210,451	£11,095,517
35% SR : 35% THLR : 30% SO	30%	£11,073,923	£10,194,044	£10,147,858	£10,147,858	£9,974,663	£9,859,200
35% SR : 35% THLR : 30% SO	35%	£9,768,345	£8,956,267	£8,909,858	£8,909,858	£8,735,824	£8,619,801
35% SR : 35% THLR : 30% SO	43%	£7,804,266	£7,093,992	£7,047,224	£7,047,224	£6,871,845	£6,754,924
35% SR : 35% THLR : 30% SO	50%	£5,833,333	£5,224,979	£5,177,826	£5,177,826	£5,000,999	£4,883,114

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,498,925	£10,229,586	£10,185,216	£10,185,216	£10,018,827	£9,907,900
35% SR : 35% THLR : 30% SO	10%	£8,937,006	£7,800,968	£7,756,288	£7,756,288	£7,588,737	£7,477,037
35% SR : 35% THLR : 30% SO	20%	£6,363,117	£5,360,583	£5,315,546	£5,315,546	£5,144,420	£5,029,985
35% SR : 35% THLR : 30% SO	25%	£5,071,683	£4,130,057	£4,084,085	£4,084,085	£3,911,684	£3,796,750
35% SR : 35% THLR : 30% SO	30%	£3,775,156	£2,895,277	£2,849,091	£2,849,091	£2,675,896	£2,560,433
35% SR : 35% THLR : 30% SO	35%	£2,469,578	£1,657,501	£1,611,091	£1,611,091	£1,437,057	£1,321,034
35% SR : 35% THLR : 30% SO	43%	£505,499	£-204,775	£-251,543	£-251,543	£-426,922	£-543,843
35% SR : 35% THLR : 30% SO	50%	£-1,465,434	£-2,073,788	£-2,120,941	£-2,120,941	£-2,297,768	£-2,415,653

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,766,460	£13,497,121	£13,452,751	£13,452,751	£13,286,362	£13,175,435
35% SR : 35% THLR : 30% SO	10%	£12,204,541	£11,068,503	£11,023,823	£11,023,823	£10,856,272	£10,744,573
35% SR : 35% THLR : 30% SO	20%	£9,630,652	£8,628,118	£8,583,081	£8,583,081	£8,411,955	£8,297,520
35% SR : 35% THLR : 30% SO	25%	£8,339,218	£7,397,592	£7,351,620	£7,351,620	£7,179,219	£7,064,286
35% SR : 35% THLR : 30% SO	30%	£7,042,691	£6,162,812	£6,116,626	£6,116,626	£5,943,431	£5,827,968
35% SR : 35% THLR : 30% SO	35%	£5,737,113	£4,925,036	£4,878,626	£4,878,626	£4,704,592	£4,588,569
35% SR : 35% THLR : 30% SO	43%	£3,773,034	£3,062,760	£3,015,992	£3,015,992	£2,840,613	£2,723,693
35% SR : 35% THLR : 30% SO	50%	£1,802,101	£1,193,747	£1,146,594	£1,146,594	£969,767	£851,882

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,915,111	£15,645,772	£15,601,402	£15,601,402	£15,435,013	£15,324,086
35% SR : 35% THLR : 30% SO	10%	£14,353,192	£13,217,154	£13,172,474	£13,172,474	£13,004,923	£12,893,224
35% SR : 35% THLR : 30% SO	20%	£11,779,303	£10,776,769	£10,731,732	£10,731,732	£10,560,606	£10,446,172
35% SR : 35% THLR : 30% SO	25%	£10,487,869	£9,546,244	£9,500,271	£9,500,271	£9,327,870	£9,212,937
35% SR : 35% THLR : 30% SO	30%	£9,191,342	£8,311,463	£8,265,277	£8,265,277	£8,092,083	£7,976,619
35% SR : 35% THLR : 30% SO	35%	£7,885,764	£7,073,687	£7,027,277	£7,027,277	£6,853,243	£6,737,220
35% SR : 35% THLR : 30% SO	43%	£5,921,685	£5,211,411	£5,164,643	£5,164,643	£4,989,264	£4,872,344
35% SR : 35% THLR : 30% SO	50%	£3,950,752	£3,342,398	£3,295,245	£3,295,245	£3,118,418	£3,000,533

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,812,027	£16,542,688	£16,498,318	£16,498,318	£16,331,929	£16,221,002
35% SR : 35% THLR : 30% SO	10%	£15,250,108	£14,114,070	£14,069,390	£14,069,390	£13,901,839	£13,790,139
35% SR : 35% THLR : 30% SO	20%	£12,676,218	£11,673,685	£11,628,648	£11,628,648	£11,457,522	£11,343,087
35% SR : 35% THLR : 30% SO	25%	£11,384,785	£10,443,159	£10,397,187	£10,397,187	£10,224,786	£10,109,852
35% SR : 35% THLR : 30% SO	30%	£10,088,258	£9,208,379	£9,162,193	£9,162,193	£8,988,998	£8,873,535
35% SR : 35% THLR : 30% SO	35%	£8,782,680	£7,970,602	£7,924,193	£7,924,193	£7,750,159	£7,634,136
35% SR : 35% THLR : 30% SO	43%	£6,818,601	£6,108,327	£6,061,559	£6,061,559	£5,886,180	£5,769,259
35% SR : 35% THLR : 30% SO	50%	£4,847,668	£4,239,314	£4,192,161	£4,192,161	£4,015,334	£3,897,449

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,822,168	£9,674,528	£9,629,432	£9,629,432	£9,460,321	£9,347,581
35% SR : 35% THLR : 30% SO	10%	£9,046,645	£8,020,239	£7,974,829	£7,974,829	£7,804,538	£7,691,011
35% SR : 35% THLR : 30% SO	20%	£7,258,938	£6,353,975	£6,308,201	£6,308,201	£6,136,550	£6,022,115
35% SR : 35% THLR : 30% SO	25%	£6,360,514	£5,516,352	£5,470,379	£5,470,379	£5,297,978	£5,183,045
35% SR : 35% THLR : 30% SO	30%	£5,459,046	£4,675,736	£4,629,551	£4,629,551	£4,456,356	£4,340,893
35% SR : 35% THLR : 30% SO	35%	£4,554,529	£3,832,125	£3,785,716	£3,785,716	£3,611,682	£3,495,659
35% SR : 35% THLR : 30% SO	43%	£3,192,045	£2,561,096	£2,514,328	£2,514,328	£2,338,949	£2,222,030
35% SR : 35% THLR : 30% SO	50%	£1,822,706	£1,283,331	£1,236,177	£1,236,177	£1,059,350	£941,466

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,523,401	£2,375,761	£2,330,665	£2,330,665	£2,161,554	£2,048,814
35% SR : 35% THLR : 30% SO	10%	£1,747,878	£721,472	£676,062	£676,062	£505,771	£392,244
35% SR : 35% THLR : 30% SO	20%	-£39,829	-£944,792	-£990,566	-£990,566	-£1,162,217	-£1,276,652
35% SR : 35% THLR : 30% SO	25%	-£938,253	-£1,782,415	-£1,828,388	-£1,828,388	-£2,000,789	-£2,115,722
35% SR : 35% THLR : 30% SO	30%	-£1,839,721	-£2,623,031	-£2,669,216	-£2,669,216	-£2,842,411	-£2,957,874
35% SR : 35% THLR : 30% SO	35%	-£2,744,238	-£3,466,642	-£3,513,051	-£3,513,051	-£3,687,085	-£3,803,108
35% SR : 35% THLR : 30% SO	43%	-£4,106,722	-£4,737,671	-£4,784,439	-£4,784,439	-£4,959,818	-£5,076,737
35% SR : 35% THLR : 30% SO	50%	-£5,476,061	-£6,015,436	-£6,062,589	-£6,062,589	-£6,239,417	-£6,357,301

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,790,936	£5,643,296	£5,598,200	£5,598,200	£5,429,089	£5,316,349
35% SR : 35% THLR : 30% SO	10%	£5,015,413	£3,989,007	£3,943,597	£3,943,597	£3,773,306	£3,659,779
35% SR : 35% THLR : 30% SO	20%	£3,227,706	£2,322,743	£2,276,969	£2,276,969	£2,105,318	£1,990,883
35% SR : 35% THLR : 30% SO	25%	£2,329,282	£1,485,120	£1,439,147	£1,439,147	£1,266,746	£1,151,813
35% SR : 35% THLR : 30% SO	30%	£1,427,814	£644,504	£598,319	£598,319	£425,724	£309,661
35% SR : 35% THLR : 30% SO	35%	£523,298	-£199,107	-£245,516	-£245,516	-£419,550	-£535,573
35% SR : 35% THLR : 30% SO	43%	-£839,187	-£1,470,136	-£1,516,904	-£1,516,904	-£1,692,283	-£1,809,202
35% SR : 35% THLR : 30% SO	50%	-£2,208,526	-£2,747,901	-£2,795,054	-£2,795,054	-£2,971,882	-£3,089,766

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,939,587	£7,791,947	£7,746,851	£7,746,851	£7,577,740	£7,465,000
35% SR : 35% THLR : 30% SO	10%	£7,164,064	£6,137,658	£6,092,248	£6,092,248	£5,921,957	£5,808,431
35% SR : 35% THLR : 30% SO	20%	£5,376,357	£4,471,394	£4,425,621	£4,425,621	£4,253,969	£4,139,535
35% SR : 35% THLR : 30% SO	25%	£4,477,934	£3,633,771	£3,587,798	£3,587,798	£3,415,397	£3,300,464
35% SR : 35% THLR : 30% SO	30%	£3,576,465	£2,793,155	£2,746,970	£2,746,970	£2,573,775	£2,458,312
35% SR : 35% THLR : 30% SO	35%	£2,671,949	£1,949,545	£1,903,135	£1,903,135	£1,729,101	£1,613,078
35% SR : 35% THLR : 30% SO	43%	£1,309,464	£678,515	£631,747	£631,747	£456,368	£339,449
35% SR : 35% THLR : 30% SO	50%	-£59,875	-£599,250	-£646,403	-£646,403	-£829,230	-£941,115

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,836,503	£8,688,863	£8,643,767	£8,643,767	£8,474,656	£8,361,916
35% SR : 35% THLR : 30% SO	10%	£8,060,980	£7,034,574	£6,989,164	£6,989,164	£6,818,873	£6,705,346
35% SR : 35% THLR : 30% SO	20%	£6,273,273	£5,368,310	£5,322,536	£5,322,536	£5,150,885	£5,036,450
35% SR : 35% THLR : 30% SO	25%	£5,374,849	£4,500,687	£4,454,714	£4,454,714	£4,282,313	£4,167,380
35% SR : 35% THLR : 30% SO	30%	£4,473,381	£3,630,071	£3,583,886	£3,583,886	£3,410,691	£3,295,228
35% SR : 35% THLR : 30% SO	35%	£3,568,864	£2,764,460	£2,718,051	£2,718,051	£2,544,856	£2,429,393
35% SR : 35% THLR : 30% SO	43%	£2,206,380	£1,575,431	£1,528,663	£1,528,663	£1,353,284	£1,237,365
35% SR : 35% THLR : 30% SO	50%	£837,041	£297,666	£250,512	£250,512	£73,685	-£44,199

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,479,978	£6,389,821	£6,344,725	£6,344,725	£6,175,615	£6,062,873
35% SR : 35% THLR : 30% SO	10%	£6,031,781	£5,057,228	£5,011,817	£5,011,817	£4,841,527	£4,728,000
35% SR : 35% THLR : 30% SO	20%	£4,571,399	£3,712,659	£3,666,885	£3,666,885	£3,495,234	£3,380,799
35% SR : 35% THLR : 30% SO	25%	£3,836,638	£3,035,884	£2,989,910	£2,989,910	£2,817,510	£2,702,576
35% SR : 35% THLR : 30% SO	30%	£3,098,831	£2,356,115	£2,309,929	£2,309,929	£2,136,735	£2,021,271
35% SR : 35% THLR : 30% SO	35%	£2,357,978	£1,673,352	£1,626,943	£1,626,943	£1,452,909	£1,336,885
35% SR : 35% THLR : 30% SO	43%	£1,240,987	£643,594	£596,827	£596,827	£421,448	£304,527
35% SR : 35% THLR : 30% SO	50%	£117,142	£-399,325	£-447,250	£-447,250	£-626,969	£-746,781

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£181,211	£-908,945	£-954,042	£-954,042	£-1,123,152	£-1,235,893
35% SR : 35% THLR : 30% SO	10%	£-1,266,986	£-2,241,539	£-2,286,950	£-2,286,950	£-2,457,240	£-2,570,767
35% SR : 35% THLR : 30% SO	20%	£-2,727,368	£-3,586,108	£-3,631,882	£-3,631,882	£-3,803,533	£-3,917,968
35% SR : 35% THLR : 30% SO	25%	£-3,462,129	£-4,262,883	£-4,308,857	£-4,308,857	£-4,481,257	£-4,596,191
35% SR : 35% THLR : 30% SO	30%	£-4,199,936	£-4,942,652	£-4,988,838	£-4,988,838	£-5,162,032	£-5,277,495
35% SR : 35% THLR : 30% SO	35%	£-4,940,789	£-5,625,415	£-5,671,824	£-5,671,824	£-5,845,858	£-5,961,882
35% SR : 35% THLR : 30% SO	43%	£-6,057,780	£-6,655,173	£-6,701,940	£-6,701,940	£-6,877,319	£-6,994,240
35% SR : 35% THLR : 30% SO	50%	£-7,181,625	£-7,698,092	£-7,746,017	£-7,746,017	£-7,925,736	£-8,045,548

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,448,746	£2,358,590	£2,313,493	£2,313,493	£2,144,383	£2,031,642
35% SR : 35% THLR : 30% SO	10%	£2,000,549	£1,025,996	£980,585	£980,585	£810,295	£696,768
35% SR : 35% THLR : 30% SO	20%	£540,167	£-318,573	£-364,347	£-364,347	£-535,998	£-650,433
35% SR : 35% THLR : 30% SO	25%	£-194,594	£-995,348	£-1,041,322	£-1,041,322	£-1,213,722	£-1,328,656
35% SR : 35% THLR : 30% SO	30%	£-932,401	£-1,675,117	£-1,721,303	£-1,721,303	£-1,894,497	£-2,009,960
35% SR : 35% THLR : 30% SO	35%	£-1,673,254	£-2,357,880	£-2,404,289	£-2,404,289	£-2,578,323	£-2,694,347
35% SR : 35% THLR : 30% SO	43%	£-2,790,245	£-3,387,638	£-3,434,405	£-3,434,405	£-3,609,784	£-3,726,704
35% SR : 35% THLR : 30% SO	50%	£-3,914,090	£-4,430,557	£-4,478,482	£-4,478,482	£-4,658,201	£-4,778,013

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,597,397	£4,507,241	£4,462,144	£4,462,144	£4,293,034	£4,180,293
35% SR : 35% THLR : 30% SO	10%	£4,149,200	£3,174,647	£3,129,236	£3,129,236	£2,958,946	£2,845,420
35% SR : 35% THLR : 30% SO	20%	£2,688,818	£1,830,078	£1,784,304	£1,784,304	£1,612,653	£1,498,218
35% SR : 35% THLR : 30% SO	25%	£1,954,057	£1,153,303	£1,107,330	£1,107,330	£934,930	£819,955
35% SR : 35% THLR : 30% SO	30%	£1,216,250	£473,534	£427,348	£427,348	£254,154	£138,691
35% SR : 35% THLR : 30% SO	35%	£475,390	£-209,229	£-255,638	£-255,638	£-429,672	£-545,685
35% SR : 35% THLR : 30% SO	43%	£-841,994	£-1,238,987	£-1,285,754	£-1,285,754	£-1,461,133	£-1,576,053
35% SR : 35% THLR : 30% SO	50%	£-1,765,439	£-2,281,906	£-2,329,831	£-2,329,831	£-2,509,550	£-2,629,362

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,494,313	£5,404,156	£5,359,060	£5,359,060	£5,189,950	£5,077,208
35% SR : 35% THLR : 30% SO	10%	£5,046,116	£4,071,563	£4,026,152	£4,026,152	£3,855,862	£3,742,335
35% SR : 35% THLR : 30% SO	20%	£3,585,734	£2,726,994	£2,681,220	£2,681,220	£2,509,569	£2,395,134
35% SR : 35% THLR : 30% SO	25%	£2,850,973	£2,050,219	£2,004,245	£2,004,245	£1,831,845	£1,716,911
35% SR : 35% THLR : 30% SO	30%	£2,113,166	£1,370,450	£1,324,264	£1,324,264	£1,151,070	£1,035,606
35% SR : 35% THLR : 30% SO	35%	£1,372,313	£687,687	£641,278	£641,278	£467,244	£351,220
35% SR : 35% THLR : 30% SO	43%	£255,322	£-342,071	£-388,838	£-388,838	£-564,217	£-681,138
35% SR : 35% THLR : 30% SO	50%	£-868,623	£-1,384,990	£-1,432,915	£-1,432,915	£-1,612,634	£-1,732,446

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,485,292	£8,869,435	£8,824,339	£8,824,339	£8,655,228	£8,542,487
35% SR : 35% THLR : 30% SO	10%	£7,842,666	£7,294,879	£7,249,468	£7,249,468	£7,079,177	£6,965,651
35% SR : 35% THLR : 30% SO	20%	£6,187,856	£5,708,346	£5,662,573	£5,662,573	£5,490,922	£5,376,487
35% SR : 35% THLR : 30% SO	25%	£5,355,882	£4,910,590	£4,864,617	£4,864,617	£4,692,216	£4,577,282
35% SR : 35% THLR : 30% SO	30%	£4,520,861	£4,109,839	£4,063,654	£4,063,654	£3,890,460	£3,774,996
35% SR : 35% THLR : 30% SO	35%	£3,682,793	£3,306,096	£3,259,686	£3,259,686	£3,085,652	£2,969,629
35% SR : 35% THLR : 30% SO	43%	£2,419,982	£2,094,866	£2,048,098	£2,048,098	£1,872,718	£1,755,799
35% SR : 35% THLR : 30% SO	50%	£1,150,315	£876,900	£829,746	£829,746	£652,919	£535,035

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,186,625	£1,570,668	£1,525,572	£1,525,572	£1,356,461	£1,243,720
35% SR : 35% THLR : 30% SO	10%	£543,899	-£3,888	-£49,299	-£49,299	-£219,590	-£333,116
35% SR : 35% THLR : 30% SO	20%	-£1,110,911	-£1,590,420	-£1,636,194	-£1,636,194	-£1,807,845	-£1,922,280
35% SR : 35% THLR : 30% SO	25%	-£1,942,885	-£2,388,177	-£2,434,150	-£2,434,150	-£2,606,551	-£2,721,484
35% SR : 35% THLR : 30% SO	30%	-£2,777,906	-£3,188,928	-£3,235,113	-£3,235,113	-£3,408,307	-£3,523,770
35% SR : 35% THLR : 30% SO	35%	-£3,615,974	-£3,992,671	-£4,039,081	-£4,039,081	-£4,213,115	-£4,329,138
35% SR : 35% THLR : 30% SO	43%	-£4,878,785	-£5,203,901	-£5,250,669	-£5,250,669	-£5,426,048	-£5,542,968
35% SR : 35% THLR : 30% SO	50%	-£6,148,452	-£6,421,867	-£6,469,021	-£6,469,021	-£6,645,848	-£6,763,732

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,454,060	£4,838,203	£4,793,107	£4,793,107	£4,623,997	£4,511,255
35% SR : 35% THLR : 30% SO	10%	£3,811,434	£3,263,647	£3,218,236	£3,218,236	£3,047,945	£2,934,419
35% SR : 35% THLR : 30% SO	20%	£2,156,624	£1,677,115	£1,631,341	£1,631,341	£1,459,690	£1,345,255
35% SR : 35% THLR : 30% SO	25%	£1,324,650	£879,359	£833,385	£833,385	£660,984	£546,051
35% SR : 35% THLR : 30% SO	30%	£489,629	£78,607	£32,422	£32,422	-£140,772	-£258,235
35% SR : 35% THLR : 30% SO	35%	-£348,439	-£725,136	-£771,546	-£771,546	-£945,580	-£1,061,603
35% SR : 35% THLR : 30% SO	43%	-£1,611,250	-£1,936,386	-£1,983,134	-£1,983,134	-£2,168,513	-£2,275,433
35% SR : 35% THLR : 30% SO	50%	-£2,880,917	-£3,164,332	-£3,201,485	-£3,201,485	-£3,378,313	-£3,496,197

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,602,711	£6,986,854	£6,941,758	£6,941,758	£6,772,648	£6,659,906
35% SR : 35% THLR : 30% SO	10%	£5,960,085	£5,412,298	£5,366,887	£5,366,887	£5,196,596	£5,083,070
35% SR : 35% THLR : 30% SO	20%	£4,305,276	£3,825,766	£3,779,992	£3,779,992	£3,608,341	£3,493,906
35% SR : 35% THLR : 30% SO	25%	£3,473,301	£3,028,010	£2,982,036	£2,982,036	£2,809,635	£2,694,702
35% SR : 35% THLR : 30% SO	30%	£2,638,280	£2,227,258	£2,181,073	£2,181,073	£2,007,879	£1,892,416
35% SR : 35% THLR : 30% SO	35%	£1,800,213	£1,423,515	£1,377,106	£1,377,106	£1,203,071	£1,087,048
35% SR : 35% THLR : 30% SO	43%	£537,401	£212,285	£165,517	£165,517	-£9,862	-£128,781
35% SR : 35% THLR : 30% SO	50%	-£732,266	-£1,005,681	-£1,052,834	-£1,052,834	-£1,229,661	-£1,347,546

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,499,627	£7,883,770	£7,838,674	£7,838,674	£7,669,563	£7,556,822
35% SR : 35% THLR : 30% SO	10%	£6,857,001	£6,309,214	£6,263,803	£6,263,803	£6,093,512	£5,979,986
35% SR : 35% THLR : 30% SO	20%	£5,202,191	£4,722,681	£4,676,908	£4,676,908	£4,505,257	£4,390,822
35% SR : 35% THLR : 30% SO	25%	£4,370,217	£3,924,925	£3,878,952	£3,878,952	£3,706,551	£3,591,617
35% SR : 35% THLR : 30% SO	30%	£3,535,196	£3,124,174	£3,077,989	£3,077,989	£2,904,795	£2,789,331
35% SR : 35% THLR : 30% SO	35%	£2,697,128	£2,320,431	£2,274,021	£2,274,021	£2,099,987	£1,983,964
35% SR : 35% THLR : 30% SO	43%	£1,434,317	£1,109,201	£1,062,433	£1,062,433	£887,053	£770,134
35% SR : 35% THLR : 30% SO	50%	£164,650	-£108,765	-£155,919	-£155,919	-£332,746	-£450,630

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,811,541	£6,241,669	£6,196,573	£6,196,573	£6,027,462	£5,914,722
35% SR : 35% THLR : 30% SO	10%	£5,428,153	£4,921,892	£4,876,481	£4,876,481	£4,706,191	£4,592,664
35% SR : 35% THLR : 30% SO	20%	£4,032,579	£3,590,139	£3,544,364	£3,544,364	£3,372,713	£3,258,278
35% SR : 35% THLR : 30% SO	25%	£3,330,223	£2,919,771	£2,873,798	£2,873,798	£2,701,399	£2,586,464
35% SR : 35% THLR : 30% SO	30%	£2,624,821	£2,246,410	£2,200,225	£2,200,225	£2,027,030	£1,911,567
35% SR : 35% THLR : 30% SO	35%	£1,916,373	£1,570,056	£1,523,646	£1,523,646	£1,349,611	£1,233,589
35% SR : 35% THLR : 30% SO	43%	£847,989	£549,910	£503,141	£503,141	£327,762	£210,843
35% SR : 35% THLR : 30% SO	50%	£-230,966	£-484,773	£-532,699	£-532,699	£-712,417	£-832,229

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-487,226	£-1,057,098	£-1,102,194	£-1,102,194	£-1,271,304	£-1,384,045
35% SR : 35% THLR : 30% SO	10%	£-1,870,614	£-2,376,875	£-2,422,286	£-2,422,286	£-2,592,576	£-2,706,103
35% SR : 35% THLR : 30% SO	20%	£-3,266,188	£-3,708,628	£-3,754,402	£-3,754,402	£-3,926,054	£-4,040,489
35% SR : 35% THLR : 30% SO	25%	£-3,968,544	£-4,378,996	£-4,424,969	£-4,424,969	£-4,597,370	£-4,712,303
35% SR : 35% THLR : 30% SO	30%	£-4,673,946	£-5,052,357	£-5,098,542	£-5,098,542	£-5,271,737	£-5,387,200
35% SR : 35% THLR : 30% SO	35%	£-5,382,394	£-5,728,711	£-5,775,121	£-5,775,121	£-5,949,156	£-6,065,178
35% SR : 35% THLR : 30% SO	43%	£-6,450,778	£-6,748,857	£-6,795,625	£-6,795,625	£-6,971,005	£-7,087,924
35% SR : 35% THLR : 30% SO	50%	£-7,529,733	£-7,783,540	£-7,831,466	£-7,831,466	£-8,011,184	£-8,130,996

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,780,309	£2,210,437	£2,165,341	£2,165,341	£1,996,231	£1,883,490
35% SR : 35% THLR : 30% SO	10%	£1,396,921	£890,660	£845,249	£845,249	£674,959	£561,432
35% SR : 35% THLR : 30% SO	20%	£1,347	£-441,093	£-486,867	£-486,867	£-658,519	£-772,953
35% SR : 35% THLR : 30% SO	25%	£-701,009	£-1,111,461	£-1,157,434	£-1,157,434	£-1,329,835	£-1,444,768
35% SR : 35% THLR : 30% SO	30%	£-1,406,411	£-1,784,822	£-1,831,007	£-1,831,007	£-2,004,202	£-2,119,665
35% SR : 35% THLR : 30% SO	35%	£-2,114,859	£-2,461,176	£-2,507,586	£-2,507,586	£-2,681,621	£-2,797,643
35% SR : 35% THLR : 30% SO	43%	£-3,183,243	£-3,481,322	£-3,528,090	£-3,528,090	£-3,703,470	£-3,820,389
35% SR : 35% THLR : 30% SO	50%	£-4,262,198	£-4,516,005	£-4,563,931	£-4,563,931	£-4,743,649	£-4,863,461

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,928,960	£4,359,089	£4,313,992	£4,313,992	£4,144,882	£4,032,142
35% SR : 35% THLR : 30% SO	10%	£3,545,572	£3,039,311	£2,993,900	£2,993,900	£2,823,610	£2,710,083
35% SR : 35% THLR : 30% SO	20%	£2,149,998	£1,707,558	£1,661,784	£1,661,784	£1,490,132	£1,375,698
35% SR : 35% THLR : 30% SO	25%	£1,447,642	£1,037,190	£991,217	£991,217	£819,816	£703,853
35% SR : 35% THLR : 30% SO	30%	£742,240	£363,830	£317,645	£317,645	£144,449	£28,996
35% SR : 35% THLR : 30% SO	35%	£33,792	£-312,525	£-358,934	£-358,934	£-532,970	£-648,992
35% SR : 35% THLR : 30% SO	43%	£-1,084,592	£-1,332,671	£-1,379,439	£-1,379,439	£-1,554,819	£-1,671,738
35% SR : 35% THLR : 30% SO	50%	£-2,113,547	£-2,367,354	£-2,415,279	£-2,415,279	£-2,594,998	£-2,714,610

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,825,876	£5,256,004	£5,210,908	£5,210,908	£5,041,797	£4,929,057
35% SR : 35% THLR : 30% SO	10%	£4,442,488	£3,936,227	£3,890,816	£3,890,816	£3,720,526	£3,606,999
35% SR : 35% THLR : 30% SO	20%	£3,046,914	£2,604,474	£2,558,699	£2,558,699	£2,387,048	£2,272,613
35% SR : 35% THLR : 30% SO	25%	£2,344,558	£1,934,106	£1,888,133	£1,888,133	£1,715,732	£1,600,799
35% SR : 35% THLR : 30% SO	30%	£1,639,156	£1,260,745	£1,214,560	£1,214,560	£1,041,365	£925,902
35% SR : 35% THLR : 30% SO	35%	£930,708	£594,391	£537,981	£537,981	£363,946	£247,924
35% SR : 35% THLR : 30% SO	43%	£-137,676	£-435,755	£-482,524	£-482,524	£-657,903	£-774,822
35% SR : 35% THLR : 30% SO	50%	£-1,216,631	£-1,470,438	£-1,518,364	£-1,518,364	£-1,698,082	£-1,817,894

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,806,227	£4,270,845	£4,225,750	£4,225,750	£4,056,638	£3,943,898
35% SR : 35% THLR : 30% SO	10%	£3,617,278	£3,142,162	£3,096,753	£3,096,753	£2,926,462	£2,812,935
35% SR : 35% THLR : 30% SO	20%	£2,416,145	£2,001,505	£1,955,731	£1,955,731	£1,784,080	£1,669,645
35% SR : 35% THLR : 30% SO	25%	£1,811,008	£1,426,686	£1,380,712	£1,380,712	£1,208,312	£1,093,379
35% SR : 35% THLR : 30% SO	30%	£1,202,826	£848,872	£802,687	£802,687	£629,492	£514,029
35% SR : 35% THLR : 30% SO	35%	£591,598	£268,065	£221,656	£221,656	£47,621	£-69,521
35% SR : 35% THLR : 30% SO	43%	£-336,369	£-618,716	£-666,249	£-666,249	£-844,496	£-963,328
35% SR : 35% THLR : 30% SO	50%	£-1,280,978	£-1,516,727	£-1,564,652	£-1,564,652	£-1,744,370	£-1,864,183

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,492,540	£-3,027,922	£-3,073,017	£-3,073,017	£-3,242,129	£-3,354,869
35% SR : 35% THLR : 30% SO	10%	£-3,681,489	£-4,156,604	£-4,202,014	£-4,202,014	£-4,372,305	£-4,485,832
35% SR : 35% THLR : 30% SO	20%	£-4,882,622	£-5,297,262	£-5,343,036	£-5,343,036	£-5,514,687	£-5,629,122
35% SR : 35% THLR : 30% SO	25%	£-5,487,759	£-6,372,081	£-6,418,055	£-6,418,055	£-6,590,455	£-6,705,388
35% SR : 35% THLR : 30% SO	30%	£-6,095,941	£-7,449,895	£-7,496,080	£-7,496,080	£-7,669,275	£-7,784,737
35% SR : 35% THLR : 30% SO	35%	£-6,707,169	£-8,030,701	£-8,077,111	£-8,077,111	£-8,251,146	£-8,368,288
35% SR : 35% THLR : 30% SO	43%	£-7,635,136	£-9,317,483	£-9,365,016	£-9,365,016	£-9,543,262	£-9,662,094
35% SR : 35% THLR : 30% SO	50%	£-8,579,745	£-10,815,494	£-10,863,419	£-10,863,419	£-11,043,137	£-11,162,950

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£774,995	£239,613	£194,518	£194,518	£25,406	£-87,334
35% SR : 35% THLR : 30% SO	10%	£-413,954	£-889,069	£-934,479	£-934,479	£-1,104,770	£-1,218,297
35% SR : 35% THLR : 30% SO	20%	£-1,615,087	£-2,029,727	£-2,075,501	£-2,075,501	£-2,247,152	£-2,361,587
35% SR : 35% THLR : 30% SO	25%	£-2,220,224	£-2,804,546	£-2,850,520	£-2,850,520	£-3,022,920	£-3,137,853
35% SR : 35% THLR : 30% SO	30%	£-2,828,406	£-3,182,380	£-3,228,545	£-3,228,545	£-3,401,740	£-3,517,202
35% SR : 35% THLR : 30% SO	35%	£-3,439,634	£-3,763,186	£-3,809,576	£-3,809,576	£-3,983,611	£-4,100,752
35% SR : 35% THLR : 30% SO	43%	£-4,367,601	£-4,649,948	£-4,697,480	£-4,697,480	£-4,875,727	£-4,994,559
35% SR : 35% THLR : 30% SO	50%	£-5,312,210	£-5,547,959	£-5,595,883	£-5,595,883	£-5,775,602	£-5,895,415

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,923,646	£2,388,264	£2,343,169	£2,343,169	£2,174,058	£2,061,317
35% SR : 35% THLR : 30% SO	10%	£1,734,697	£1,259,582	£1,214,172	£1,214,172	£1,043,881	£930,354
35% SR : 35% THLR : 30% SO	20%	£533,564	£118,924	£73,151	£73,151	£-98,501	£-212,935
35% SR : 35% THLR : 30% SO	25%	£-71,572	£-455,895	£-501,869	£-501,869	£-674,269	£-789,202
35% SR : 35% THLR : 30% SO	30%	£-679,755	£-1,033,709	£-1,079,894	£-1,079,894	£-1,253,089	£-1,368,551
35% SR : 35% THLR : 30% SO	35%	£-1,290,983	£-1,614,515	£-1,660,925	£-1,660,925	£-1,834,960	£-1,952,101
35% SR : 35% THLR : 30% SO	43%	£-2,218,950	£-2,601,297	£-2,648,829	£-2,648,829	£-2,823,076	£-2,940,908
35% SR : 35% THLR : 30% SO	50%	£-3,163,559	£-3,399,308	£-3,447,232	£-3,447,232	£-3,626,951	£-3,746,764

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,820,562	£3,285,180	£3,240,085	£3,240,085	£3,070,973	£2,958,233
35% SR : 35% THLR : 30% SO	10%	£2,631,613	£2,156,497	£2,111,088	£2,111,088	£1,940,797	£1,827,270
35% SR : 35% THLR : 30% SO	20%	£1,430,480	£1,015,840	£970,066	£970,066	£798,415	£683,980
35% SR : 35% THLR : 30% SO	25%	£825,343	£441,021	£395,047	£395,047	£222,647	£107,714
35% SR : 35% THLR : 30% SO	30%	£217,161	£-136,793	£-182,978	£-182,978	£-356,173	£-471,636
35% SR : 35% THLR : 30% SO	35%	£-394,067	£-717,600	£-764,009	£-764,009	£-938,044	£-1,055,186
35% SR : 35% THLR : 30% SO	43%	£-1,322,034	£-1,604,381	£-1,651,914	£-1,651,914	£-1,830,161	£-1,948,993
35% SR : 35% THLR : 30% SO	50%	£-2,266,643	£-2,502,392	£-2,550,317	£-2,550,317	£-2,730,035	£-2,849,848

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,148,416	£7,668,616	£7,623,520	£7,623,520	£7,454,410	£7,341,669
35% SR : 35% THLR : 30% SO	10%	£6,635,409	£6,210,143	£6,164,733	£6,164,733	£5,994,442	£5,880,915
35% SR : 35% THLR : 30% SO	20%	£5,110,218	£4,739,694	£4,693,920	£4,693,920	£4,522,269	£4,407,834
35% SR : 35% THLR : 30% SO	25%	£4,343,052	£3,999,979	£3,954,005	£3,954,005	£3,781,605	£3,666,672
35% SR : 35% THLR : 30% SO	30%	£3,572,841	£3,257,270	£3,211,085	£3,211,085	£3,037,890	£2,922,427
35% SR : 35% THLR : 30% SO	35%	£2,799,584	£2,511,567	£2,465,158	£2,465,158	£2,291,123	£2,175,101
35% SR : 35% THLR : 30% SO	43%	£1,633,985	£1,387,399	£1,340,632	£1,340,632	£1,165,253	£1,048,332
35% SR : 35% THLR : 30% SO	50%	£461,533	£256,496	£209,342	£209,342	£32,516	£-86,765

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£849,649	£369,850	£324,753	£324,753	£155,643	£42,902
35% SR : 35% THLR : 30% SO	10%	£-663,358	£-1,088,624	£-1,134,034	£-1,134,034	£-1,304,325	£-1,417,852
35% SR : 35% THLR : 30% SO	20%	£-2,188,549	£-2,559,073	£-2,604,847	£-2,604,847	£-2,776,498	£-2,890,933
35% SR : 35% THLR : 30% SO	25%	£-2,955,715	£-3,298,788	£-3,344,762	£-3,344,762	£-3,517,162	£-3,632,095
35% SR : 35% THLR : 30% SO	30%	£-3,725,926	£-4,041,497	£-4,087,682	£-4,087,682	£-4,260,877	£-4,376,340
35% SR : 35% THLR : 30% SO	35%	£-4,499,183	£-4,787,199	£-4,833,609	£-4,833,609	£-5,007,644	£-5,123,666
35% SR : 35% THLR : 30% SO	43%	£-5,664,782	£-5,911,368	£-5,958,135	£-5,958,135	£-6,133,514	£-6,250,434
35% SR : 35% THLR : 30% SO	50%	£-6,837,234	£-7,042,271	£-7,089,425	£-7,089,425	£-7,266,251	£-7,385,532

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,117,184	£3,637,385	£3,592,288	£3,592,288	£3,423,178	£3,310,438
35% SR : 35% THLR : 30% SO	10%	£2,604,177	£2,178,911	£2,133,501	£2,133,501	£1,963,210	£1,849,683
35% SR : 35% THLR : 30% SO	20%	£1,078,986	£708,462	£662,688	£662,688	£491,037	£376,602
35% SR : 35% THLR : 30% SO	25%	£-311,820	£-31,253	£-77,227	£-77,227	£-249,627	£-364,560
35% SR : 35% THLR : 30% SO	30%	£-458,391	£-773,962	£-820,147	£-820,147	£-993,342	£-1,108,805
35% SR : 35% THLR : 30% SO	35%	£-1,231,648	£-1,519,684	£-1,566,074	£-1,566,074	£-1,740,109	£-1,856,131
35% SR : 35% THLR : 30% SO	43%	£-2,397,247	£-2,843,833	£-2,890,600	£-2,890,600	£-3,065,979	£-3,182,899
35% SR : 35% THLR : 30% SO	50%	£-3,569,699	£-3,774,736	£-3,821,890	£-3,821,890	£-4,000,716	£-4,117,997

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,265,835	£5,786,036	£5,740,939	£5,740,939	£5,571,829	£5,459,089
35% SR : 35% THLR : 30% SO	10%	£4,752,828	£4,327,562	£4,282,152	£4,282,152	£4,111,861	£3,998,334
35% SR : 35% THLR : 30% SO	20%	£3,227,637	£2,857,113	£2,811,339	£2,811,339	£2,639,688	£2,525,253
35% SR : 35% THLR : 30% SO	25%	£2,460,472	£2,117,398	£2,071,424	£2,071,424	£1,899,024	£1,784,091
35% SR : 35% THLR : 30% SO	30%	£1,690,260	£1,374,689	£1,328,504	£1,328,504	£1,155,309	£1,039,846
35% SR : 35% THLR : 30% SO	35%	£917,003	£628,987	£582,577	£582,577	£408,542	£292,520
35% SR : 35% THLR : 30% SO	43%	£-248,996	£-495,182	£-541,949	£-541,949	£-717,328	£-834,248
35% SR : 35% THLR : 30% SO	50%	£-1,421,048	£-1,626,085	£-1,673,239	£-1,673,239	£-1,850,065	£-1,969,345

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,162,751	£6,682,951	£6,637,855	£6,637,855	£6,468,745	£6,356,004
35% SR : 35% THLR : 30% SO	10%	£5,649,744	£5,224,478	£5,179,068	£5,179,068	£5,008,777	£4,895,250
35% SR : 35% THLR : 30% SO	20%	£4,124,553	£3,754,029	£3,708,255	£3,708,255	£3,536,604	£3,422,169
35% SR : 35% THLR : 30% SO	25%	£3,357,387	£3,014,314	£2,968,340	£2,968,340	£2,795,940	£2,681,107
35% SR : 35% THLR : 30% SO	30%	£2,587,176	£2,271,605	£2,225,420	£2,225,420	£2,052,225	£1,936,762
35% SR : 35% THLR : 30% SO	35%	£1,813,919	£1,525,902	£1,479,493	£1,479,493	£1,305,458	£1,189,436
35% SR : 35% THLR : 30% SO	43%	£648,320	£401,734	£354,967	£354,967	£179,588	£62,667
35% SR : 35% THLR : 30% SO	50%	£-524,132	£-729,169	£-776,323	£-776,323	£-953,149	£-1,072,430

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,806,227	£4,383,910	£4,338,813	£4,338,813	£4,169,703	£4,056,962
35% SR : 35% THLR : 30% SO	10%	£3,617,278	£3,243,921	£3,198,510	£3,198,510	£3,028,220	£2,914,693
35% SR : 35% THLR : 30% SO	20%	£2,416,145	£2,091,957	£2,046,183	£2,046,183	£1,874,532	£1,760,097
35% SR : 35% THLR : 30% SO	25%	£1,811,008	£1,511,484	£1,465,510	£1,465,510	£1,293,110	£1,178,177
35% SR : 35% THLR : 30% SO	30%	£1,202,826	£928,018	£881,832	£881,832	£708,638	£593,174
35% SR : 35% THLR : 30% SO	35%	£591,598	£341,557	£295,148	£295,148	£121,113	£5,091
35% SR : 35% THLR : 30% SO	43%	£-336,369	£-552,641	£-600,173	£-600,173	£-778,420	£-897,252
35% SR : 35% THLR : 30% SO	50%	£-1,280,978	£-1,459,270	£-1,507,195	£-1,507,195	£-1,686,913	£-1,806,726

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,492,540	£-2,914,857	£-2,959,954	£-2,959,954	£-3,129,064	£-3,241,805
35% SR : 35% THLR : 30% SO	10%	£-3,681,489	£-4,054,846	£-4,100,257	£-4,100,257	£-4,270,547	£-4,384,074
35% SR : 35% THLR : 30% SO	20%	£-4,882,622	£-5,206,810	£-5,252,584	£-5,252,584	£-5,424,235	£-5,538,670
35% SR : 35% THLR : 30% SO	25%	£-5,487,759	£-5,787,283	£-5,833,257	£-5,833,257	£-6,005,657	£-6,120,590
35% SR : 35% THLR : 30% SO	30%	£-6,095,941	£-6,370,749	£-6,416,935	£-6,416,935	£-6,590,129	£-6,705,593
35% SR : 35% THLR : 30% SO	35%	£-6,707,169	£-6,957,210	£-7,003,619	£-7,003,619	£-7,177,654	£-7,293,676
35% SR : 35% THLR : 30% SO	43%	£-7,635,136	£-7,851,408	£-7,898,940	£-7,898,940	£-8,077,187	£-8,196,019
35% SR : 35% THLR : 30% SO	50%	£-8,579,745	£-8,758,037	£-8,805,962	£-8,805,962	£-8,985,680	£-9,105,493

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£774,995	£352,678	£307,582	£307,582	£138,471	£25,730
35% SR : 35% THLR : 30% SO	10%	£-413,954	£-787,311	£-832,722	£-832,722	£-1,003,012	£-1,116,539
35% SR : 35% THLR : 30% SO	20%	£-1,615,087	£-1,939,275	£-1,985,049	£-1,985,049	£-2,156,700	£-2,271,135
35% SR : 35% THLR : 30% SO	25%	£-2,220,224	£-2,519,748	£-2,565,722	£-2,565,722	£-2,738,122	£-2,853,055
35% SR : 35% THLR : 30% SO	30%	£-2,828,406	£-3,103,214	£-3,149,400	£-3,149,400	£-3,322,594	£-3,438,058
35% SR : 35% THLR : 30% SO	35%	£-3,439,634	£-3,689,675	£-3,736,084	£-3,736,084	£-3,910,119	£-4,026,141
35% SR : 35% THLR : 30% SO	43%	£-4,367,601	£-4,583,872	£-4,631,405	£-4,631,405	£-4,809,652	£-4,928,484
35% SR : 35% THLR : 30% SO	50%	£-5,312,210	£-5,490,502	£-5,538,427	£-5,538,427	£-5,718,145	£-5,837,958

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,923,646	£2,501,329	£2,456,233	£2,456,233	£2,287,122	£2,174,381
35% SR : 35% THLR : 30% SO	10%	£1,734,697	£1,361,340	£1,315,929	£1,315,929	£1,145,639	£1,032,112
35% SR : 35% THLR : 30% SO	20%	£533,564	£209,376	£163,603	£163,603	£-8,049	£-122,484
35% SR : 35% THLR : 30% SO	25%	£-71,572	£-371,097	£-417,071	£-417,071	£-589,471	£-704,404
35% SR : 35% THLR : 30% SO	30%	£-679,755	£-954,563	£-1,000,749	£-1,000,749	£-1,173,943	£-1,289,407
35% SR : 35% THLR : 30% SO	35%	£-1,290,983	£-1,541,023	£-1,587,433	£-1,587,433	£-1,761,468	£-1,877,490
35% SR : 35% THLR : 30% SO	43%	£-2,218,950	£-2,435,221	£-2,482,754	£-2,482,754	£-2,661,001	£-2,779,833
35% SR : 35% THLR : 30% SO	50%	£-3,163,559	£-3,341,851	£-3,389,775	£-3,389,775	£-3,569,494	£-3,689,307

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,820,562	£3,398,245	£3,353,148	£3,353,148	£3,184,038	£3,071,297
35% SR : 35% THLR : 30% SO	10%	£2,631,613	£2,258,256	£2,212,845	£2,212,845	£2,042,555	£1,929,028
35% SR : 35% THLR : 30% SO	20%	£1,430,480	£1,106,292	£1,060,518	£1,060,518	£888,867	£774,432
35% SR : 35% THLR : 30% SO	25%	£825,343	£525,819	£479,845	£479,845	£307,445	£192,512
35% SR : 35% THLR : 30% SO	30%	£217,161	£-57,647	£-103,833	£-103,833	£-277,027	£-392,491
35% SR : 35% THLR : 30% SO	35%	£-394,067	£-644,108	£-690,517	£-690,517	£-864,552	£-980,574
35% SR : 35% THLR : 30% SO	43%	£-1,322,034	£-1,538,306	£-1,585,838	£-1,585,838	£-1,764,085	£-1,882,917
35% SR : 35% THLR : 30% SO	50%	£-2,266,643	£-2,444,935	£-2,492,860	£-2,492,860	£-2,672,578	£-2,792,391

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,132,476	£1,756,144	£1,711,048	£1,711,048	£1,541,937	£1,429,197
35% SR : 35% THLR : 30% SO	10%	£1,201,706	£869,894	£824,484	£824,484	£654,193	£540,666
35% SR : 35% THLR : 30% SO	20%	£258,752	£-28,794	£-75,317	£-75,317	£-249,776	£-366,081
35% SR : 35% THLR : 30% SO	25%	£-220,849	£-489,816	£-536,542	£-536,542	£-711,762	£-828,575
35% SR : 35% THLR : 30% SO	30%	£-707,777	£-953,882	£-1,000,822	£-1,000,822	£-1,176,849	£-1,294,200
35% SR : 35% THLR : 30% SO	35%	£-1,197,801	£-1,420,989	£-1,468,157	£-1,468,157	£-1,645,038	£-1,762,958
35% SR : 35% THLR : 30% SO	43%	£-1,938,642	£-2,127,355	£-2,174,888	£-2,174,888	£-2,353,136	£-2,471,968
35% SR : 35% THLR : 30% SO	50%	£-2,686,450	£-2,840,568	£-2,888,494	£-2,888,494	£-3,068,212	£-3,188,024

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-5,166,291	£-5,542,623	£-5,587,718	£-5,587,718	£-5,756,830	£-5,869,570
35% SR : 35% THLR : 30% SO	10%	£-6,097,060	£-6,428,873	£-6,474,283	£-6,474,283	£-6,644,574	£-6,758,101
35% SR : 35% THLR : 30% SO	20%	£-7,040,015	£-7,327,561	£-7,374,084	£-7,374,084	£-7,548,542	£-7,664,848
35% SR : 35% THLR : 30% SO	25%	£-7,519,616	£-7,788,583	£-7,835,308	£-7,835,308	£-8,010,529	£-8,127,342
35% SR : 35% THLR : 30% SO	30%	£-8,006,544	£-8,252,649	£-8,299,589	£-8,299,589	£-8,475,616	£-8,592,967
35% SR : 35% THLR : 30% SO	35%	£-8,496,568	£-8,719,756	£-8,766,924	£-8,766,924	£-8,943,805	£-9,061,725
35% SR : 35% THLR : 30% SO	43%	£-9,237,409	£-9,426,122	£-9,473,655	£-9,473,655	£-9,651,903	£-9,770,735
35% SR : 35% THLR : 30% SO	50%	£-9,985,217	£-10,139,335	£-10,187,261	£-10,187,261	£-10,366,979	£-10,486,791

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,898,756	£-2,275,088	£-2,320,183	£-2,320,183	£-2,489,295	£-2,602,035
35% SR : 35% THLR : 30% SO	10%	£-2,829,525	£-3,161,338	£-3,206,748	£-3,206,748	£-3,377,039	£-3,490,566
35% SR : 35% THLR : 30% SO	20%	£-3,772,480	£-4,060,026	£-4,106,549	£-4,106,549	£-4,281,007	£-4,397,313
35% SR : 35% THLR : 30% SO	25%	£-4,252,080	£-4,521,048	£-4,567,773	£-4,567,773	£-4,742,994	£-4,859,807
35% SR : 35% THLR : 30% SO	30%	£-4,739,009	£-4,985,114	£-5,032,054	£-5,032,054	£-5,208,081	£-5,325,432
35% SR : 35% THLR : 30% SO	35%	£-5,229,033	£-5,452,221	£-5,499,389	£-5,499,389	£-5,676,270	£-5,794,190
35% SR : 35% THLR : 30% SO	43%	£-5,969,874	£-6,158,587	£-6,206,120	£-6,206,120	£-6,384,388	£-6,503,200
35% SR : 35% THLR : 30% SO	50%	£-6,717,882	£-6,919,800	£-6,919,726	£-6,919,726	£-7,099,444	£-7,219,256

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£249,895	£-126,437	£-171,532	£-171,532	£-340,644	£-453,384
35% SR : 35% THLR : 30% SO	10%	£-680,874	£-1,012,687	£-1,058,097	£-1,058,097	£-1,228,388	£-1,341,914
35% SR : 35% THLR : 30% SO	20%	£-1,623,829	£-1,911,375	£-1,957,898	£-1,957,898	£-2,132,356	£-2,248,662
35% SR : 35% THLR : 30% SO	25%	£-2,103,429	£-2,372,397	£-2,419,122	£-2,419,122	£-2,594,343	£-2,711,156
35% SR : 35% THLR : 30% SO	30%	£-2,590,358	£-2,836,462	£-2,883,403	£-2,883,403	£-3,059,429	£-3,176,781
35% SR : 35% THLR : 30% SO	35%	£-3,080,382	£-3,303,570	£-3,350,738	£-3,350,738	£-3,527,619	£-3,645,539
35% SR : 35% THLR : 30% SO	43%	£-3,821,223	£-4,009,936	£-4,057,469	£-4,057,469	£-4,235,717	£-4,354,549
35% SR : 35% THLR : 30% SO	50%	£-4,569,031	£-4,723,149	£-4,771,075	£-4,771,075	£-4,950,799	£-5,070,605

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,146,811	£770,479	£725,383	£725,383	£556,272	£443,532
35% SR : 35% THLR : 30% SO	10%	£216,041	£-115,771	£-161,181	£-161,181	£-331,472	£-444,999
35% SR : 35% THLR : 30% SO	20%	£-726,913	£-1,014,459	£-1,060,982	£-1,060,982	£-1,235,441	£-1,351,746
35% SR : 35% THLR : 30% SO	25%	£-1,206,514	£-1,475,481	£-1,522,207	£-1,522,207	£-1,697,427	£-1,814,240
35% SR : 35% THLR : 30% SO	30%	£-1,693,442	£-1,939,547	£-1,986,487	£-1,986,487	£-2,162,514	£-2,279,865
35% SR : 35% THLR : 30% SO	35%	£-2,183,466	£-2,406,654	£-2,453,822	£-2,453,822	£-2,630,703	£-2,748,623
35% SR : 35% THLR : 30% SO	43%	£-2,924,307	£-3,113,020	£-3,160,553	£-3,160,553	£-3,338,801	£-3,457,633
35% SR : 35% THLR : 30% SO	50%	£-3,672,115	£-3,826,233	£-3,874,159	£-3,874,159	£-4,053,877	£-4,173,689

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£34,701,338	£32,251,248	£32,166,380	£32,166,380	£31,848,128	£31,635,959
35% SR : 35% THLR : 30% SO	10%	£29,926,458	£27,733,305	£27,647,845	£27,647,845	£27,327,373	£27,113,725
35% SR : 35% THLR : 30% SO	20%	£25,128,596	£23,188,120	£23,100,568	£23,100,568	£22,772,251	£22,553,373
35% SR : 35% THLR : 30% SO	25%	£22,721,045	£20,896,081	£20,808,148	£20,808,148	£20,478,398	£20,258,565
35% SR : 35% THLR : 30% SO	30%	£20,297,955	£18,598,296	£18,509,957	£18,509,957	£18,178,688	£17,957,842
35% SR : 35% THLR : 30% SO	35%	£17,863,719	£16,294,762	£16,205,994	£16,205,994	£15,873,119	£15,651,203
35% SR : 35% THLR : 30% SO	43%	£14,201,398	£12,828,684	£12,739,230	£12,739,230	£12,403,783	£12,180,151
35% SR : 35% THLR : 30% SO	50%	£10,525,919	£9,349,673	£9,259,481	£9,259,481	£8,921,266	£8,695,789

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,286,753	£5,836,663	£5,751,795	£5,751,795	£5,433,543	£5,221,374
35% SR : 35% THLR : 30% SO	10%	£3,511,873	£1,318,720	£1,233,260	£1,233,260	£912,788	£699,140
35% SR : 35% THLR : 30% SO	20%	£1,285,989	£-3,226,465	£-3,314,017	£-3,314,017	£-3,642,334	£-3,861,212
35% SR : 35% THLR : 30% SO	25%	£-3,693,540	£-5,518,504	£-5,606,437	£-5,606,437	£-5,936,187	£-6,156,200
35% SR : 35% THLR : 30% SO	30%	£-6,116,830	£-7,816,289	£-7,904,628	£-7,904,628	£-8,235,897	£-8,456,743
35% SR : 35% THLR : 30% SO	35%	£-8,580,866	£-10,119,823	£-10,208,591	£-10,208,591	£-10,541,466	£-10,763,382
35% SR : 35% THLR : 30% SO	43%	£-12,213,187	£-13,585,901	£-13,675,355	£-13,675,355	£-14,010,802	£-14,234,434
35% SR : 35% THLR : 30% SO	50%	£-15,888,668	£-17,064,912	£-17,155,104	£-17,155,104	£-17,493,319	£-17,718,796

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,112,118	£17,662,028	£17,577,160	£17,577,160	£17,258,908	£17,046,739
35% SR : 35% THLR : 30% SO	10%	£15,337,238	£13,144,085	£13,058,625	£13,058,625	£12,738,153	£12,524,505
35% SR : 35% THLR : 30% SO	20%	£10,539,376	£8,598,900	£8,511,348	£8,511,348	£8,183,031	£7,964,153
35% SR : 35% THLR : 30% SO	25%	£8,131,825	£6,306,861	£6,218,928	£6,218,928	£5,889,178	£5,669,345
35% SR : 35% THLR : 30% SO	30%	£5,708,735	£4,009,076	£3,920,737	£3,920,737	£3,589,468	£3,368,622
35% SR : 35% THLR : 30% SO	35%	£3,274,499	£1,705,542	£1,616,774	£1,616,774	£1,283,899	£1,061,983
35% SR : 35% THLR : 30% SO	43%	£-387,822	£-1,760,536	£-1,849,990	£-1,849,990	£-2,185,437	£-2,409,069
35% SR : 35% THLR : 30% SO	50%	£-4,063,301	£-5,239,547	£-5,329,739	£-5,329,739	£-5,667,954	£-5,893,431

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£27,888,188	£25,438,098	£25,353,231	£25,353,231	£25,034,978	£24,822,810
35% SR : 35% THLR : 30% SO	10%	£23,113,309	£20,920,156	£20,834,696	£20,834,696	£20,514,224	£20,300,575
35% SR : 35% THLR : 30% SO	20%	£18,315,446	£16,374,970	£16,287,419	£16,287,419	£15,969,101	£15,740,223
35% SR : 35% THLR : 30% SO	25%	£15,907,896	£14,082,932	£13,994,999	£13,994,999	£13,665,249	£13,445,416
35% SR : 35% THLR : 30% SO	30%	£13,484,805	£11,785,146	£11,696,808	£11,696,808	£11,365,539	£11,144,692
35% SR : 35% THLR : 30% SO	35%	£11,050,570	£9,481,612	£9,392,845	£9,392,845	£9,059,970	£8,838,054
35% SR : 35% THLR : 30% SO	43%	£7,388,248	£6,015,534	£5,926,081	£5,926,081	£5,590,634	£5,367,001
35% SR : 35% THLR : 30% SO	50%	£3,712,770	£2,536,523	£2,446,332	£2,446,332	£2,108,117	£1,882,639

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£31,134,169	£28,684,079	£28,599,212	£28,599,212	£28,280,959	£28,068,790
35% SR : 35% THLR : 30% SO	10%	£26,359,290	£24,166,136	£24,080,677	£24,080,677	£23,760,204	£23,546,556
35% SR : 35% THLR : 30% SO	20%	£21,561,427	£19,620,951	£19,533,400	£19,533,400	£19,205,082	£18,986,204
35% SR : 35% THLR : 30% SO	25%	£19,153,877	£17,328,913	£17,240,980	£17,240,980	£16,911,230	£16,691,396
35% SR : 35% THLR : 30% SO	30%	£16,730,786	£15,031,127	£14,942,788	£14,942,788	£14,611,519	£14,390,673
35% SR : 35% THLR : 30% SO	35%	£14,296,551	£12,727,593	£12,638,826	£12,638,826	£12,305,951	£12,084,034
35% SR : 35% THLR : 30% SO	43%	£10,634,229	£9,261,515	£9,172,062	£9,172,062	£8,836,616	£8,612,982
35% SR : 35% THLR : 30% SO	50%	£6,958,751	£5,782,504	£5,692,313	£5,692,313	£5,354,097	£5,128,620

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,751,869	£17,528,584	£17,442,330	£17,442,330	£17,118,872	£16,903,233
35% SR : 35% THLR : 30% SO	10%	£16,450,598	£14,461,764	£14,374,907	£14,374,907	£14,049,194	£13,832,052
35% SR : 35% THLR : 30% SO	20%	£13,125,933	£11,371,953	£11,284,401	£11,284,401	£10,956,084	£10,737,206
35% SR : 35% THLR : 30% SO	25%	£11,454,827	£9,818,424	£9,730,491	£9,730,491	£9,400,742	£9,180,908
35% SR : 35% THLR : 30% SO	30%	£9,777,874	£8,259,149	£8,170,810	£8,170,810	£7,839,541	£7,617,036
35% SR : 35% THLR : 30% SO	35%	£8,095,071	£6,686,336	£6,596,117	£6,596,117	£6,257,798	£6,032,252
35% SR : 35% THLR : 30% SO	43%	£5,545,228	£4,302,934	£4,212,018	£4,212,018	£3,871,084	£3,643,795
35% SR : 35% THLR : 30% SO	50%	£2,968,928	£1,906,378	£1,814,712	£1,814,712	£1,470,964	£1,241,800

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,662,716	£8,886,001	£8,972,255	£8,972,255	£9,295,713	£9,511,352
35% SR : 35% THLR : 30% SO	10%	£9,963,987	£11,952,821	£12,039,678	£12,039,678	£12,365,391	£12,582,533
35% SR : 35% THLR : 30% SO	20%	£13,288,652	£15,042,632	£15,130,184	£15,130,184	£15,458,502	£15,677,379
35% SR : 35% THLR : 30% SO	25%	£14,959,758	£16,596,161	£16,684,094	£16,684,094	£17,013,843	£17,233,677
35% SR : 35% THLR : 30% SO	30%	£16,636,711	£18,155,436	£18,243,775	£18,243,775	£18,575,044	£18,797,550
35% SR : 35% THLR : 30% SO	35%	£18,319,514	£19,728,249	£19,816,468	£19,816,468	£20,156,787	£20,382,333
35% SR : 35% THLR : 30% SO	43%	£20,869,358	£22,111,651	£22,202,567	£22,202,567	£22,543,501	£22,770,790
35% SR : 35% THLR : 30% SO	50%	£23,445,657	£24,508,207	£24,599,873	£24,599,873	£24,943,621	£25,172,785

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,162,649	£2,939,364	£2,853,110	£2,853,110	£2,529,652	£2,314,013
35% SR : 35% THLR : 30% SO	10%	£1,861,378	£1,274,456	£1,214,313	£1,214,313	£1,040,026	£975,168
35% SR : 35% THLR : 30% SO	20%	£1,483,287	£3,217,267	£3,304,819	£3,304,819	£3,633,137	£3,852,014
35% SR : 35% THLR : 30% SO	25%	£3,134,393	£4,770,796	£4,858,729	£4,858,729	£5,188,478	£5,408,312
35% SR : 35% THLR : 30% SO	30%	£4,811,346	£6,330,071	£6,418,410	£6,418,410	£6,749,679	£6,972,184
35% SR : 35% THLR : 30% SO	35%	£6,494,149	£7,902,884	£7,993,103	£7,993,103	£8,331,422	£8,556,968
35% SR : 35% THLR : 30% SO	43%	£9,043,993	£10,288,286	£10,377,202	£10,377,202	£10,718,136	£10,945,425
35% SR : 35% THLR : 30% SO	50%	£11,620,292	£12,682,842	£12,774,508	£12,774,508	£13,118,256	£13,347,420

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,938,720	£10,715,435	£10,629,180	£10,629,180	£10,305,723	£10,090,084
35% SR : 35% THLR : 30% SO	10%	£9,637,448	£7,648,615	£7,561,758	£7,561,758	£7,236,045	£7,018,902
35% SR : 35% THLR : 30% SO	20%	£6,312,783	£4,558,803	£4,471,252	£4,471,252	£4,142,934	£3,924,056
35% SR : 35% THLR : 30% SO	25%	£4,641,678	£3,005,275	£2,917,342	£2,917,342	£2,587,592	£2,367,759
35% SR : 35% THLR : 30% SO	30%	£2,964,724	£1,446,000	£1,357,661	£1,357,661	£1,026,392	£903,886
35% SR : 35% THLR : 30% SO	35%	£1,281,922	£126,813	£217,032	£217,032	£55,952	£79,897
35% SR : 35% THLR : 30% SO	43%	£1,287,922	£2,510,215	£2,601,132	£2,601,132	£2,942,066	£3,169,354
35% SR : 35% THLR : 30% SO	50%	£3,844,221	£4,906,771	£4,998,437	£4,998,437	£5,342,165	£5,571,349

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,184,701	£13,961,416	£13,875,161	£13,875,161	£13,551,703	£13,336,065
35% SR : 35% THLR : 30% SO	10%	£12,883,429	£10,894,596	£10,807,739	£10,807,739	£10,482,026	£10,264,883
35% SR : 35% THLR : 30% SO	20%	£9,558,764	£7,804,784	£7,717,233	£7,717,233	£7,388,915	£7,170,377
35% SR : 35% THLR : 30% SO	25%	£7,887,659	£6,251,256	£6,163,323	£6,163,323	£5,833,573	£5,613,740
35% SR : 35% THLR : 30% SO	30%	£6,210,705	£4,691,980	£4,603,642	£4,603,642	£4,272,373	£4,049,867
35% SR : 35% THLR : 30% SO	35%	£4,527,903	£3,119,168	£3,028,949	£3,028,949	£2,690,629	£2,465,084
35% SR : 35% THLR : 30% SO	43%	£1,978,059	£735,765	£644,849	£644,849	£303,915	£67,627
35% SR : 35% THLR : 30% SO	50%	£598,241	£1,660,790	£1,752,457	£1,752,457	£2,096,204	£2,325,368

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,489,915	£11,374,331	£11,288,076	£11,288,076	£10,964,617	£10,748,980
35% SR : 35% THLR : 30% SO	10%	£10,801,654	£8,909,977	£8,823,120	£8,823,120	£8,496,477	£8,275,783
35% SR : 35% THLR : 30% SO	20%	£8,089,998	£6,403,297	£6,314,314	£6,314,314	£5,980,626	£5,758,168
35% SR : 35% THLR : 30% SO	25%	£6,716,732	£5,138,279	£5,048,908	£5,048,908	£4,713,764	£4,490,336
35% SR : 35% THLR : 30% SO	30%	£5,331,759	£3,867,414	£3,777,631	£3,777,631	£3,440,944	£3,216,487
35% SR : 35% THLR : 30% SO	35%	£3,940,837	£2,590,705	£2,500,486	£2,500,486	£2,162,166	£1,936,620
35% SR : 35% THLR : 30% SO	43%	£1,843,301	£664,677	£573,762	£573,762	£232,828	£5,538
35% SR : 35% THLR : 30% SO	50%	£-271,996	£-1,295,348	£-1,388,513	£-1,388,513	£-1,737,882	£-1,970,795

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-12,924,670	£-15,040,254	£-15,126,509	£-15,126,509	£-15,449,968	£-15,665,605
35% SR : 35% THLR : 30% SO	10%	£-15,612,931	£-17,504,608	£-17,591,465	£-17,591,465	£-17,918,108	£-18,138,802
35% SR : 35% THLR : 30% SO	20%	£-18,324,587	£-20,011,288	£-20,100,271	£-20,100,271	£-20,433,959	£-20,656,417
35% SR : 35% THLR : 30% SO	25%	£-19,697,853	£-21,276,306	£-21,365,678	£-21,365,678	£-21,700,821	£-21,924,249
35% SR : 35% THLR : 30% SO	30%	£-21,082,826	£-22,547,171	£-22,636,954	£-22,636,954	£-22,973,641	£-23,198,088
35% SR : 35% THLR : 30% SO	35%	£-22,473,748	£-23,823,881	£-23,914,100	£-23,914,100	£-24,252,419	£-24,477,965
35% SR : 35% THLR : 30% SO	43%	£-24,571,284	£-25,749,908	£-25,840,823	£-25,840,823	£-26,181,757	£-26,409,047
35% SR : 35% THLR : 30% SO	50%	£-26,686,581	£-27,709,933	£-27,803,098	£-27,803,098	£-28,152,467	£-28,385,380

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,099,305	£-3,214,889	£-3,301,144	£-3,301,144	£-3,624,603	£-3,840,240
35% SR : 35% THLR : 30% SO	10%	£-3,787,566	£-5,679,243	£-5,766,100	£-5,766,100	£-6,092,743	£-6,313,437
35% SR : 35% THLR : 30% SO	20%	£-6,499,222	£-8,185,923	£-8,274,906	£-8,274,906	£-8,608,594	£-8,831,082
35% SR : 35% THLR : 30% SO	25%	£-7,872,488	£-9,450,941	£-9,540,313	£-9,540,313	£-9,875,456	£-10,098,984
35% SR : 35% THLR : 30% SO	30%	£-9,257,461	£-10,721,806	£-10,811,589	£-10,811,589	£-11,148,276	£-11,372,733
35% SR : 35% THLR : 30% SO	35%	£-10,648,383	£-11,998,516	£-12,088,735	£-12,088,735	£-12,427,054	£-12,652,600
35% SR : 35% THLR : 30% SO	43%	£-12,745,919	£-13,924,543	£-14,015,458	£-14,015,458	£-14,356,392	£-14,583,682
35% SR : 35% THLR : 30% SO	50%	£-14,861,216	£-15,864,568	£-15,977,733	£-15,977,733	£-16,327,102	£-16,560,015

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,676,766	£4,561,181	£4,474,927	£4,474,927	£4,151,468	£3,935,830
35% SR : 35% THLR : 30% SO	10%	£3,988,505	£2,096,827	£2,009,970	£2,009,970	£1,683,327	£1,462,633
35% SR : 35% THLR : 30% SO	20%	£1,276,849	£-409,852	£-498,836	£-498,836	£-832,523	£-1,054,981
35% SR : 35% THLR : 30% SO	25%	£-66,417	£-1,674,871	£-1,764,242	£-1,764,242	£-2,095,385	£-2,322,513
35% SR : 35% THLR : 30% SO	30%	£-1,481,390	£-2,945,735	£-3,035,518	£-3,035,518	£-3,372,205	£-3,596,663
35% SR : 35% THLR : 30% SO	35%	£-2,872,312	£-4,222,445	£-4,312,664	£-4,312,664	£-4,650,994	£-4,876,529
35% SR : 35% THLR : 30% SO	43%	£-4,969,848	£-6,148,472	£-6,239,387	£-6,239,387	£-6,580,321	£-6,807,611
35% SR : 35% THLR : 30% SO	50%	£-7,085,145	£-8,108,497	£-8,201,662	£-8,201,662	£-8,551,032	£-8,783,944

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,922,747	£7,807,162	£7,720,907	£7,720,907	£7,397,449	£7,181,811
35% SR : 35% THLR : 30% SO	10%	£7,234,486	£5,342,808	£5,255,951	£5,255,951	£4,929,308	£4,708,614
35% SR : 35% THLR : 30% SO	20%	£4,522,830	£2,836,129	£2,747,145	£2,747,145	£2,413,458	£2,191,000
35% SR : 35% THLR : 30% SO	25%	£3,149,564	£1,571,110	£1,481,739	£1,481,739	£1,146,596	£923,167
35% SR : 35% THLR : 30% SO	30%	£1,764,591	£300,246	£210,463	£210,463	£-126,224	£-350,682
35% SR : 35% THLR : 30% SO	35%	£373,668	£-976,464	£-1,066,683	£-1,066,683	£-1,405,003	£-1,630,549
35% SR : 35% THLR : 30% SO	43%	£-1,723,868	£-2,902,491	£-2,993,406	£-2,993,406	£-3,334,340	£-3,561,630
35% SR : 35% THLR : 30% SO	50%	£-3,839,164	£-4,862,517	£-4,955,681	£-4,955,681	£-5,305,051	£-5,537,964

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,247,088	£16,063,589	£15,977,334	£15,977,334	£15,653,876	£15,438,237
35% SR : 35% THLR : 30% SO	10%	£14,194,782	£13,141,783	£13,054,925	£13,054,925	£12,729,211	£12,512,069
35% SR : 35% THLR : 30% SO	20%	£11,119,083	£10,196,984	£10,109,432	£10,109,432	£9,781,115	£9,562,237
35% SR : 35% THLR : 30% SO	25%	£9,572,461	£8,715,962	£8,628,029	£8,628,029	£8,298,280	£8,078,446
35% SR : 35% THLR : 30% SO	30%	£8,019,990	£7,228,123	£7,138,340	£7,138,340	£6,801,653	£6,577,195
35% SR : 35% THLR : 30% SO	35%	£6,454,604	£5,719,691	£5,629,473	£5,629,473	£5,291,153	£5,065,607
35% SR : 35% THLR : 30% SO	43%	£4,080,708	£3,446,082	£3,355,166	£3,355,166	£3,014,232	£2,786,944
35% SR : 35% THLR : 30% SO	50%	£1,693,429	£1,159,319	£1,067,654	£1,067,654	£723,907	£494,742

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£9,167,497	-£10,350,996	-£10,437,251	-£10,437,251	-£10,760,709	-£10,976,348
35% SR : 35% THLR : 30% SO	10%	-£12,219,803	-£13,272,803	-£13,359,660	-£13,359,660	-£13,685,374	-£13,902,516
35% SR : 35% THLR : 30% SO	20%	-£15,295,502	-£16,217,601	-£16,305,153	-£16,305,153	-£16,633,471	-£16,852,348
35% SR : 35% THLR : 30% SO	25%	-£16,842,124	-£17,698,623	-£17,786,556	-£17,786,556	-£18,116,305	-£18,336,139
35% SR : 35% THLR : 30% SO	30%	-£18,394,595	-£19,186,462	-£19,276,245	-£19,276,245	-£19,612,932	-£19,837,390
35% SR : 35% THLR : 30% SO	35%	-£19,959,981	-£20,694,894	-£20,785,112	-£20,785,112	-£21,123,432	-£21,348,978
35% SR : 35% THLR : 30% SO	43%	-£22,333,877	-£22,968,503	-£23,059,419	-£23,059,419	-£23,400,353	-£23,627,642
35% SR : 35% THLR : 30% SO	50%	-£24,721,156	-£25,255,266	-£25,346,931	-£25,346,931	-£25,690,678	-£25,919,843

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,657,868	£1,474,369	£1,388,114	£1,388,114	£1,064,656	£849,017
35% SR : 35% THLR : 30% SO	10%	-£394,438	-£1,447,438	-£1,534,295	-£1,534,295	-£1,860,009	-£2,077,151
35% SR : 35% THLR : 30% SO	20%	-£3,470,137	-£4,392,236	-£4,479,788	-£4,479,788	-£4,808,106	-£5,026,983
35% SR : 35% THLR : 30% SO	25%	-£5,016,759	-£5,873,258	-£5,961,191	-£5,961,191	-£6,290,940	-£6,510,774
35% SR : 35% THLR : 30% SO	30%	-£6,569,230	-£7,361,097	-£7,450,880	-£7,450,880	-£7,787,587	-£8,012,025
35% SR : 35% THLR : 30% SO	35%	-£8,134,616	-£8,869,529	-£8,959,747	-£8,959,747	-£9,298,087	-£9,523,613
35% SR : 35% THLR : 30% SO	43%	-£10,508,512	-£11,143,138	-£11,234,054	-£11,234,054	-£11,574,988	-£11,802,277
35% SR : 35% THLR : 30% SO	50%	-£12,895,791	-£13,429,901	-£13,521,566	-£13,521,566	-£13,865,313	-£14,094,478

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,433,939	£9,250,439	£9,164,185	£9,164,185	£8,840,727	£8,625,088
35% SR : 35% THLR : 30% SO	10%	£7,381,633	£6,328,633	£6,241,776	£6,241,776	£5,916,062	£5,698,919
35% SR : 35% THLR : 30% SO	20%	£4,305,934	£3,383,834	£3,296,283	£3,296,283	£2,967,965	£2,749,087
35% SR : 35% THLR : 30% SO	25%	£2,759,312	£1,902,813	£1,814,880	£1,814,880	£1,485,130	£1,265,297
35% SR : 35% THLR : 30% SO	30%	£1,206,841	£414,974	£325,191	£325,191	-£11,486	-£235,954
35% SR : 35% THLR : 30% SO	35%	-£338,546	-£1,093,456	-£1,183,676	-£1,183,676	-£1,521,996	-£1,747,543
35% SR : 35% THLR : 30% SO	43%	-£2,732,441	-£3,367,067	-£3,457,983	-£3,457,983	-£3,798,917	-£4,026,206
35% SR : 35% THLR : 30% SO	50%	-£5,119,721	-£5,653,830	-£5,745,495	-£5,745,495	-£6,089,243	-£6,318,408

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,679,919	£12,496,420	£12,410,165	£12,410,165	£12,086,708	£11,871,069
35% SR : 35% THLR : 30% SO	10%	£10,627,614	£9,574,614	£9,487,757	£9,487,757	£9,162,043	£8,944,900
35% SR : 35% THLR : 30% SO	20%	£7,551,914	£6,629,815	£6,542,264	£6,542,264	£6,213,946	£5,995,068
35% SR : 35% THLR : 30% SO	25%	£6,005,293	£5,148,794	£5,060,861	£5,060,861	£4,731,111	£4,511,278
35% SR : 35% THLR : 30% SO	30%	£4,452,822	£3,660,954	£3,571,171	£3,571,171	£3,234,484	£3,010,027
35% SR : 35% THLR : 30% SO	35%	£2,897,435	£2,152,522	£2,062,304	£2,062,304	£1,723,985	£1,498,438
35% SR : 35% THLR : 30% SO	43%	£513,540	-£121,086	-£212,002	-£212,002	-£552,936	-£780,225
35% SR : 35% THLR : 30% SO	50%	-£1,873,740	-£2,407,849	-£2,499,514	-£2,499,514	-£2,843,262	-£3,072,427

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,237,525	£11,140,186	£11,053,931	£11,053,931	£10,730,473	£10,514,834
35% SR : 35% THLR : 30% SO	10%	£9,670,611	£8,695,422	£8,608,565	£8,608,565	£8,282,851	£8,062,193
35% SR : 35% THLR : 30% SO	20%	£7,073,595	£6,209,121	£6,120,137	£6,120,137	£5,786,451	£5,563,992
35% SR : 35% THLR : 30% SO	25%	£5,755,984	£4,953,809	£4,864,438	£4,864,438	£4,529,294	£4,305,866
35% SR : 35% THLR : 30% SO	30%	£4,432,423	£3,692,651	£3,602,869	£3,602,869	£3,266,181	£3,041,724
35% SR : 35% THLR : 30% SO	35%	£3,102,915	£2,425,648	£2,335,430	£2,335,430	£1,997,110	£1,771,563
35% SR : 35% THLR : 30% SO	43%	£1,097,499	£514,182	£423,265	£423,265	£82,331	£-147,329
35% SR : 35% THLR : 30% SO	50%	£-936,369	£-1,433,507	£-1,526,672	£-1,526,672	£-1,876,041	£-2,108,955

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-14,177,060	£-15,274,399	£-15,360,654	£-15,360,654	£-15,684,112	£-15,899,751
35% SR : 35% THLR : 30% SO	10%	£-16,743,974	£-17,719,163	£-17,806,021	£-17,806,021	£-18,131,734	£-18,352,392
35% SR : 35% THLR : 30% SO	20%	£-19,340,990	£-20,205,464	£-20,294,448	£-20,294,448	£-20,628,134	£-20,850,593
35% SR : 35% THLR : 30% SO	25%	£-20,658,601	£-21,460,776	£-21,550,147	£-21,550,147	£-21,885,291	£-22,108,719
35% SR : 35% THLR : 30% SO	30%	£-21,982,162	£-22,721,934	£-22,811,716	£-22,811,716	£-23,148,404	£-23,372,861
35% SR : 35% THLR : 30% SO	35%	£-23,311,670	£-23,988,938	£-24,079,156	£-24,079,156	£-24,417,475	£-24,643,022
35% SR : 35% THLR : 30% SO	43%	£-25,317,086	£-25,900,403	£-25,991,320	£-25,991,320	£-26,332,254	£-26,561,914
35% SR : 35% THLR : 30% SO	50%	£-27,350,954	£-27,848,092	£-27,941,257	£-27,941,257	£-28,290,626	£-28,523,540

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,351,695	£-3,449,034	£-3,535,289	£-3,535,289	£-3,858,747	£-4,074,386
35% SR : 35% THLR : 30% SO	10%	£-4,918,609	£-5,993,798	£-6,080,656	£-6,080,656	£-6,404,309	£-6,620,027
35% SR : 35% THLR : 30% SO	20%	£-7,515,625	£-8,380,099	£-8,469,083	£-8,469,083	£-8,802,789	£-9,025,228
35% SR : 35% THLR : 30% SO	25%	£-8,833,236	£-9,635,411	£-9,724,782	£-9,724,782	£-10,059,926	£-10,283,354
35% SR : 35% THLR : 30% SO	30%	£-10,156,797	£-10,896,569	£-10,986,351	£-10,986,351	£-11,323,039	£-11,547,496
35% SR : 35% THLR : 30% SO	35%	£-11,486,305	£-12,163,573	£-12,253,791	£-12,253,791	£-12,592,110	£-12,817,657
35% SR : 35% THLR : 30% SO	43%	£-13,491,721	£-14,075,038	£-14,165,955	£-14,165,955	£-14,506,889	£-14,736,549
35% SR : 35% THLR : 30% SO	50%	£-15,525,589	£-16,022,727	£-16,115,892	£-16,115,892	£-16,465,261	£-16,698,175

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,424,375	£4,327,037	£4,240,781	£4,240,781	£3,917,324	£3,701,685
35% SR : 35% THLR : 30% SO	10%	£2,857,462	£1,882,272	£1,795,415	£1,795,415	£1,469,702	£1,249,044
35% SR : 35% THLR : 30% SO	20%	£260,446	£604,029	£693,012	£693,012	£1,026,699	£1,249,158
35% SR : 35% THLR : 30% SO	25%	£-1,057,165	£-1,859,341	£-1,948,712	£-1,948,712	£-2,263,855	£-2,507,283
35% SR : 35% THLR : 30% SO	30%	£-2,390,726	£-3,120,498	£-3,210,281	£-3,210,281	£-3,546,968	£-3,771,426
35% SR : 35% THLR : 30% SO	35%	£-3,710,235	£-4,387,502	£-4,477,720	£-4,477,720	£-4,816,040	£-5,041,596
35% SR : 35% THLR : 30% SO	43%	£-5,715,651	£-6,298,968	£-6,389,984	£-6,389,984	£-6,730,818	£-6,950,478
35% SR : 35% THLR : 30% SO	50%	£-7,749,518	£-8,246,656	£-8,339,822	£-8,339,822	£-8,689,191	£-8,922,104

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,670,356	£7,573,018	£7,486,762	£7,486,762	£7,163,304	£6,947,666
35% SR : 35% THLR : 30% SO	10%	£6,103,442	£5,128,253	£5,041,396	£5,041,396	£4,715,683	£4,495,023
35% SR : 35% THLR : 30% SO	20%	£3,506,427	£2,641,952	£2,552,968	£2,552,968	£2,219,282	£1,996,823
35% SR : 35% THLR : 30% SO	25%	£2,188,815	£1,386,640	£1,297,269	£1,297,269	£962,126	£738,698
35% SR : 35% THLR : 30% SO	30%	£865,254	£125,483	£35,700	£35,700	£-300,887	£-525,445
35% SR : 35% THLR : 30% SO	35%	£-664,254	£-1,141,521	£-1,231,739	£-1,231,739	£-1,570,059	£-1,795,605
35% SR : 35% THLR : 30% SO	43%	£-2,469,670	£-3,052,987	£-3,143,903	£-3,143,903	£-3,484,837	£-3,714,498
35% SR : 35% THLR : 30% SO	50%	£-4,503,537	£-5,000,675	£-5,093,841	£-5,093,841	£-5,443,210	£-5,676,123

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area

CIL Z2 Low (£675 psf)

No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,480,353	£7,433,876	£7,346,209	£7,346,209	£7,017,462	£6,798,297
35% SR : 35% THLR : 30% SO	10%	£6,256,030	£5,326,340	£5,238,062	£5,238,062	£4,907,021	£4,686,327
35% SR : 35% THLR : 30% SO	20%	£4,007,154	£3,195,419	£3,106,436	£3,106,436	£2,772,748	£2,550,290
35% SR : 35% THLR : 30% SO	25%	£2,873,793	£2,121,190	£2,031,819	£2,031,819	£1,696,675	£1,473,247
35% SR : 35% THLR : 30% SO	30%	£1,734,485	£1,041,115	£951,332	£951,332	£614,645	£390,186
35% SR : 35% THLR : 30% SO	35%	£589,227	£-45,539	£-137,234	£-137,234	£-481,086	£-710,322
35% SR : 35% THLR : 30% SO	43%	£-1,158,454	£-1,712,203	£-1,804,605	£-1,804,605	£-2,151,116	£-2,382,122
35% SR : 35% THLR : 30% SO	50%	£-2,929,375	£-3,392,235	£-3,485,400	£-3,485,400	£-3,834,770	£-4,067,682

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-17,934,232	£-18,980,709	£-19,068,376	£-19,068,376	£-19,397,123	£-19,616,288
35% SR : 35% THLR : 30% SO	10%	£-20,158,555	£-21,088,245	£-21,176,523	£-21,176,523	£-21,507,564	£-21,728,258
35% SR : 35% THLR : 30% SO	20%	£-22,407,431	£-23,219,166	£-23,308,149	£-23,308,149	£-23,641,837	£-23,864,295
35% SR : 35% THLR : 30% SO	25%	£-23,540,792	£-24,293,395	£-24,382,766	£-24,382,766	£-24,717,910	£-24,941,338
35% SR : 35% THLR : 30% SO	30%	£-24,680,100	£-25,373,470	£-25,463,253	£-25,463,253	£-25,799,940	£-26,024,399
35% SR : 35% THLR : 30% SO	35%	£-25,825,358	£-26,460,124	£-26,551,819	£-26,551,819	£-26,895,671	£-27,124,907
35% SR : 35% THLR : 30% SO	43%	£-27,573,039	£-28,126,788	£-28,219,190	£-28,219,190	£-28,565,701	£-28,796,707
35% SR : 35% THLR : 30% SO	50%	£-29,343,960	£-29,806,820	£-29,899,985	£-29,899,985	£-30,249,355	£-30,482,267

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-6,108,867	£-7,155,344	£-7,243,011	£-7,243,011	£-7,571,758	£-7,790,923
35% SR : 35% THLR : 30% SO	10%	£-8,333,190	£-9,262,880	£-9,351,158	£-9,351,158	£-9,682,199	£-9,902,893
35% SR : 35% THLR : 30% SO	20%	£-10,582,066	£-11,393,801	£-11,482,784	£-11,482,784	£-11,816,472	£-12,038,930
35% SR : 35% THLR : 30% SO	25%	£-11,715,427	£-12,468,030	£-12,557,401	£-12,557,401	£-12,892,545	£-13,115,973
35% SR : 35% THLR : 30% SO	30%	£-12,854,735	£-13,548,105	£-13,637,888	£-13,637,888	£-13,974,575	£-14,199,034
35% SR : 35% THLR : 30% SO	35%	£-13,999,993	£-14,634,759	£-14,726,454	£-14,726,454	£-15,070,306	£-15,299,542
35% SR : 35% THLR : 30% SO	43%	£-15,747,674	£-16,301,423	£-16,393,825	£-16,393,825	£-16,740,336	£-16,971,342
35% SR : 35% THLR : 30% SO	50%	£-17,518,595	£-17,981,455	£-18,074,620	£-18,074,620	£-18,423,990	£-18,656,902

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,667,204	£620,726	£533,060	£533,060	£204,312	£-14,853
35% SR : 35% THLR : 30% SO	10%	£-557,119	£-1,486,810	£-1,575,087	£-1,575,087	£-1,906,128	£-2,126,822
35% SR : 35% THLR : 30% SO	20%	£-2,805,995	£-3,617,730	£-3,706,714	£-3,706,714	£-4,040,401	£-4,262,859
35% SR : 35% THLR : 30% SO	25%	£-3,939,356	£-4,691,960	£-4,781,331	£-4,781,331	£-5,116,474	£-5,339,902
35% SR : 35% THLR : 30% SO	30%	£-5,078,665	£-5,772,035	£-5,861,818	£-5,861,818	£-6,198,505	£-6,422,963
35% SR : 35% THLR : 30% SO	35%	£-6,223,923	£-6,858,689	£-6,950,383	£-6,950,383	£-7,294,236	£-7,523,471
35% SR : 35% THLR : 30% SO	43%	£-7,971,604	£-8,625,352	£-8,717,754	£-8,717,754	£-9,064,285	£-9,293,272
35% SR : 35% THLR : 30% SO	50%	£-9,742,524	£-10,205,384	£-10,298,549	£-10,298,549	£-10,647,919	£-10,880,831

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,913,185	£3,866,707	£3,779,041	£3,779,041	£3,450,293	£3,231,128
35% SR : 35% THLR : 30% SO	10%	£2,688,861	£1,759,171	£1,670,894	£1,670,894	£1,339,853	£1,119,159
35% SR : 35% THLR : 30% SO	20%	£439,986	£-371,749	£-460,733	£-460,733	£-794,420	£-1,016,878
35% SR : 35% THLR : 30% SO	25%	£-693,375	£-1,445,979	£-1,535,350	£-1,535,350	£-1,870,493	£-2,093,521
35% SR : 35% THLR : 30% SO	30%	£-1,832,684	£-2,626,054	£-2,615,837	£-2,615,837	£-2,952,524	£-3,176,983
35% SR : 35% THLR : 30% SO	35%	£-2,977,942	£-3,612,708	£-3,704,402	£-3,704,402	£-4,048,255	£-4,277,490
35% SR : 35% THLR : 30% SO	43%	£-4,725,623	£-5,279,371	£-5,371,774	£-5,371,774	£-5,718,285	£-5,949,291
35% SR : 35% THLR : 30% SO	50%	£-6,496,543	£-6,959,404	£-7,052,568	£-7,052,568	£-7,401,938	£-7,634,851

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,742,306	£13,823,377	£13,737,123	£13,737,123	£13,413,665	£13,198,026
35% SR : 35% THLR : 30% SO	10%	£11,932,697	£11,117,943	£11,031,086	£11,031,086	£10,705,372	£10,488,230
35% SR : 35% THLR : 30% SO	20%	£9,099,693	£8,389,517	£8,301,966	£8,301,966	£7,973,649	£7,753,246
35% SR : 35% THLR : 30% SO	25%	£7,674,419	£7,011,093	£6,921,722	£6,921,722	£6,586,579	£6,363,151
35% SR : 35% THLR : 30% SO	30%	£6,231,095	£5,617,966	£5,528,183	£5,528,183	£5,191,496	£4,967,038
35% SR : 35% THLR : 30% SO	35%	£4,778,759	£4,218,992	£4,128,774	£4,128,774	£3,790,455	£3,564,908
35% SR : 35% THLR : 30% SO	43%	£2,589,103	£2,109,572	£2,018,656	£2,018,656	£1,677,722	£1,450,432
35% SR : 35% THLR : 30% SO	50%	£386,064	£-13,216	£-106,381	£-106,381	£-455,751	£-688,663

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-11,672,279	£-12,591,208	£-12,677,462	£-12,677,462	£-13,000,920	£-13,216,559
35% SR : 35% THLR : 30% SO	10%	£-14,481,889	£-15,296,642	£-15,383,499	£-15,383,499	£-15,709,213	£-15,926,355
35% SR : 35% THLR : 30% SO	20%	£-17,314,892	£-18,025,068	£-18,112,619	£-18,112,619	£-18,440,936	£-18,661,339
35% SR : 35% THLR : 30% SO	25%	£-18,740,166	£-19,403,492	£-19,492,863	£-19,492,863	£-19,828,006	£-20,051,434
35% SR : 35% THLR : 30% SO	30%	£-20,183,490	£-20,796,619	£-20,886,402	£-20,886,402	£-21,223,089	£-21,447,547
35% SR : 35% THLR : 30% SO	35%	£-21,635,826	£-22,195,593	£-22,285,811	£-22,285,811	£-22,624,130	£-22,849,677
35% SR : 35% THLR : 30% SO	43%	£-23,825,482	£-24,305,013	£-24,395,929	£-24,395,929	£-24,736,863	£-24,964,153
35% SR : 35% THLR : 30% SO	50%	£-26,028,521	£-26,427,801	£-26,520,966	£-26,520,966	£-26,870,336	£-27,103,248

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£153,086	£765,843	£852,097	£852,097	£1,175,555	£1,391,194
35% SR : 35% THLR : 30% SO	10%	£-2,656,523	£-3,471,277	£-3,558,134	£-3,558,134	£-3,883,848	£-4,100,990
35% SR : 35% THLR : 30% SO	20%	£-5,489,527	£-6,199,703	£-6,287,254	£-6,287,254	£-6,615,571	£-6,835,974
35% SR : 35% THLR : 30% SO	25%	£-6,914,801	£-7,578,127	£-7,667,498	£-7,667,498	£-8,002,641	£-8,226,069
35% SR : 35% THLR : 30% SO	30%	£-8,358,125	£-9,817,254	£-9,901,037	£-9,901,037	£-10,228,724	£-10,452,182
35% SR : 35% THLR : 30% SO	35%	£-9,810,461	£-10,370,228	£-10,460,446	£-10,460,446	£-10,798,765	£-11,024,312
35% SR : 35% THLR : 30% SO	43%	£-12,000,117	£-12,479,648	£-12,570,584	£-12,570,584	£-12,911,498	£-13,138,788
35% SR : 35% THLR : 30% SO	50%	£-14,203,156	£-14,602,436	£-14,695,601	£-14,695,601	£-15,044,971	£-15,277,883

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,929,157	£7,010,228	£6,923,973	£6,923,973	£6,600,516	£6,384,877
35% SR : 35% THLR : 30% SO	10%	£5,119,547	£4,304,794	£4,217,937	£4,217,937	£3,892,223	£3,675,080
35% SR : 35% THLR : 30% SO	20%	£2,286,544	£1,576,367	£1,488,816	£1,488,816	£1,160,499	£940,096
35% SR : 35% THLR : 30% SO	25%	£861,269	£197,944	£108,573	£108,573	£-226,570	£-449,996
35% SR : 35% THLR : 30% SO	30%	£-582,055	£-1,195,184	£-1,284,967	£-1,284,967	£-1,621,654	£-1,846,111
35% SR : 35% THLR : 30% SO	35%	£-2,034,390	£-2,594,157	£-2,684,375	£-2,684,375	£-3,022,895	£-3,248,241
35% SR : 35% THLR : 30% SO	43%	£-4,224,046	£-4,703,678	£-4,794,494	£-4,794,494	£-5,135,428	£-5,362,717
35% SR : 35% THLR : 30% SO	50%	£-6,427,086	£-6,826,366	£-6,919,530	£-6,919,530	£-7,268,900	£-7,501,813

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,175,139	£10,256,209	£10,169,954	£10,169,954	£9,846,496	£9,630,858
35% SR : 35% THLR : 30% SO	10%	£8,365,528	£7,550,775	£7,463,918	£7,463,918	£7,138,204	£6,921,061
35% SR : 35% THLR : 30% SO	20%	£5,532,525	£4,822,348	£4,734,797	£4,734,797	£4,406,480	£4,186,077
35% SR : 35% THLR : 30% SO	25%	£4,107,250	£3,443,925	£3,354,554	£3,354,554	£3,019,410	£2,795,982
35% SR : 35% THLR : 30% SO	30%	£2,663,926	£2,050,797	£1,961,014	£1,961,014	£1,624,327	£1,399,869
35% SR : 35% THLR : 30% SO	35%	£1,211,591	£651,824	£561,606	£561,606	£223,286	£-2,260
35% SR : 35% THLR : 30% SO	43%	£-973,066	£-1,457,597	£-1,548,513	£-1,548,513	£-1,889,447	£-2,116,737
35% SR : 35% THLR : 30% SO	50%	£-3,181,105	£-3,580,385	£-3,673,549	£-3,673,549	£-4,022,919	£-4,255,832

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,480,353	£7,658,989	£7,571,323	£7,571,323	£7,242,575	£7,023,409
35% SR : 35% THLR : 30% SO	10%	£6,256,030	£5,528,941	£5,440,664	£5,440,664	£5,109,623	£4,888,929
35% SR : 35% THLR : 30% SO	20%	£4,007,154	£3,375,509	£3,286,527	£3,286,527	£2,952,839	£2,730,381
35% SR : 35% THLR : 30% SO	25%	£2,873,793	£2,290,025	£2,200,653	£2,200,653	£1,865,510	£1,642,081
35% SR : 35% THLR : 30% SO	30%	£1,734,485	£1,198,694	£1,108,910	£1,108,910	£772,224	£547,765
35% SR : 35% THLR : 30% SO	35%	£589,227	£101,516	£11,298	£11,298	£-332,700	£-561,606
35% SR : 35% THLR : 30% SO	43%	£-1,158,454	£-1,580,646	£-1,673,049	£-1,673,049	£-2,019,559	£-2,250,566
35% SR : 35% THLR : 30% SO	50%	£-2,929,375	£-3,277,837	£-3,371,003	£-3,371,003	£-3,720,373	£-3,953,285

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-17,934,232	£-18,755,596	£-18,843,262	£-18,843,262	£-19,172,010	£-19,391,176
35% SR : 35% THLR : 30% SO	10%	£-20,158,555	£-20,885,644	£-20,973,921	£-20,973,921	£-21,304,962	£-21,525,656
35% SR : 35% THLR : 30% SO	20%	£-22,407,431	£-23,039,076	£-23,128,059	£-23,128,059	£-23,461,746	£-23,684,204
35% SR : 35% THLR : 30% SO	25%	£-23,540,792	£-24,124,560	£-24,213,932	£-24,213,932	£-24,549,075	£-24,772,504
35% SR : 35% THLR : 30% SO	30%	£-24,680,100	£-25,215,891	£-25,305,675	£-25,305,675	£-25,642,361	£-25,866,820
35% SR : 35% THLR : 30% SO	35%	£-25,825,358	£-26,313,069	£-26,403,287	£-26,403,287	£-26,746,955	£-26,976,191
35% SR : 35% THLR : 30% SO	43%	£-27,573,039	£-27,995,231	£-28,087,634	£-28,087,634	£-28,434,144	£-28,665,151
35% SR : 35% THLR : 30% SO	50%	£-29,343,960	£-29,692,422	£-29,785,588	£-29,785,588	£-30,134,958	£-30,367,870

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-6,108,867	£-6,930,231	£-7,017,897	£-7,017,897	£-7,346,645	£-7,565,811
35% SR : 35% THLR : 30% SO	10%	£-8,333,190	£-9,060,279	£-9,148,556	£-9,148,556	£-9,479,597	£-9,700,291
35% SR : 35% THLR : 30% SO	20%	£-10,582,066	£-11,213,711	£-11,302,694	£-11,302,694	£-11,636,381	£-11,858,839
35% SR : 35% THLR : 30% SO	25%	£-11,715,427	£-12,299,195	£-12,388,567	£-12,388,567	£-12,723,710	£-12,947,139
35% SR : 35% THLR : 30% SO	30%	£-12,854,735	£-13,390,526	£-13,480,310	£-13,480,310	£-13,816,996	£-14,041,455
35% SR : 35% THLR : 30% SO	35%	£-13,999,993	£-14,487,704	£-14,577,922	£-14,577,922	£-14,921,590	£-15,150,826
35% SR : 35% THLR : 30% SO	43%	£-15,747,674	£-16,169,866	£-16,262,269	£-16,262,269	£-16,608,779	£-16,839,786
35% SR : 35% THLR : 30% SO	50%	£-17,518,595	£-17,867,057	£-17,960,223	£-17,960,223	£-18,309,593	£-18,542,505

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,667,204	£845,840	£758,173	£758,173	£429,425	£210,260
35% SR : 35% THLR : 30% SO	10%	£-557,119	£-1,284,208	£-1,372,486	£-1,372,486	£-1,703,526	£-1,924,220
35% SR : 35% THLR : 30% SO	20%	£-2,805,995	£-3,437,640	£-3,526,623	£-3,526,623	£-3,860,310	£-4,082,768
35% SR : 35% THLR : 30% SO	25%	£-3,939,356	£-4,523,125	£-4,612,497	£-4,612,497	£-4,947,639	£-5,171,068
35% SR : 35% THLR : 30% SO	30%	£-5,078,665	£-5,614,456	£-5,704,240	£-5,704,240	£-6,040,926	£-6,265,384
35% SR : 35% THLR : 30% SO	35%	£-6,223,923	£-6,711,633	£-6,801,851	£-6,801,851	£-7,145,530	£-7,374,755
35% SR : 35% THLR : 30% SO	43%	£-7,971,604	£-8,393,796	£-8,486,198	£-8,486,198	£-8,832,708	£-9,063,715
35% SR : 35% THLR : 30% SO	50%	£-9,742,524	£-10,090,987	£-10,184,152	£-10,184,152	£-10,533,522	£-10,766,435

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,913,185	£4,091,820	£4,004,154	£4,004,154	£3,675,406	£3,456,240
35% SR : 35% THLR : 30% SO	10%	£2,688,861	£1,961,773	£1,873,495	£1,873,495	£1,542,454	£1,321,760
35% SR : 35% THLR : 30% SO	20%	£439,986	£-191,659	£-280,642	£-280,642	£-614,329	£-836,787
35% SR : 35% THLR : 30% SO	25%	£-693,375	£-1,277,144	£-1,366,516	£-1,366,516	£-1,701,658	£-1,925,088
35% SR : 35% THLR : 30% SO	30%	£-1,832,684	£-2,368,475	£-2,458,259	£-2,458,259	£-2,794,945	£-3,019,404
35% SR : 35% THLR : 30% SO	35%	£-2,977,942	£-3,465,652	£-3,555,870	£-3,555,870	£-3,899,539	£-4,128,774
35% SR : 35% THLR : 30% SO	43%	£-4,725,623	£-5,147,815	£-5,240,217	£-5,240,217	£-5,586,727	£-5,817,734
35% SR : 35% THLR : 30% SO	50%	£-6,496,543	£-6,845,006	£-6,938,171	£-6,938,171	£-7,287,541	£-7,520,454

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,409,853	£2,674,948	£2,587,282	£2,587,282	£2,258,534	£2,039,369
35% SR : 35% THLR : 30% SO	10%	£1,674,019	£1,025,736	£937,458	£937,458	£606,417	£385,723
35% SR : 35% THLR : 30% SO	20%	-£87,008	-£657,440	-£747,879	-£747,879	-£1,087,023	-£1,313,120
35% SR : 35% THLR : 30% SO	25%	-£990,279	-£1,516,329	-£1,607,162	-£1,607,162	-£1,947,786	-£2,174,869
35% SR : 35% THLR : 30% SO	30%	-£1,899,596	-£2,381,159	-£2,472,411	-£2,472,411	-£2,814,605	-£3,042,733
35% SR : 35% THLR : 30% SO	35%	-£2,814,959	-£3,251,932	-£3,343,626	-£3,343,626	-£3,687,478	-£3,916,713
35% SR : 35% THLR : 30% SO	43%	-£4,199,338	-£4,569,230	-£4,661,632	-£4,661,632	-£5,008,142	-£5,239,149
35% SR : 35% THLR : 30% SO	50%	-£5,597,320	-£5,899,896	-£5,993,062	-£5,993,062	-£6,342,432	-£6,575,344

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£23,004,733	-£23,739,637	-£23,827,303	-£23,827,303	-£24,156,051	-£24,375,216
35% SR : 35% THLR : 30% SO	10%	-£24,740,566	-£25,388,849	-£25,477,127	-£25,477,127	-£25,808,168	-£26,028,862
35% SR : 35% THLR : 30% SO	20%	-£26,501,593	-£27,072,025	-£27,162,464	-£27,162,464	-£27,501,608	-£27,727,705
35% SR : 35% THLR : 30% SO	25%	-£27,404,864	-£27,930,915	-£28,021,747	-£28,021,747	-£28,362,372	-£28,589,455
35% SR : 35% THLR : 30% SO	30%	-£28,314,181	-£28,795,744	-£28,886,996	-£28,886,996	-£29,229,190	-£29,457,318
35% SR : 35% THLR : 30% SO	35%	-£29,229,544	-£29,666,517	-£29,758,211	-£29,758,211	-£30,102,063	-£30,331,298
35% SR : 35% THLR : 30% SO	43%	-£30,613,923	-£30,983,815	-£31,076,217	-£31,076,217	-£31,422,727	-£31,653,734
35% SR : 35% THLR : 30% SO	50%	-£32,011,905	-£32,314,481	-£32,407,647	-£32,407,647	-£32,757,017	-£32,989,929

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£11,179,368	-£11,914,272	-£12,001,938	-£12,001,938	-£12,330,686	-£12,549,851
35% SR : 35% THLR : 30% SO	10%	-£12,915,201	-£13,563,484	-£13,651,762	-£13,651,762	-£13,982,803	-£14,203,497
35% SR : 35% THLR : 30% SO	20%	-£14,676,228	-£15,246,660	-£15,337,099	-£15,337,099	-£15,676,243	-£15,902,340
35% SR : 35% THLR : 30% SO	25%	-£15,579,499	-£16,105,550	-£16,196,382	-£16,196,382	-£16,537,006	-£16,764,090
35% SR : 35% THLR : 30% SO	30%	-£16,488,816	-£16,970,379	-£17,061,631	-£17,061,631	-£17,403,825	-£17,631,953
35% SR : 35% THLR : 30% SO	35%	-£17,404,179	-£17,841,152	-£17,932,846	-£17,932,846	-£18,276,698	-£18,505,933
35% SR : 35% THLR : 30% SO	43%	-£18,788,558	-£19,158,450	-£19,250,852	-£19,250,852	-£19,597,362	-£19,828,369
35% SR : 35% THLR : 30% SO	50%	-£20,186,540	-£20,489,116	-£20,582,282	-£20,582,282	-£20,931,652	-£21,164,564

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£3,403,297	-£4,138,201	-£4,225,868	-£4,225,868	-£4,554,615	-£4,773,780
35% SR : 35% THLR : 30% SO	10%	-£5,139,131	-£5,787,414	-£5,875,691	-£5,875,691	-£6,206,732	-£6,427,426
35% SR : 35% THLR : 30% SO	20%	-£6,900,157	-£7,470,590	-£7,561,029	-£7,561,029	-£7,900,173	-£8,126,269
35% SR : 35% THLR : 30% SO	25%	-£7,803,429	-£8,329,479	-£8,420,311	-£8,420,311	-£8,760,936	-£8,988,019
35% SR : 35% THLR : 30% SO	30%	-£8,712,745	-£9,194,308	-£9,285,561	-£9,285,561	-£9,627,754	-£9,855,883
35% SR : 35% THLR : 30% SO	35%	-£9,628,108	-£10,065,081	-£10,156,775	-£10,156,775	-£10,500,628	-£10,729,862
35% SR : 35% THLR : 30% SO	43%	-£11,012,487	-£11,382,379	-£11,474,782	-£11,474,782	-£11,821,291	-£12,052,299
35% SR : 35% THLR : 30% SO	50%	-£12,410,469	-£12,713,046	-£12,806,211	-£12,806,211	-£13,155,581	-£13,388,494

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£197,316	-£392,221	-£397,887	-£397,887	-£438,636	-£457,800
35% SR : 35% THLR : 30% SO	10%	-£1,893,150	-£2,541,433	-£2,629,710	-£2,629,710	-£2,960,751	-£3,181,445
35% SR : 35% THLR : 30% SO	20%	-£3,654,177	-£4,224,609	-£4,315,048	-£4,315,048	-£4,654,192	-£4,880,289
35% SR : 35% THLR : 30% SO	25%	-£4,557,448	-£5,083,498	-£5,174,330	-£5,174,330	-£5,514,955	-£5,742,038
35% SR : 35% THLR : 30% SO	30%	-£5,466,765	-£5,948,327	-£6,039,580	-£6,039,580	-£6,381,773	-£6,609,902
35% SR : 35% THLR : 30% SO	35%	-£6,382,127	-£6,813,100	-£6,910,794	-£6,910,794	-£7,254,647	-£7,483,881
35% SR : 35% THLR : 30% SO	43%	-£7,766,507	-£8,136,398	-£8,228,801	-£8,228,801	-£8,575,311	-£8,806,318
35% SR : 35% THLR : 30% SO	50%	-£9,164,488	-£9,467,065	-£9,560,230	-£9,560,230	-£9,909,600	-£10,142,513

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£82,215,679	£76,418,295	£76,220,719	£76,220,719	£75,479,805	£74,985,862
35% SR : 35% THLR : 30% SO	10%	£70,956,574	£65,766,306	£65,567,351	£65,567,351	£64,821,270	£64,323,882
35% SR : 35% THLR : 30% SO	20%	£59,644,061	£55,061,827	£54,861,282	£54,861,282	£54,102,266	£53,592,703
35% SR : 35% THLR : 30% SO	25%	£53,967,776	£49,666,329	£49,461,615	£49,461,615	£48,693,934	£48,182,147
35% SR : 35% THLR : 30% SO	30%	£48,273,467	£44,248,864	£44,043,206	£44,043,206	£43,271,988	£42,757,844
35% SR : 35% THLR : 30% SO	35%	£42,533,814	£38,818,042	£38,611,387	£38,611,387	£37,836,430	£37,319,793
35% SR : 35% THLR : 30% SO	43%	£33,898,850	£30,634,751	£30,423,093	£30,423,093	£29,629,376	£29,100,230
35% SR : 35% THLR : 30% SO	50%	£25,191,639	£22,365,987	£22,152,582	£22,152,582	£21,352,315	£20,818,803

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£32,688,332	£26,890,949	£26,693,372	£26,693,372	£25,952,458	£25,458,515
35% SR : 35% THLR : 30% SO	10%	£21,429,227	£16,238,960	£16,040,004	£16,040,004	£15,293,923	£14,796,535
35% SR : 35% THLR : 30% SO	20%	£10,116,714	£5,534,480	£5,333,935	£5,333,935	£4,574,919	£4,065,356
35% SR : 35% THLR : 30% SO	25%	£4,440,429	£1,389,982	£1,188,732	£1,188,732	£1,433,413	£1,345,200
35% SR : 35% THLR : 30% SO	30%	£1,253,880	£-278,483	£-484,141	£-484,141	£-255,359	£-269,503
35% SR : 35% THLR : 30% SO	35%	£-6,993,533	£-10,709,305	£-10,915,960	£-10,915,960	£-11,690,917	£-12,207,554
35% SR : 35% THLR : 30% SO	43%	£-15,628,497	£-18,892,596	£-19,104,254	£-19,104,254	£-19,897,971	£-20,427,117
35% SR : 35% THLR : 30% SO	50%	£-24,335,708	£-27,161,380	£-27,374,765	£-27,374,765	£-28,175,032	£-28,708,544

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£54,860,891	£49,063,508	£48,865,931	£48,865,931	£48,125,017	£47,631,074
35% SR : 35% THLR : 30% SO	10%	£43,601,787	£38,411,519	£38,212,564	£38,212,564	£37,466,482	£36,969,094
35% SR : 35% THLR : 30% SO	20%	£32,289,273	£27,707,039	£27,506,495	£27,506,495	£26,747,479	£26,237,915
35% SR : 35% THLR : 30% SO	25%	£26,612,989	£22,311,541	£22,106,827	£22,106,827	£21,339,147	£20,827,359
35% SR : 35% THLR : 30% SO	30%	£20,918,680	£16,894,076	£16,688,418	£16,688,418	£15,917,201	£15,403,566
35% SR : 35% THLR : 30% SO	35%	£15,179,026	£11,463,254	£11,256,599	£11,256,599	£10,481,643	£9,965,005
35% SR : 35% THLR : 30% SO	43%	£6,544,062	£3,279,964	£3,068,306	£3,068,306	£2,274,588	£1,745,443
35% SR : 35% THLR : 30% SO	50%	£-2,163,149	£-4,988,801	£-5,202,206	£-5,202,206	£-6,002,473	£-6,535,984

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£69,441,024	£63,643,640	£63,446,064	£63,446,064	£62,705,150	£62,211,207
35% SR : 35% THLR : 30% SO	10%	£58,181,919	£52,991,651	£52,792,696	£52,792,696	£52,046,615	£51,549,227
35% SR : 35% THLR : 30% SO	20%	£46,869,406	£42,287,172	£42,086,627	£42,086,627	£41,327,611	£40,818,048
35% SR : 35% THLR : 30% SO	25%	£41,193,121	£36,891,674	£36,686,960	£36,686,960	£35,919,279	£35,407,492
35% SR : 35% THLR : 30% SO	30%	£35,498,812	£31,474,209	£31,268,551	£31,268,551	£30,497,333	£29,983,189
35% SR : 35% THLR : 30% SO	35%	£29,759,159	£26,043,387	£25,836,732	£25,836,732	£25,061,775	£24,545,138
35% SR : 35% THLR : 30% SO	43%	£21,124,195	£17,860,096	£17,648,438	£17,648,438	£16,854,721	£16,325,575
35% SR : 35% THLR : 30% SO	50%	£12,416,984	£9,591,332	£9,377,927	£9,377,927	£8,577,660	£8,044,149

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£75,527,238	£69,729,854	£69,532,278	£69,532,278	£68,791,364	£68,297,421
35% SR : 35% THLR : 30% SO	10%	£64,268,133	£59,077,865	£58,878,910	£58,878,910	£58,132,829	£57,635,441
35% SR : 35% THLR : 30% SO	20%	£52,955,620	£48,373,386	£48,172,841	£48,172,841	£47,413,825	£46,904,262
35% SR : 35% THLR : 30% SO	25%	£47,279,335	£42,977,887	£42,773,174	£42,773,174	£42,005,493	£41,493,706
35% SR : 35% THLR : 30% SO	30%	£41,585,026	£37,580,423	£37,354,765	£37,354,765	£36,583,547	£36,069,403
35% SR : 35% THLR : 30% SO	35%	£35,845,373	£32,129,601	£31,922,946	£31,922,946	£31,147,989	£30,631,352
35% SR : 35% THLR : 30% SO	43%	£27,210,409	£23,946,310	£23,734,652	£23,734,652	£22,940,935	£22,411,789
35% SR : 35% THLR : 30% SO	50%	£18,503,198	£15,677,546	£15,464,141	£15,464,141	£14,663,874	£14,130,362

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£47,076,588	£41,811,871	£41,611,064	£41,611,064	£40,856,135	£40,345,903
35% SR : 35% THLR : 30% SO	10%	£39,281,712	£34,533,590	£34,328,074	£34,328,074	£33,557,388	£33,043,598
35% SR : 35% THLR : 30% SO	20%	£31,401,006	£27,187,242	£26,980,084	£26,980,084	£26,203,237	£25,685,339
35% SR : 35% THLR : 30% SO	25%	£27,425,519	£23,493,684	£23,285,620	£23,285,620	£22,496,425	£21,967,761
35% SR : 35% THLR : 30% SO	30%	£23,436,204	£19,758,184	£19,545,744	£19,545,744	£18,749,093	£18,217,994
35% SR : 35% THLR : 30% SO	35%	£19,418,277	£16,001,656	£15,788,186	£15,788,186	£14,987,674	£14,453,998
35% SR : 35% THLR : 30% SO	43%	£13,327,237	£10,317,193	£10,098,556	£10,098,556	£9,278,662	£8,732,067
35% SR : 35% THLR : 30% SO	50%	£7,151,597	£4,547,933	£4,323,885	£4,323,885	£3,483,707	£2,923,587

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,450,759	£7,715,476	£7,916,283	£7,916,283	£8,671,212	£9,181,444
35% SR : 35% THLR : 30% SO	10%	£10,245,635	£14,993,757	£15,199,273	£15,199,273	£15,969,959	£16,483,749
35% SR : 35% THLR : 30% SO	20%	£18,126,341	£22,340,105	£22,547,263	£22,547,263	£23,324,110	£23,842,008
35% SR : 35% THLR : 30% SO	25%	£22,101,828	£26,033,663	£26,241,727	£26,241,727	£27,030,922	£27,559,586
35% SR : 35% THLR : 30% SO	30%	£26,091,143	£29,769,163	£29,981,603	£29,981,603	£30,778,253	£31,309,353
35% SR : 35% THLR : 30% SO	35%	£30,109,070	£33,525,691	£33,739,161	£33,739,161	£34,539,673	£35,073,349
35% SR : 35% THLR : 30% SO	43%	£36,200,110	£39,210,154	£39,428,791	£39,428,791	£40,248,685	£40,795,280
35% SR : 35% THLR : 30% SO	50%	£42,375,750	£44,979,414	£45,203,462	£45,203,462	£46,043,640	£46,603,760

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,721,800	£14,457,084	£14,256,276	£14,256,276	£13,501,347	£12,991,115
35% SR : 35% THLR : 30% SO	10%	£11,926,925	£7,178,803	£6,973,287	£6,973,287	£6,202,601	£5,688,811
35% SR : 35% THLR : 30% SO	20%	£4,046,218	£1,675,545	£1,474,704	£1,474,704	£1,151,550	£1,069,449
35% SR : 35% THLR : 30% SO	25%	£70,732	£3,861,104	£4,069,167	£4,069,167	£4,858,362	£5,387,027
35% SR : 35% THLR : 30% SO	30%	£3,918,583	£7,596,603	£7,809,043	£7,809,043	£8,605,694	£9,136,794
35% SR : 35% THLR : 30% SO	35%	£7,936,511	£11,353,131	£11,566,602	£11,566,602	£12,367,114	£12,900,790
35% SR : 35% THLR : 30% SO	43%	£14,027,551	£17,037,595	£17,256,232	£17,256,232	£18,076,125	£18,622,721
35% SR : 35% THLR : 30% SO	50%	£20,203,191	£22,806,854	£23,030,903	£23,030,903	£23,871,081	£24,431,200

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£34,301,933	£29,037,216	£28,836,409	£28,836,409	£28,081,480	£27,571,248
35% SR : 35% THLR : 30% SO	10%	£26,507,057	£21,758,935	£21,553,419	£21,553,419	£20,782,733	£20,268,943
35% SR : 35% THLR : 30% SO	20%	£18,626,351	£14,412,587	£14,205,429	£14,205,429	£13,428,582	£12,910,684
35% SR : 35% THLR : 30% SO	25%	£14,650,864	£10,719,029	£10,510,965	£10,510,965	£9,721,770	£9,193,106
35% SR : 35% THLR : 30% SO	30%	£10,661,549	£6,983,529	£6,771,089	£6,771,089	£5,974,438	£5,443,339
35% SR : 35% THLR : 30% SO	35%	£6,643,622	£3,227,001	£3,013,531	£3,013,531	£2,213,019	£1,679,343
35% SR : 35% THLR : 30% SO	43%	£552,592	£2,457,462	£2,676,099	£2,676,099	£3,495,993	£4,042,588
35% SR : 35% THLR : 30% SO	50%	£5,623,058	£8,226,722	£8,450,770	£8,450,770	£9,290,948	£9,851,068

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£40,388,147	£35,123,430	£34,922,623	£34,922,623	£34,167,694	£33,657,462
35% SR : 35% THLR : 30% SO	10%	£32,593,271	£27,845,149	£27,639,633	£27,639,633	£26,868,947	£26,355,157
35% SR : 35% THLR : 30% SO	20%	£24,712,565	£20,498,801	£20,291,642	£20,291,642	£19,514,796	£18,996,898
35% SR : 35% THLR : 30% SO	25%	£20,737,078	£16,805,243	£16,597,179	£16,597,179	£15,807,984	£15,279,320
35% SR : 35% THLR : 30% SO	30%	£16,747,763	£13,069,743	£12,857,303	£12,857,303	£12,060,652	£11,529,552
35% SR : 35% THLR : 30% SO	35%	£12,729,836	£9,313,215	£9,099,745	£9,099,745	£8,299,232	£7,765,556
35% SR : 35% THLR : 30% SO	43%	£6,638,796	£3,628,752	£3,410,115	£3,410,115	£2,590,221	£2,043,626
35% SR : 35% THLR : 30% SO	50%	£463,156	£2,140,508	£2,364,556	£2,364,556	£3,204,735	£3,764,854

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£32,288,855	£27,205,611	£27,001,518	£27,001,518	£26,231,953	£25,713,376
35% SR : 35% THLR : 30% SO	10%	£25,891,062	£21,304,076	£21,095,198	£21,095,198	£20,311,908	£19,789,714
35% SR : 35% THLR : 30% SO	20%	£19,403,100	£15,335,605	£15,125,058	£15,125,058	£14,335,506	£13,803,857
35% SR : 35% THLR : 30% SO	25%	£16,124,698	£12,315,588	£12,100,664	£12,100,664	£11,294,697	£10,757,386
35% SR : 35% THLR : 30% SO	30%	£12,832,229	£9,261,827	£9,045,913	£9,045,913	£8,236,233	£7,696,448
35% SR : 35% THLR : 30% SO	35%	£9,490,295	£6,194,009	£5,977,047	£5,977,047	£5,153,939	£4,602,663
35% SR : 35% THLR : 30% SO	43%	£4,432,610	£1,508,374	£1,286,160	£1,286,160	£452,858	£-104,357
35% SR : 35% THLR : 30% SO	50%	£-729,147	£-3,269,380	£-3,497,092	£-3,497,092	£-4,351,012	£-4,920,293

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-17,238,492	£-22,321,736	£-22,525,829	£-22,525,829	£-23,295,394	£-23,813,971
35% SR : 35% THLR : 30% SO	10%	£-23,636,285	£-28,223,271	£-28,432,149	£-28,432,149	£-29,215,439	£-29,737,633
35% SR : 35% THLR : 30% SO	20%	£-30,124,246	£-34,191,742	£-34,402,289	£-34,402,289	£-35,191,840	£-35,723,490
35% SR : 35% THLR : 30% SO	25%	£-33,402,649	£-37,211,759	£-37,426,683	£-37,426,683	£-38,232,650	£-38,769,961
35% SR : 35% THLR : 30% SO	30%	£-36,695,118	£-40,265,520	£-40,481,434	£-40,481,434	£-41,291,114	£-41,830,889
35% SR : 35% THLR : 30% SO	35%	£-40,037,052	£-43,333,337	£-43,550,300	£-43,550,300	£-44,373,408	£-44,924,684
35% SR : 35% THLR : 30% SO	43%	£-45,094,737	£-48,018,973	£-48,241,187	£-48,241,187	£-49,074,489	£-49,631,704
35% SR : 35% THLR : 30% SO	50%	£-50,256,494	£-52,796,727	£-53,024,439	£-53,024,439	£-53,878,359	£-54,447,640

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,934,068	£-149,177	£-353,270	£-353,270	£-1,122,834	£-1,641,411
35% SR : 35% THLR : 30% SO	10%	£-1,463,726	£-6,050,712	£-6,259,589	£-6,259,589	£-7,042,880	£-7,565,073
35% SR : 35% THLR : 30% SO	20%	£-7,951,687	£-12,019,182	£-12,229,729	£-12,229,729	£-13,019,281	£-13,550,930
35% SR : 35% THLR : 30% SO	25%	£-11,230,089	£-15,039,199	£-15,254,124	£-15,254,124	£-16,060,090	£-16,597,401
35% SR : 35% THLR : 30% SO	30%	£-14,522,558	£-18,092,960	£-18,308,874	£-18,308,874	£-19,118,554	£-19,658,340
35% SR : 35% THLR : 30% SO	35%	£-17,864,493	£-21,160,778	£-21,377,740	£-21,377,740	£-22,200,849	£-22,752,124
35% SR : 35% THLR : 30% SO	43%	£-22,922,178	£-25,846,414	£-26,068,628	£-26,068,628	£-26,901,930	£-27,459,144
35% SR : 35% THLR : 30% SO	50%	£-28,083,935	£-30,624,168	£-30,851,880	£-30,851,880	£-31,705,800	£-32,275,080

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,514,200	£14,430,956	£14,226,863	£14,226,863	£13,457,298	£12,938,721
35% SR : 35% THLR : 30% SO	10%	£13,116,407	£8,529,421	£8,320,543	£8,320,543	£7,537,253	£7,015,059
35% SR : 35% THLR : 30% SO	20%	£6,628,445	£2,560,950	£2,350,403	£2,350,403	£1,560,851	£1,029,202
35% SR : 35% THLR : 30% SO	25%	£3,350,043	£-459,067	£-673,991	£-673,991	£-1,479,958	£-2,017,269
35% SR : 35% THLR : 30% SO	30%	£57,574	£-3,512,828	£-3,728,742	£-3,728,742	£-4,538,422	£-5,078,207
35% SR : 35% THLR : 30% SO	35%	£-3,294,360	£-6,590,646	£-6,797,608	£-6,797,608	£-7,620,716	£-8,171,992
35% SR : 35% THLR : 30% SO	43%	£-8,342,045	£-11,266,281	£-11,488,495	£-11,488,495	£-12,321,797	£-12,879,012
35% SR : 35% THLR : 30% SO	50%	£-13,503,802	£-16,044,035	£-16,271,747	£-16,271,747	£-17,125,667	£-17,694,948

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£25,600,414	£20,517,169	£20,313,077	£20,313,077	£19,543,512	£19,024,935
35% SR : 35% THLR : 30% SO	10%	£19,202,621	£14,615,635	£14,406,757	£14,406,757	£13,623,467	£13,101,273
35% SR : 35% THLR : 30% SO	20%	£12,714,659	£8,647,164	£8,436,617	£8,436,617	£7,647,065	£7,115,416
35% SR : 35% THLR : 30% SO	25%	£9,436,257	£5,627,147	£5,412,223	£5,412,223	£4,606,256	£4,068,945
35% SR : 35% THLR : 30% SO	30%	£6,143,788	£2,573,386	£2,357,472	£2,357,472	£1,547,792	£1,008,007
35% SR : 35% THLR : 30% SO	35%	£2,801,854	£-494,432	£-711,394	£-711,394	£-1,534,502	£-2,085,778
35% SR : 35% THLR : 30% SO	43%	£-2,255,831	£-5,180,067	£-5,402,281	£-5,402,281	£-6,235,584	£-6,792,798
35% SR : 35% THLR : 30% SO	50%	£-7,417,588	£-9,957,821	£-10,185,533	£-10,185,533	£-11,039,454	£-11,608,734

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£41,185,019	£38,373,566	£38,169,473	£38,169,473	£37,404,125	£36,893,893
35% SR : 35% THLR : 30% SO	10%	£33,951,624	£31,423,264	£31,217,749	£31,217,749	£30,447,063	£29,933,272
35% SR : 35% THLR : 30% SO	20%	£26,633,590	£24,418,602	£24,211,443	£24,211,443	£23,434,597	£22,911,549
35% SR : 35% THLR : 30% SO	25%	£22,953,831	£20,881,388	£20,669,922	£20,669,922	£19,876,926	£19,348,261
35% SR : 35% THLR : 30% SO	30%	£19,236,868	£17,310,935	£17,098,495	£17,098,495	£16,301,846	£15,770,746
35% SR : 35% THLR : 30% SO	35%	£15,492,911	£13,726,659	£13,513,189	£13,513,189	£12,712,676	£12,172,269
35% SR : 35% THLR : 30% SO	43%	£9,826,266	£8,278,214	£8,059,576	£8,059,576	£7,239,683	£6,693,088
35% SR : 35% THLR : 30% SO	50%	£4,069,668	£2,745,713	£2,521,666	£2,521,666	£1,681,487	£1,121,367

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£8,342,328	-£11,153,781	-£11,357,874	-£11,357,874	-£12,123,222	-£12,633,454
35% SR : 35% THLR : 30% SO	10%	-£15,575,723	-£18,104,083	-£18,309,598	-£18,309,598	-£19,080,284	-£19,594,075
35% SR : 35% THLR : 30% SO	20%	-£22,893,757	-£25,108,745	-£25,315,904	-£25,315,904	-£26,092,750	-£26,615,798
35% SR : 35% THLR : 30% SO	25%	-£26,573,516	-£28,645,959	-£28,857,425	-£28,857,425	-£29,650,421	-£30,179,086
35% SR : 35% THLR : 30% SO	30%	-£30,290,479	-£32,216,412	-£32,428,852	-£32,428,852	-£33,225,501	-£33,756,601
35% SR : 35% THLR : 30% SO	35%	-£34,034,436	-£35,800,688	-£36,014,158	-£36,014,158	-£36,814,671	-£37,355,078
35% SR : 35% THLR : 30% SO	43%	-£39,701,081	-£41,249,133	-£41,467,771	-£41,467,771	-£42,287,664	-£42,834,259
35% SR : 35% THLR : 30% SO	50%	-£45,457,679	-£46,781,634	-£47,005,681	-£47,005,681	-£47,845,860	-£48,405,979

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,830,231	£11,018,778	£10,814,686	£10,814,686	£10,049,338	£9,539,106
35% SR : 35% THLR : 30% SO	10%	£6,596,836	£4,068,477	£3,862,961	£3,862,961	£3,092,275	£2,578,485
35% SR : 35% THLR : 30% SO	20%	-£721,197	-£2,938,186	-£3,143,344	-£3,143,344	-£3,920,191	-£4,443,238
35% SR : 35% THLR : 30% SO	25%	-£4,400,957	-£6,473,400	-£6,684,865	-£6,684,865	-£7,477,882	-£8,006,526
35% SR : 35% THLR : 30% SO	30%	-£8,117,920	-£10,043,852	-£10,256,292	-£10,256,292	-£11,052,942	-£11,584,042
35% SR : 35% THLR : 30% SO	35%	-£11,861,876	-£13,628,129	-£13,841,599	-£13,841,599	-£14,642,111	-£15,182,518
35% SR : 35% THLR : 30% SO	43%	-£17,528,521	-£19,076,574	-£19,295,212	-£19,295,212	-£20,115,104	-£20,681,700
35% SR : 35% THLR : 30% SO	50%	-£23,285,120	-£24,609,074	-£24,833,122	-£24,833,122	-£25,673,301	-£26,239,420

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£28,410,364	£25,598,911	£25,394,818	£25,394,818	£24,629,470	£24,119,238
35% SR : 35% THLR : 30% SO	10%	£21,176,969	£18,648,609	£18,443,094	£18,443,094	£17,672,408	£17,158,617
35% SR : 35% THLR : 30% SO	20%	£13,858,935	£11,643,947	£11,436,788	£11,436,788	£10,659,942	£10,136,894
35% SR : 35% THLR : 30% SO	25%	£10,179,176	£8,106,733	£7,895,267	£7,895,267	£7,102,271	£6,573,606
35% SR : 35% THLR : 30% SO	30%	£6,462,213	£4,536,280	£4,323,840	£4,323,840	£3,527,191	£2,996,091
35% SR : 35% THLR : 30% SO	35%	£2,718,256	£952,004	£738,534	£738,534	£-61,879	£-802,986
35% SR : 35% THLR : 30% SO	43%	-£2,948,389	-£4,498,441	-£4,715,079	-£4,715,079	-£5,534,972	-£6,081,567
35% SR : 35% THLR : 30% SO	50%	-£8,704,987	-£10,028,942	-£10,252,989	-£10,252,989	-£11,093,168	-£11,653,288

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£34,496,578	£31,685,125	£31,481,032	£31,481,032	£30,715,684	£30,205,452
35% SR : 35% THLR : 30% SO	10%	£27,263,182	£24,734,823	£24,529,307	£24,529,307	£23,758,621	£23,244,831
35% SR : 35% THLR : 30% SO	20%	£19,945,149	£17,730,161	£17,523,002	£17,523,002	£16,748,156	£16,223,108
35% SR : 35% THLR : 30% SO	25%	£16,265,390	£14,192,947	£13,981,481	£13,981,481	£13,188,485	£12,659,820
35% SR : 35% THLR : 30% SO	30%	£12,548,427	£10,622,494	£10,410,054	£10,410,054	£9,613,405	£9,082,305
35% SR : 35% THLR : 30% SO	35%	£8,804,470	£7,038,218	£6,824,748	£6,824,748	£6,024,235	£5,483,828
35% SR : 35% THLR : 30% SO	43%	£3,137,825	£1,589,773	£1,371,135	£1,371,135	£551,242	£4,646
35% SR : 35% THLR : 30% SO	50%	-£2,618,773	-£3,942,728	-£4,166,775	-£4,166,775	-£5,006,954	-£5,567,074

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,313,692	£26,677,594	£26,473,501	£26,473,501	£25,708,153	£25,190,581
35% SR : 35% THLR : 30% SO	10%	£23,199,598	£20,824,363	£20,615,486	£20,615,486	£19,832,196	£19,310,002
35% SR : 35% THLR : 30% SO	20%	£16,976,607	£14,898,975	£14,688,428	£14,688,428	£13,898,876	£13,367,477
35% SR : 35% THLR : 30% SO	25%	£13,844,012	£11,900,639	£11,685,714	£11,685,714	£10,879,749	£10,342,438
35% SR : 35% THLR : 30% SO	30%	£10,673,040	£8,868,310	£8,652,395	£8,652,395	£7,842,716	£7,302,929
35% SR : 35% THLR : 30% SO	35%	£7,474,801	£5,821,923	£5,604,961	£5,604,961	£4,778,769	£4,227,495
35% SR : 35% THLR : 30% SO	43%	£2,612,061	£1,165,531	£943,317	£943,317	£110,015	£-452,807
35% SR : 35% THLR : 30% SO	50%	£-2,350,939	£-3,584,974	£-3,812,686	£-3,812,686	£-4,666,607	£-5,235,887

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-20,213,665	£-22,849,753	£-23,053,846	£-23,053,846	£-23,819,194	£-24,336,766
35% SR : 35% THLR : 30% SO	10%	£-26,327,749	£-28,702,984	£-28,911,861	£-28,911,861	£-29,695,151	£-30,217,345
35% SR : 35% THLR : 30% SO	20%	£-32,550,740	£-34,628,372	£-34,838,919	£-34,838,919	£-35,628,471	£-36,159,870
35% SR : 35% THLR : 30% SO	25%	£-38,683,335	£-40,626,708	£-40,837,333	£-40,837,333	£-41,674,598	£-42,209,918
35% SR : 35% THLR : 30% SO	30%	£-44,854,307	£-46,659,037	£-46,874,952	£-46,874,952	£-47,748,578	£-48,289,852
35% SR : 35% THLR : 30% SO	35%	£-51,062,546	£-52,705,424	£-52,922,386	£-52,922,386	£-53,842,332	£-54,389,153
35% SR : 35% THLR : 30% SO	43%	£-57,315,286	£-58,861,816	£-59,084,030	£-59,084,030	£-60,041,332	£-60,590,553
35% SR : 35% THLR : 30% SO	50%	£-63,618,286	£-65,112,321	£-65,340,033	£-65,340,033	£-66,393,954	£-66,943,234

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,958,905	£-677,194	£-881,287	£-881,287	£-1,646,634	£-2,164,206
35% SR : 35% THLR : 30% SO	10%	£-4,155,189	£-6,530,424	£-6,739,302	£-6,739,302	£-7,522,592	£-8,044,786
35% SR : 35% THLR : 30% SO	20%	£-10,378,181	£-12,455,813	£-12,666,360	£-12,666,360	£-13,455,912	£-13,987,311
35% SR : 35% THLR : 30% SO	25%	£-13,510,776	£-15,454,149	£-15,669,073	£-15,669,073	£-16,475,039	£-17,012,350
35% SR : 35% THLR : 30% SO	30%	£-16,681,748	£-18,486,477	£-18,702,392	£-18,702,392	£-19,512,017	£-20,051,858
35% SR : 35% THLR : 30% SO	35%	£-19,879,987	£-21,532,865	£-21,749,826	£-21,749,826	£-22,576,019	£-23,127,293
35% SR : 35% THLR : 30% SO	43%	£-24,742,727	£-26,189,256	£-26,411,470	£-26,411,470	£-27,244,772	£-27,807,594
35% SR : 35% THLR : 30% SO	50%	£-29,705,727	£-30,939,782	£-31,167,474	£-31,167,474	£-32,021,394	£-32,590,675

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,539,037	£13,902,939	£13,698,846	£13,698,846	£12,933,498	£12,415,926
35% SR : 35% THLR : 30% SO	10%	£10,424,943	£8,049,708	£7,840,831	£7,840,831	£7,057,541	£6,535,347
35% SR : 35% THLR : 30% SO	20%	£4,201,952	£2,124,320	£1,913,773	£1,913,773	£1,124,221	£592,822
35% SR : 35% THLR : 30% SO	25%	£1,069,357	£-874,016	£-1,088,941	£-1,088,941	£-1,894,906	£-2,432,217
35% SR : 35% THLR : 30% SO	30%	£-2,101,619	£-3,906,345	£-4,122,260	£-4,122,260	£-4,931,939	£-5,471,726
35% SR : 35% THLR : 30% SO	35%	£-5,299,854	£-6,952,732	£-7,169,694	£-7,169,694	£-8,005,896	£-8,547,160
35% SR : 35% THLR : 30% SO	43%	£-10,162,594	£-11,609,124	£-11,831,338	£-11,831,338	£-12,664,640	£-13,227,462
35% SR : 35% THLR : 30% SO	50%	£-15,125,594	£-16,359,629	£-16,587,341	£-16,587,341	£-17,441,262	£-18,010,542

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,625,251	£19,989,152	£19,785,060	£19,785,060	£19,019,712	£18,502,140
35% SR : 35% THLR : 30% SO	10%	£16,511,157	£14,135,922	£13,927,045	£13,927,045	£13,143,754	£12,621,561
35% SR : 35% THLR : 30% SO	20%	£10,288,166	£8,210,534	£7,999,987	£7,999,987	£7,210,435	£6,679,036
35% SR : 35% THLR : 30% SO	25%	£7,155,571	£5,212,198	£4,997,273	£4,997,273	£4,191,308	£3,653,997
35% SR : 35% THLR : 30% SO	30%	£3,984,599	£2,179,869	£1,963,954	£1,963,954	£1,154,275	£614,488
35% SR : 35% THLR : 30% SO	35%	£786,360	£-686,518	£-1,083,480	£-1,083,480	£-1,909,672	£-2,460,947
35% SR : 35% THLR : 30% SO	43%	£-4,076,380	£-5,522,910	£-5,745,124	£-5,745,124	£-6,578,426	£-7,141,248
35% SR : 35% THLR : 30% SO	50%	£-9,039,380	£-10,273,415	£-10,501,127	£-10,501,127	£-11,355,048	£-11,924,328

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,337,159	£17,820,580	£17,613,149	£17,613,149	£16,835,285	£16,316,708
35% SR : 35% THLR : 30% SO	10%	£15,045,329	£12,793,123	£12,580,830	£12,580,830	£11,784,729	£11,253,994
35% SR : 35% THLR : 30% SO	20%	£9,650,736	£7,669,898	£7,455,907	£7,455,907	£6,653,442	£6,117,749
35% SR : 35% THLR : 30% SO	25%	£6,924,299	£5,075,899	£4,857,460	£4,857,460	£4,038,312	£3,492,213
35% SR : 35% THLR : 30% SO	30%	£4,162,216	£2,442,951	£2,223,505	£2,223,505	£1,400,584	£851,968
35% SR : 35% THLR : 30% SO	35%	£1,368,497	£-207,630	£-431,747	£-431,747	£-1,272,183	£-1,832,474
35% SR : 35% THLR : 30% SO	43%	£-2,895,950	£-4,270,671	£-4,496,520	£-4,496,520	£-5,343,451	£-5,908,071
35% SR : 35% THLR : 30% SO	50%	£-7,216,034	£-8,366,394	£-8,594,106	£-8,594,106	£-9,448,027	£-10,017,307

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-29,190,188	£-31,706,767	£-31,914,198	£-31,914,198	£-32,692,062	£-33,210,639
35% SR : 35% THLR : 30% SO	10%	£-34,482,018	£-36,734,224	£-36,946,517	£-36,946,517	£-37,742,618	£-38,273,353
35% SR : 35% THLR : 30% SO	20%	£-39,876,610	£-41,857,449	£-42,071,440	£-42,071,440	£-42,873,905	£-43,409,598
35% SR : 35% THLR : 30% SO	25%	£-42,603,048	£-44,451,448	£-44,669,887	£-44,669,887	£-45,489,035	£-46,035,134
35% SR : 35% THLR : 30% SO	30%	£-45,365,131	£-47,084,396	£-47,303,842	£-47,303,842	£-48,126,763	£-48,675,378
35% SR : 35% THLR : 30% SO	35%	£-48,158,850	£-49,734,977	£-49,959,094	£-49,959,094	£-50,799,530	£-51,359,821
35% SR : 35% THLR : 30% SO	43%	£-52,423,297	£-53,798,018	£-54,023,867	£-54,023,867	£-54,870,798	£-55,435,418
35% SR : 35% THLR : 30% SO	50%	£-56,743,381	£-57,893,741	£-58,121,453	£-58,121,453	£-58,975,374	£-59,544,654

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-7,017,628	£-9,534,207	£-9,741,838	£-9,741,838	£-10,519,503	£-11,038,080
35% SR : 35% THLR : 30% SO	10%	£-12,309,459	£-14,561,664	£-14,773,958	£-14,773,958	£-15,570,059	£-16,100,793
35% SR : 35% THLR : 30% SO	20%	£-17,704,051	£-19,684,889	£-19,898,880	£-19,898,880	£-20,701,346	£-21,237,038
35% SR : 35% THLR : 30% SO	25%	£-20,430,489	£-22,278,889	£-22,497,328	£-22,497,328	£-23,316,476	£-23,862,574
35% SR : 35% THLR : 30% SO	30%	£-23,192,572	£-24,911,836	£-25,131,282	£-25,131,282	£-25,954,204	£-26,502,819
35% SR : 35% THLR : 30% SO	35%	£-25,986,291	£-27,562,418	£-27,786,534	£-27,786,534	£-28,626,971	£-29,187,261
35% SR : 35% THLR : 30% SO	43%	£-30,250,737	£-31,625,459	£-31,851,307	£-31,851,307	£-32,698,239	£-33,262,859
35% SR : 35% THLR : 30% SO	50%	£-34,570,822	£-35,721,182	£-35,948,894	£-35,948,894	£-36,802,814	£-37,372,095

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,562,504	£5,045,925	£4,838,494	£4,838,494	£4,060,630	£3,542,053
35% SR : 35% THLR : 30% SO	10%	£2,270,674	£18,468	£-193,825	£-193,825	£-989,926	£-1,520,661
35% SR : 35% THLR : 30% SO	20%	£-3,123,919	£-5,104,757	£-5,318,748	£-5,318,748	£-6,121,213	£-6,656,906
35% SR : 35% THLR : 30% SO	25%	£-5,850,356	£-7,698,756	£-7,917,195	£-7,917,195	£-8,736,343	£-9,262,442
35% SR : 35% THLR : 30% SO	30%	£-9,612,439	£-10,331,704	£-10,551,150	£-10,551,150	£-11,374,071	£-11,922,687
35% SR : 35% THLR : 30% SO	35%	£-11,406,158	£-12,892,285	£-13,206,402	£-13,206,402	£-14,046,838	£-14,607,129
35% SR : 35% THLR : 30% SO	43%	£-15,670,605	£-17,045,326	£-17,271,175	£-17,271,175	£-18,118,106	£-18,682,726
35% SR : 35% THLR : 30% SO	50%	£-19,990,689	£-21,141,049	£-21,368,761	£-21,368,761	£-22,222,682	£-22,791,962

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,648,718	£11,132,139	£10,924,708	£10,924,708	£10,146,844	£9,628,267
35% SR : 35% THLR : 30% SO	10%	£8,356,888	£6,104,682	£5,892,388	£5,892,388	£5,096,288	£4,565,553
35% SR : 35% THLR : 30% SO	20%	£2,962,295	£981,457	£767,466	£767,466	£-34,899	£-870,692
35% SR : 35% THLR : 30% SO	25%	£235,858	£-1,612,542	£-1,830,981	£-1,830,981	£-2,650,129	£-3,196,228
35% SR : 35% THLR : 30% SO	30%	£-2,526,225	£-4,245,490	£-4,464,936	£-4,464,936	£-5,287,857	£-5,836,473
35% SR : 35% THLR : 30% SO	35%	£-5,319,944	£-6,896,072	£-7,120,188	£-7,120,188	£-7,960,624	£-8,520,915
35% SR : 35% THLR : 30% SO	43%	£-9,584,391	£-10,959,112	£-11,184,961	£-11,184,961	£-12,031,892	£-12,596,512
35% SR : 35% THLR : 30% SO	50%	£-13,904,475	£-15,054,835	£-15,282,548	£-15,282,548	£-16,136,468	£-16,705,748

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£35,264,018	£33,058,019	£32,853,926	£32,853,926	£32,088,578	£31,578,346
35% SR : 35% THLR : 30% SO	10%	£28,577,915	£26,621,175	£26,415,658	£26,415,658	£25,644,973	£25,131,182
35% SR : 35% THLR : 30% SO	20%	£21,829,594	£20,101,413	£19,890,866	£19,890,866	£19,101,314	£18,574,946
35% SR : 35% THLR : 30% SO	25%	£18,405,385	£16,804,327	£16,592,861	£16,592,861	£15,799,864	£15,271,200
35% SR : 35% THLR : 30% SO	30%	£14,967,109	£13,493,416	£13,280,976	£13,280,976	£12,479,735	£11,939,949
35% SR : 35% THLR : 30% SO	35%	£11,505,789	£10,141,080	£9,924,119	£9,924,119	£9,110,513	£8,568,110
35% SR : 35% THLR : 30% SO	43%	£6,238,444	£5,065,426	£4,843,212	£4,843,212	£4,009,909	£3,454,375
35% SR : 35% THLR : 30% SO	50%	£878,279	£-113,109	£-340,821	£-340,821	£-1,194,742	£-1,764,022

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-14,263,329	£-16,469,328	£-16,673,421	£-16,673,421	£-17,438,769	£-17,949,001
35% SR : 35% THLR : 30% SO	10%	£-20,949,432	£-22,906,172	£-23,111,689	£-23,111,689	£-23,882,374	£-24,396,165
35% SR : 35% THLR : 30% SO	20%	£-27,697,753	£-29,425,934	£-29,636,481	£-29,636,481	£-30,426,033	£-30,952,401
35% SR : 35% THLR : 30% SO	25%	£-31,121,962	£-32,723,020	£-32,934,486	£-32,934,486	£-33,727,483	£-34,256,147
35% SR : 35% THLR : 30% SO	30%	£-34,560,238	£-36,033,931	£-36,246,371	£-36,246,371	£-37,047,612	£-37,587,398
35% SR : 35% THLR : 30% SO	35%	£-38,021,558	£-39,386,267	£-39,603,228	£-39,603,228	£-40,416,834	£-40,959,237
35% SR : 35% THLR : 30% SO	43%	£-43,288,903	£-44,461,921	£-44,684,135	£-44,684,135	£-45,517,438	£-46,072,972
35% SR : 35% THLR : 30% SO	50%	£-48,649,068	£-49,640,456	£-49,868,168	£-49,868,168	£-50,722,088	£-51,291,369

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,909,230	£5,703,232	£5,499,138	£5,499,138	£4,733,790	£4,223,558
35% SR : 35% THLR : 30% SO	10%	£1,223,128	£-733,613	£-939,129	£-939,129	£-1,709,814	£-2,223,606
35% SR : 35% THLR : 30% SO	20%	£-5,525,193	£-7,283,374	£-7,463,921	£-7,463,921	£-8,235,473	£-8,779,842
35% SR : 35% THLR : 30% SO	25%	£-8,949,403	£-10,550,461	£-10,761,927	£-10,761,927	£-11,554,923	£-12,083,588
35% SR : 35% THLR : 30% SO	30%	£-12,387,679	£-13,861,372	£-14,073,812	£-14,073,812	£-14,875,053	£-15,414,839
35% SR : 35% THLR : 30% SO	35%	£-15,848,999	£-17,213,707	£-17,430,668	£-17,430,668	£-18,244,275	£-18,788,678
35% SR : 35% THLR : 30% SO	43%	£-21,116,343	£-22,289,361	£-22,511,575	£-22,511,575	£-23,344,879	£-23,900,413
35% SR : 35% THLR : 30% SO	50%	£-26,476,508	£-27,467,897	£-27,695,609	£-27,695,609	£-28,549,529	£-29,118,809

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£22,489,363	£20,283,364	£20,079,271	£20,079,271	£19,313,923	£18,803,691
35% SR : 35% THLR : 30% SO	10%	£15,803,260	£13,846,520	£13,641,003	£13,641,003	£12,870,318	£12,356,527
35% SR : 35% THLR : 30% SO	20%	£9,054,939	£7,326,758	£7,116,211	£7,116,211	£6,326,659	£5,800,291
35% SR : 35% THLR : 30% SO	25%	£5,630,730	£4,029,672	£3,818,206	£3,818,206	£3,025,209	£2,496,545
35% SR : 35% THLR : 30% SO	30%	£2,192,454	£718,761	£506,321	£506,321	£-294,920	£-834,706
35% SR : 35% THLR : 30% SO	35%	£-1,269,866	£-2,833,576	£-2,850,536	£-2,850,536	£-3,684,142	£-4,208,545
35% SR : 35% THLR : 30% SO	43%	£-6,536,211	£-7,709,229	£-7,931,443	£-7,931,443	£-8,784,746	£-9,320,280
35% SR : 35% THLR : 30% SO	50%	£-11,896,376	£-12,887,764	£-13,115,476	£-13,115,476	£-13,969,397	£-14,538,677

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£28,575,577	£26,369,578	£26,165,484	£26,165,484	£25,400,137	£24,889,905
35% SR : 35% THLR : 30% SO	10%	£21,889,474	£19,932,734	£19,727,217	£19,727,217	£18,956,532	£18,442,741
35% SR : 35% THLR : 30% SO	20%	£15,141,153	£13,412,972	£13,202,425	£13,202,425	£12,412,873	£11,886,505
35% SR : 35% THLR : 30% SO	25%	£11,716,944	£10,115,885	£9,904,420	£9,904,420	£9,111,423	£8,582,759
35% SR : 35% THLR : 30% SO	30%	£8,278,667	£6,804,975	£6,592,535	£6,592,535	£5,791,294	£5,261,508
35% SR : 35% THLR : 30% SO	35%	£4,817,348	£3,452,639	£3,235,678	£3,235,678	£2,422,072	£1,879,669
35% SR : 35% THLR : 30% SO	43%	£-449,397	£-1,623,015	£-1,845,229	£-1,845,229	£-2,678,532	£-3,234,067
35% SR : 35% THLR : 30% SO	50%	£-5,810,162	£-6,801,550	£-7,029,262	£-7,029,262	£-7,883,183	£-8,452,463

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,337,159	£18,361,727	£18,154,297	£18,154,297	£17,376,432	£16,857,856
35% SR : 35% THLR : 30% SO	10%	£15,045,329	£13,288,121	£13,075,828	£13,075,828	£12,279,726	£11,748,992
35% SR : 35% THLR : 30% SO	20%	£9,650,736	£8,109,896	£7,895,905	£7,895,905	£7,093,440	£6,558,464
35% SR : 35% THLR : 30% SO	25%	£6,924,299	£5,495,144	£5,276,704	£5,276,704	£4,457,557	£3,911,459
35% SR : 35% THLR : 30% SO	30%	£4,162,216	£2,834,247	£2,614,801	£2,614,801	£1,791,878	£1,243,264
35% SR : 35% THLR : 30% SO	35%	£1,368,497	£159,056	£-62,459	£-62,459	£-902,896	£-1,463,186
35% SR : 35% THLR : 30% SO	43%	£-2,895,950	£-3,943,993	£-4,169,842	£-4,169,842	£-5,016,772	£-5,581,393
35% SR : 35% THLR : 30% SO	50%	£-7,216,034	£-8,082,327	£-8,310,039	£-8,310,039	£-9,163,959	£-9,733,239

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-29,190,188	£-31,165,620	£-31,373,050	£-31,373,050	£-32,150,915	£-32,669,492
35% SR : 35% THLR : 30% SO	10%	£-34,482,018	£-36,239,226	£-36,451,519	£-36,451,519	£-37,247,621	£-37,778,355
35% SR : 35% THLR : 30% SO	20%	£-39,876,610	£-41,417,451	£-41,631,442	£-41,631,442	£-42,433,907	£-42,968,883
35% SR : 35% THLR : 30% SO	25%	£-42,603,048	£-44,032,203	£-44,250,643	£-44,250,643	£-45,067,790	£-45,615,888
35% SR : 35% THLR : 30% SO	30%	£-45,365,131	£-46,693,100	£-46,912,546	£-46,912,546	£-47,735,469	£-48,284,083
35% SR : 35% THLR : 30% SO	35%	£-48,158,850	£-49,368,291	£-49,589,806	£-49,589,806	£-50,430,243	£-50,990,533
35% SR : 35% THLR : 30% SO	43%	£-52,423,297	£-53,471,340	£-53,697,189	£-53,697,189	£-54,544,119	£-55,108,740
35% SR : 35% THLR : 30% SO	50%	£-56,743,381	£-57,609,674	£-57,837,386	£-57,837,386	£-58,691,306	£-59,260,586

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-7,017,628	£-8,993,060	£-9,200,490	£-9,200,490	£-9,978,356	£-10,496,933
35% SR : 35% THLR : 30% SO	10%	£-12,309,459	£-14,066,666	£-14,278,959	£-14,278,959	£-15,075,061	£-15,605,795
35% SR : 35% THLR : 30% SO	20%	£-17,704,051	£-19,244,891	£-19,458,882	£-19,458,882	£-20,261,347	£-20,796,324
35% SR : 35% THLR : 30% SO	25%	£-20,430,489	£-21,859,643	£-22,078,083	£-22,078,083	£-22,897,230	£-23,443,329
35% SR : 35% THLR : 30% SO	30%	£-23,192,572	£-24,520,541	£-24,739,987	£-24,739,987	£-25,562,909	£-26,111,524
35% SR : 35% THLR : 30% SO	35%	£-25,986,291	£-27,195,731	£-27,417,246	£-27,417,246	£-28,257,683	£-28,817,974
35% SR : 35% THLR : 30% SO	43%	£-30,250,737	£-31,298,781	£-31,524,629	£-31,524,629	£-32,371,560	£-32,936,181
35% SR : 35% THLR : 30% SO	50%	£-34,570,822	£-35,437,114	£-35,664,826	£-35,664,826	£-36,518,746	£-37,088,027

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,562,504	£5,587,072	£5,379,642	£5,379,642	£4,601,777	£4,083,200
35% SR : 35% THLR : 30% SO	10%	£2,270,674	£513,466	£301,173	£301,173	£-494,929	£-1,025,563
35% SR : 35% THLR : 30% SO	20%	£-3,123,919	£-4,664,759	£-4,878,750	£-4,878,750	£-5,681,215	£-6,216,191
35% SR : 35% THLR : 30% SO	25%	£-5,850,356	£-7,279,511	£-7,497,951	£-7,497,951	£-8,317,098	£-8,863,196
35% SR : 35% THLR : 30% SO	30%	£-9,612,439	£-9,940,406	£-10,159,954	£-10,159,954	£-10,982,777	£-11,531,391
35% SR : 35% THLR : 30% SO	35%	£-11,406,158	£-12,615,599	£-12,837,114	£-12,837,114	£-13,677,551	£-14,237,841
35% SR : 35% THLR : 30% SO	43%	£-15,670,605	£-16,718,648	£-16,944,497	£-16,944,497	£-17,791,427	£-18,356,048
35% SR : 35% THLR : 30% SO	50%	£-19,990,689	£-20,856,982	£-21,084,694	£-21,084,694	£-21,938,614	£-22,507,894

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,648,718	£11,673,286	£11,465,856	£11,465,856	£10,687,991	£10,169,414
35% SR : 35% THLR : 30% SO	10%	£8,356,888	£6,599,680	£6,387,387	£6,387,387	£5,591,285	£5,060,551
35% SR : 35% THLR : 30% SO	20%	£2,962,295	£1,421,455	£1,207,464	£1,207,464	£404,999	£-129,977
35% SR : 35% THLR : 30% SO	25%	£236,858	£-1,193,297	£-1,411,737	£-1,411,737	£-2,230,884	£-2,776,982
35% SR : 35% THLR : 30% SO	30%	£-2,526,225	£-3,854,194	£-4,073,640	£-4,073,640	£-4,896,563	£-5,445,177
35% SR : 35% THLR : 30% SO	35%	£-5,319,944	£-6,829,385	£-7,050,900	£-7,050,900	£-7,891,337	£-8,451,627
35% SR : 35% THLR : 30% SO	43%	£-9,584,391	£-10,632,434	£-10,858,283	£-10,858,283	£-11,705,213	£-12,269,835
35% SR : 35% THLR : 30% SO	50%	£-13,904,475	£-14,770,768	£-14,998,480	£-14,998,480	£-15,852,400	£-16,421,680

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,215,259	£6,419,269	£6,204,998	£6,204,998	£5,401,481	£4,865,801
35% SR : 35% THLR : 30% SO	10%	£4,006,977	£2,399,758	£2,183,993	£2,183,993	£1,374,872	£835,457
35% SR : 35% THLR : 30% SO	20%	-£289,122	-£1,704,347	-£1,925,394	-£1,925,394	-£2,754,323	-£3,306,942
35% SR : 35% THLR : 30% SO	25%	-£2,492,109	-£3,797,811	-£4,019,824	-£4,019,824	-£4,852,369	-£5,407,399
35% SR : 35% THLR : 30% SO	30%	-£4,709,877	-£5,905,803	-£6,128,838	-£6,128,838	-£6,965,219	-£7,522,806
35% SR : 35% THLR : 30% SO	35%	-£6,942,424	-£8,028,320	-£8,252,437	-£8,252,437	-£9,092,873	-£9,653,164
35% SR : 35% THLR : 30% SO	43%	-£10,318,958	-£11,239,332	-£11,465,180	-£11,465,180	-£12,312,111	-£12,876,732
35% SR : 35% THLR : 30% SO	50%	-£13,728,746	-£14,483,027	-£14,710,738	-£14,710,738	-£15,564,658	-£16,133,939

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£41,312,088	-£43,108,078	-£43,322,349	-£43,322,349	-£44,125,866	-£44,661,546
35% SR : 35% THLR : 30% SO	10%	-£45,520,370	-£47,127,589	-£47,343,354	-£47,343,354	-£48,152,475	-£48,691,890
35% SR : 35% THLR : 30% SO	20%	-£49,816,469	-£51,231,694	-£51,452,741	-£51,452,741	-£52,261,670	-£52,834,289
35% SR : 35% THLR : 30% SO	25%	-£52,019,456	-£53,325,158	-£53,547,171	-£53,547,171	-£54,379,716	-£54,934,746
35% SR : 35% THLR : 30% SO	30%	-£54,237,224	-£55,433,150	-£55,656,185	-£55,656,185	-£56,492,566	-£57,050,153
35% SR : 35% THLR : 30% SO	35%	-£56,469,771	-£57,555,667	-£57,779,784	-£57,779,784	-£58,620,220	-£59,180,511
35% SR : 35% THLR : 30% SO	43%	-£59,846,305	-£60,766,679	-£60,992,527	-£60,992,527	-£61,838,458	-£62,404,079
35% SR : 35% THLR : 30% SO	50%	-£63,256,093	-£64,010,374	-£64,238,085	-£64,238,085	-£65,092,005	-£65,661,286

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£19,139,528	-£20,935,519	-£21,149,790	-£21,149,790	-£21,953,307	-£22,488,986
35% SR : 35% THLR : 30% SO	10%	-£23,347,810	-£24,955,029	-£25,170,795	-£25,170,795	-£25,979,916	-£26,519,331
35% SR : 35% THLR : 30% SO	20%	-£27,643,909	-£29,059,134	-£29,280,182	-£29,280,182	-£30,109,111	-£30,661,730
35% SR : 35% THLR : 30% SO	25%	-£29,846,896	-£31,152,599	-£31,374,611	-£31,374,611	-£32,207,157	-£32,782,187
35% SR : 35% THLR : 30% SO	30%	-£32,064,664	-£33,260,590	-£33,483,626	-£33,483,626	-£34,320,006	-£34,877,594
35% SR : 35% THLR : 30% SO	35%	-£34,297,211	-£35,383,108	-£35,607,224	-£35,607,224	-£36,447,661	-£37,007,951
35% SR : 35% THLR : 30% SO	43%	-£37,673,745	-£38,594,119	-£38,819,968	-£38,819,968	-£39,666,898	-£40,231,520
35% SR : 35% THLR : 30% SO	50%	-£41,083,534	-£41,837,814	-£42,065,526	-£42,065,526	-£42,919,446	-£43,488,726

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£4,559,396	-£6,355,396	-£6,569,657	-£6,569,657	-£7,373,174	-£7,908,854
35% SR : 35% THLR : 30% SO	10%	-£8,767,678	-£10,374,897	-£10,590,662	-£10,590,662	-£11,399,783	-£11,939,198
35% SR : 35% THLR : 30% SO	20%	-£13,063,777	-£14,479,002	-£14,700,049	-£14,700,049	-£15,528,978	-£16,061,597
35% SR : 35% THLR : 30% SO	25%	-£15,266,764	-£16,572,466	-£16,794,479	-£16,794,479	-£17,627,024	-£18,162,054
35% SR : 35% THLR : 30% SO	30%	-£17,484,532	-£18,680,458	-£18,903,493	-£18,903,493	-£19,739,874	-£20,297,461
35% SR : 35% THLR : 30% SO	35%	-£19,717,079	-£20,802,975	-£21,027,092	-£21,027,092	-£21,867,528	-£22,427,819
35% SR : 35% THLR : 30% SO	43%	-£23,093,613	-£24,013,987	-£24,239,835	-£24,239,835	-£25,086,766	-£25,651,397
35% SR : 35% THLR : 30% SO	50%	-£26,503,401	-£27,257,682	-£27,485,393	-£27,485,393	-£28,339,313	-£28,908,594

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,526,818	-£269,172	-£483,443	-£483,443	-£1,286,961	-£1,822,840
35% SR : 35% THLR : 30% SO	10%	-£2,681,464	-£4,288,683	-£4,504,449	-£4,504,449	-£5,313,569	-£5,852,984
35% SR : 35% THLR : 30% SO	20%	-£6,977,563	-£8,392,788	-£8,613,835	-£8,613,835	-£9,442,764	-£9,995,383
35% SR : 35% THLR : 30% SO	25%	-£9,180,550	-£10,486,252	-£10,708,265	-£10,708,265	-£11,540,810	-£12,095,840
35% SR : 35% THLR : 30% SO	30%	-£11,398,318	-£12,594,244	-£12,817,279	-£12,817,279	-£13,653,660	-£14,211,248
35% SR : 35% THLR : 30% SO	35%	-£13,630,865	-£14,716,761	-£14,940,878	-£14,940,878	-£15,791,314	-£16,341,605
35% SR : 35% THLR : 30% SO	43%	-£17,007,399	-£17,927,773	-£18,153,621	-£18,153,621	-£19,000,552	-£19,565,173
35% SR : 35% THLR : 30% SO	50%	-£20,417,187	-£21,171,468	-£21,399,179	-£21,399,179	-£22,253,099	-£22,822,380

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£105,147,772	£96,810,595	£96,493,243	£96,493,243	£95,303,171	£94,509,790
35% SR : 35% THLR : 30% SO	10%	£89,308,742	£81,783,363	£81,463,797	£81,463,797	£80,257,979	£79,446,730
35% SR : 35% THLR : 30% SO	20%	£73,314,391	£66,588,794	£66,256,352	£66,256,352	£65,009,690	£64,178,582
35% SR : 35% THLR : 30% SO	25%	£65,229,360	£58,895,006	£58,561,114	£58,561,114	£57,309,013	£56,474,280
35% SR : 35% THLR : 30% SO	30%	£57,075,060	£51,178,945	£50,843,512	£50,843,512	£49,577,949	£48,725,654
35% SR : 35% THLR : 30% SO	35%	£48,872,383	£43,390,757	£43,048,186	£43,048,186	£41,763,545	£40,907,118
35% SR : 35% THLR : 30% SO	43%	£36,438,637	£31,595,190	£31,244,326	£31,244,326	£29,928,585	£29,051,424
35% SR : 35% THLR : 30% SO	50%	£23,814,806	£19,603,174	£19,243,629	£19,243,629	£17,895,311	£16,981,746

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£69,928,325	£61,591,148	£61,273,796	£61,273,796	£60,083,725	£59,290,343
35% SR : 35% THLR : 30% SO	10%	£54,089,295	£46,563,916	£46,244,351	£46,244,351	£45,038,532	£44,227,283
35% SR : 35% THLR : 30% SO	20%	£38,094,945	£31,369,348	£31,036,905	£31,036,905	£29,790,243	£28,959,136
35% SR : 35% THLR : 30% SO	25%	£30,009,913	£23,675,560	£23,341,667	£23,341,667	£22,089,567	£21,254,833
35% SR : 35% THLR : 30% SO	30%	£21,855,613	£15,959,498	£15,624,066	£15,624,066	£14,358,502	£13,506,207
35% SR : 35% THLR : 30% SO	35%	£13,652,936	£8,171,311	£7,828,739	£7,828,739	£6,544,098	£5,687,671
35% SR : 35% THLR : 30% SO	43%	£1,219,190	£-3,624,257	£-3,975,120	£-3,975,120	£-5,290,882	£-6,168,022
35% SR : 35% THLR : 30% SO	50%	£-11,404,640	£-15,816,273	£-15,975,818	£-15,975,818	£-17,324,136	£-18,237,701

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£85,695,478	£77,358,301	£77,040,950	£77,040,950	£75,850,878	£75,057,497
35% SR : 35% THLR : 30% SO	10%	£69,856,448	£62,331,070	£62,011,504	£62,011,504	£60,805,686	£59,994,437
35% SR : 35% THLR : 30% SO	20%	£53,862,098	£47,136,501	£46,804,058	£46,804,058	£45,557,397	£44,726,289
35% SR : 35% THLR : 30% SO	25%	£45,777,066	£39,442,713	£39,108,820	£39,108,820	£37,856,720	£37,021,986
35% SR : 35% THLR : 30% SO	30%	£37,622,766	£31,726,651	£31,391,219	£31,391,219	£30,125,656	£29,273,361
35% SR : 35% THLR : 30% SO	35%	£29,420,090	£23,938,464	£23,595,893	£23,595,893	£22,311,252	£21,454,825
35% SR : 35% THLR : 30% SO	43%	£16,986,343	£12,142,897	£11,792,033	£11,792,033	£10,476,292	£9,599,131
35% SR : 35% THLR : 30% SO	50%	£4,362,513	£150,881	£-208,665	£-208,665	£-1,556,982	£-2,470,548

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£96,063,573	£87,726,396	£87,409,044	£87,409,044	£86,218,972	£85,425,591
35% SR : 35% THLR : 30% SO	10%	£80,224,543	£72,699,164	£72,379,598	£72,379,598	£71,173,780	£70,362,531
35% SR : 35% THLR : 30% SO	20%	£64,230,192	£57,504,595	£57,172,153	£57,172,153	£55,925,491	£55,094,383
35% SR : 35% THLR : 30% SO	25%	£56,145,160	£49,810,807	£49,476,915	£49,476,915	£48,224,814	£47,390,080
35% SR : 35% THLR : 30% SO	30%	£47,990,961	£42,094,746	£41,759,313	£41,759,313	£40,493,750	£39,641,455
35% SR : 35% THLR : 30% SO	35%	£39,788,184	£34,306,558	£33,963,987	£33,963,987	£32,679,346	£31,822,919
35% SR : 35% THLR : 30% SO	43%	£27,354,438	£22,510,991	£22,160,127	£22,160,127	£20,844,386	£19,967,225
35% SR : 35% THLR : 30% SO	50%	£14,730,607	£10,518,975	£10,159,429	£10,159,429	£8,811,112	£7,897,546

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£100,391,547	£92,054,370	£91,737,018	£91,737,018	£90,546,947	£89,753,565
35% SR : 35% THLR : 30% SO	10%	£84,552,617	£77,027,138	£76,707,573	£76,707,573	£75,501,754	£74,690,505
35% SR : 35% THLR : 30% SO	20%	£68,558,167	£61,832,570	£61,500,127	£61,500,127	£60,253,465	£59,422,358
35% SR : 35% THLR : 30% SO	25%	£60,473,135	£54,138,752	£53,804,889	£53,804,889	£52,552,798	£51,718,055
35% SR : 35% THLR : 30% SO	30%	£52,318,835	£46,422,720	£46,087,288	£46,087,288	£44,821,724	£43,969,429
35% SR : 35% THLR : 30% SO	35%	£44,116,158	£38,634,533	£38,291,961	£38,291,961	£37,007,320	£36,150,893
35% SR : 35% THLR : 30% SO	43%	£31,682,412	£26,838,965	£26,488,102	£26,488,102	£25,172,360	£24,295,200
35% SR : 35% THLR : 30% SO	50%	£19,058,582	£14,846,949	£14,487,404	£14,487,404	£13,139,086	£12,225,521

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£55,275,524	£47,368,658	£47,035,779	£47,035,779	£45,787,482	£44,955,285
35% SR : 35% THLR : 30% SO	10%	£44,091,403	£36,970,664	£36,629,980	£36,629,980	£35,352,420	£34,500,713
35% SR : 35% THLR : 30% SO	20%	£32,745,443	£26,401,657	£26,052,634	£26,052,634	£24,743,798	£23,871,241
35% SR : 35% THLR : 30% SO	25%	£27,006,671	£21,043,223	£20,692,677	£20,692,677	£19,365,542	£18,474,846
35% SR : 35% THLR : 30% SO	30%	£21,185,294	£15,609,890	£15,251,970	£15,251,970	£13,909,769	£13,014,969
35% SR : 35% THLR : 30% SO	35%	£15,300,261	£10,113,428	£9,747,891	£9,747,891	£8,377,124	£7,463,279
35% SR : 35% THLR : 30% SO	43%	£6,309,770	£1,692,263	£1,317,876	£1,317,876	£-87,485	£-1,038,761
35% SR : 35% THLR : 30% SO	50%	£-2,960,572	£-6,966,595	£-7,350,245	£-7,350,245	£-8,788,934	£-9,748,060

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,056,077	£12,149,211	£11,816,332	£11,816,332	£10,568,035	£9,735,838
35% SR : 35% THLR : 30% SO	10%	£8,871,957	£1,751,217	£1,410,534	£1,410,534	£132,973	£-718,734
35% SR : 35% THLR : 30% SO	20%	£-2,474,004	£-8,817,790	£-9,166,813	£-9,166,813	£-10,475,649	£-11,348,206
35% SR : 35% THLR : 30% SO	25%	£-8,212,776	£-14,176,224	£-14,526,770	£-14,526,770	£-15,853,905	£-16,744,601
35% SR : 35% THLR : 30% SO	30%	£-14,034,153	£-19,809,556	£-19,967,477	£-19,967,477	£-21,309,677	£-22,204,478
35% SR : 35% THLR : 30% SO	35%	£-19,919,186	£-25,106,019	£-25,471,556	£-25,471,556	£-26,842,323	£-27,756,168
35% SR : 35% THLR : 30% SO	43%	£-28,909,677	£-33,527,184	£-33,901,571	£-33,901,571	£-35,306,931	£-36,258,208
35% SR : 35% THLR : 30% SO	50%	£-38,180,019	£-42,186,041	£-42,569,891	£-42,569,891	£-44,008,380	£-44,967,506

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£35,823,231	£27,916,365	£27,583,485	£27,583,485	£26,335,189	£25,502,992
35% SR : 35% THLR : 30% SO	10%	£24,639,110	£17,518,371	£17,177,687	£17,177,687	£15,900,127	£15,048,420
35% SR : 35% THLR : 30% SO	20%	£13,293,150	£6,949,363	£6,600,340	£6,600,340	£5,291,504	£4,418,948
35% SR : 35% THLR : 30% SO	25%	£7,554,378	£1,590,929	£1,240,384	£1,240,384	£-86,751	£-977,447
35% SR : 35% THLR : 30% SO	30%	£1,733,000	£-3,842,403	£-4,200,324	£-4,200,324	£-5,542,524	£-6,437,324
35% SR : 35% THLR : 30% SO	35%	£-4,152,033	£-9,338,865	£-9,704,402	£-9,704,402	£-11,075,169	£-11,989,014
35% SR : 35% THLR : 30% SO	43%	£-13,142,523	£-17,760,031	£-18,134,418	£-18,134,418	£-19,539,778	£-20,491,055
35% SR : 35% THLR : 30% SO	50%	£-22,412,866	£-26,418,888	£-26,802,538	£-26,802,538	£-28,241,227	£-29,200,353

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£46,191,325	£38,284,459	£37,951,580	£37,951,580	£36,703,283	£35,871,086
35% SR : 35% THLR : 30% SO	10%	£35,007,204	£27,886,465	£27,545,781	£27,545,781	£26,268,221	£25,416,514
35% SR : 35% THLR : 30% SO	20%	£23,661,244	£17,317,458	£16,968,435	£16,968,435	£15,559,599	£14,787,042
35% SR : 35% THLR : 30% SO	25%	£17,922,472	£11,959,024	£11,608,478	£11,608,478	£10,281,343	£9,390,647
35% SR : 35% THLR : 30% SO	30%	£12,101,095	£6,525,691	£6,167,771	£6,167,771	£4,825,570	£3,930,770
35% SR : 35% THLR : 30% SO	35%	£6,216,061	£1,029,229	£63,692	£63,692	£-707,075	£-1,620,930
35% SR : 35% THLR : 30% SO	43%	£-2,774,429	£-7,991,936	£-7,766,324	£-7,766,324	£-9,171,684	£-10,122,960
35% SR : 35% THLR : 30% SO	50%	£-12,044,771	£-16,050,794	£-16,434,444	£-16,434,444	£-17,873,133	£-18,832,259

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£50,519,299	£42,612,433	£42,279,554	£42,279,554	£41,031,257	£40,199,060
35% SR : 35% THLR : 30% SO	10%	£39,335,179	£32,214,439	£31,873,756	£31,873,756	£30,596,195	£29,744,488
35% SR : 35% THLR : 30% SO	20%	£27,989,218	£21,645,432	£21,296,409	£21,296,409	£19,987,573	£19,115,016
35% SR : 35% THLR : 30% SO	25%	£22,250,446	£16,286,998	£15,936,452	£15,936,452	£14,609,317	£13,718,621
35% SR : 35% THLR : 30% SO	30%	£16,429,069	£10,853,666	£10,495,745	£10,495,745	£9,153,545	£8,258,744
35% SR : 35% THLR : 30% SO	35%	£10,544,036	£5,357,203	£4,991,666	£4,991,666	£3,620,899	£2,707,054
35% SR : 35% THLR : 30% SO	43%	£1,553,545	£-3,063,962	£-3,438,349	£-3,438,349	£-4,843,710	£-5,794,386
35% SR : 35% THLR : 30% SO	50%	£-7,716,797	£-11,722,819	£-12,106,469	£-12,106,469	£-13,545,158	£-14,504,285

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£33,920,265	£26,181,279	£25,837,423	£25,837,423	£24,547,960	£23,688,319
35% SR : 35% THLR : 30% SO	10%	£24,665,283	£17,672,996	£17,321,078	£17,321,078	£16,001,386	£15,121,592
35% SR : 35% THLR : 30% SO	20%	£15,215,416	£8,965,413	£8,604,880	£8,604,880	£7,252,883	£6,351,550
35% SR : 35% THLR : 30% SO	25%	£10,403,606	£4,523,991	£4,155,964	£4,155,964	£2,775,859	£1,855,789
35% SR : 35% THLR : 30% SO	30%	£5,523,831	£12,314	£-363,255	£-363,255	£-1,772,395	£-2,711,821
35% SR : 35% THLR : 30% SO	35%	£545,985	£-4,597,982	£-4,975,574	£-4,975,574	£-6,391,546	£-7,335,528
35% SR : 35% THLR : 30% SO	43%	£-7,082,321	£-11,560,659	£-11,941,170	£-11,941,170	£-13,368,084	£-14,319,360
35% SR : 35% THLR : 30% SO	50%	£-14,776,860	£-18,579,654	£-18,963,304	£-18,963,304	£-20,401,994	£-21,361,119

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,299,182	£-9,038,167	£-9,382,024	£-9,382,024	£-10,671,487	£-11,531,128
35% SR : 35% THLR : 30% SO	10%	£-10,554,163	£-17,546,451	£-17,898,369	£-17,898,369	£-19,218,060	£-20,097,855
35% SR : 35% THLR : 30% SO	20%	£-20,004,031	£-26,254,034	£-26,614,566	£-26,614,566	£-27,966,564	£-28,867,896
35% SR : 35% THLR : 30% SO	25%	£-24,815,841	£-30,695,455	£-31,063,483	£-31,063,483	£-32,443,587	£-33,363,658
35% SR : 35% THLR : 30% SO	30%	£-29,696,616	£-35,207,133	£-35,582,702	£-35,582,702	£-36,991,842	£-37,931,268
35% SR : 35% THLR : 30% SO	35%	£-34,673,461	£-39,817,429	£-40,195,021	£-40,195,021	£-41,610,993	£-42,554,975
35% SR : 35% THLR : 30% SO	43%	£-42,301,767	£-46,780,106	£-47,160,617	£-47,160,617	£-48,587,530	£-49,538,807
35% SR : 35% THLR : 30% SO	50%	£-49,996,307	£-53,799,101	£-54,182,751	£-54,182,751	£-55,621,441	£-56,580,566

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,467,972	£6,728,986	£6,385,129	£6,385,129	£5,095,667	£4,236,026
35% SR : 35% THLR : 30% SO	10%	£5,212,990	£-1,779,297	£-2,131,215	£-2,131,215	£-3,450,907	£-4,330,702
35% SR : 35% THLR : 30% SO	20%	£-4,236,878	£-10,486,880	£-10,847,413	£-10,847,413	£-12,199,411	£-13,100,743
35% SR : 35% THLR : 30% SO	25%	£-9,048,688	£-14,928,302	£-15,296,330	£-15,296,330	£-16,676,434	£-17,596,504
35% SR : 35% THLR : 30% SO	30%	£-13,928,463	£-19,439,979	£-19,815,548	£-19,815,548	£-21,224,688	£-22,164,114
35% SR : 35% THLR : 30% SO	35%	£-18,906,308	£-24,050,276	£-24,427,868	£-24,427,868	£-25,843,840	£-26,787,821
35% SR : 35% THLR : 30% SO	43%	£-26,534,614	£-31,012,952	£-31,393,463	£-31,393,463	£-32,820,377	£-33,771,654
35% SR : 35% THLR : 30% SO	50%	£-34,229,153	£-38,031,947	£-38,415,597	£-38,415,597	£-39,854,287	£-40,813,412

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,836,066	£17,097,080	£16,753,223	£16,753,223	£15,463,761	£14,604,120
35% SR : 35% THLR : 30% SO	10%	£15,581,084	£8,588,797	£8,236,879	£8,236,879	£6,917,187	£6,037,393
35% SR : 35% THLR : 30% SO	20%	£6,131,217	£-118,786	£-479,319	£-479,319	£-1,831,316	£-2,732,649
35% SR : 35% THLR : 30% SO	25%	£1,319,407	£-4,560,208	£-4,928,235	£-4,928,235	£-6,306,340	£-7,228,410
35% SR : 35% THLR : 30% SO	30%	£-3,560,368	£-9,071,895	£-9,447,454	£-9,447,454	£-10,856,594	£-11,796,020
35% SR : 35% THLR : 30% SO	35%	£-9,539,214	£-13,682,181	£-14,059,773	£-14,059,773	£-15,475,746	£-16,419,727
35% SR : 35% THLR : 30% SO	43%	£-16,166,520	£-20,644,858	£-21,025,369	£-21,025,369	£-22,452,283	£-23,403,659
35% SR : 35% THLR : 30% SO	50%	£-23,861,059	£-27,663,853	£-28,047,503	£-28,047,503	£-29,486,193	£-30,446,318

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,164,040	£21,425,055	£21,081,198	£21,081,198	£19,791,735	£18,932,094
35% SR : 35% THLR : 30% SO	10%	£19,909,059	£12,916,771	£12,564,853	£12,564,853	£11,245,162	£10,365,367
35% SR : 35% THLR : 30% SO	20%	£10,459,191	£4,209,188	£3,848,656	£3,848,656	£2,496,658	£1,595,326
35% SR : 35% THLR : 30% SO	25%	£5,647,381	£-232,233	£-600,261	£-600,261	£-1,980,365	£-2,800,436
35% SR : 35% THLR : 30% SO	30%	£767,606	£-4,743,911	£-5,119,480	£-5,119,480	£-6,528,620	£-7,468,046
35% SR : 35% THLR : 30% SO	35%	£-4,210,239	£-9,354,207	£-9,731,799	£-9,731,799	£-11,147,771	£-12,091,753
35% SR : 35% THLR : 30% SO	43%	£-11,838,545	£-16,316,884	£-16,697,395	£-16,697,395	£-18,124,309	£-19,075,585
35% SR : 35% THLR : 30% SO	50%	£-19,533,085	£-23,335,879	£-23,719,529	£-23,719,529	£-25,158,219	£-26,117,344

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£46,773,924	£42,689,498	£42,356,618	£42,356,618	£41,088,926	£40,243,117
35% SR : 35% THLR : 30% SO	10%	£36,387,875	£32,721,631	£32,380,949	£32,380,949	£31,103,387	£30,248,406
35% SR : 35% THLR : 30% SO	20%	£25,819,084	£22,582,880	£22,233,857	£22,233,857	£20,925,022	£20,048,355
35% SR : 35% THLR : 30% SO	25%	£20,454,734	£17,433,989	£17,077,711	£17,077,711	£15,741,666	£14,850,969
35% SR : 35% THLR : 30% SO	30%	£15,017,215	£12,223,993	£11,866,073	£11,866,073	£10,502,226	£9,592,791
35% SR : 35% THLR : 30% SO	35%	£9,510,586	£6,924,522	£6,558,985	£6,558,985	£5,183,087	£4,254,296
35% SR : 35% THLR : 30% SO	43%	£1,069,214	£-1,195,890	£-1,576,401	£-1,576,401	£-3,003,315	£-3,954,592
35% SR : 35% THLR : 30% SO	50%	£-7,615,069	£-9,509,519	£-9,893,170	£-9,893,170	£-11,331,859	£-12,290,985

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,554,477	£7,470,051	£7,137,171	£7,137,171	£5,869,479	£5,023,670
35% SR : 35% THLR : 30% SO	10%	£1,168,429	£-2,497,816	£-2,838,498	£-2,838,498	£-4,116,060	£-4,971,041
35% SR : 35% THLR : 30% SO	20%	£-9,400,362	£-12,636,567	£-12,985,590	£-12,985,590	£-14,294,425	£-15,171,091
35% SR : 35% THLR : 30% SO	25%	£-14,764,713	£-17,785,457	£-18,141,736	£-18,141,736	£-19,477,721	£-20,368,477
35% SR : 35% THLR : 30% SO	30%	£-20,202,231	£-22,995,453	£-23,353,374	£-23,353,374	£-24,717,221	£-25,626,856
35% SR : 35% THLR : 30% SO	35%	£-25,708,861	£-28,294,925	£-28,660,462	£-28,660,462	£-30,036,360	£-30,965,150
35% SR : 35% THLR : 30% SO	43%	£-34,150,233	£-36,415,337	£-36,795,848	£-36,795,848	£-38,222,762	£-39,174,039
35% SR : 35% THLR : 30% SO	50%	£-42,834,515	£-44,728,966	£-45,112,617	£-45,112,617	£-46,551,306	£-47,510,432

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£27,321,630	£23,237,204	£22,904,325	£22,904,325	£21,636,632	£20,790,824
35% SR : 35% THLR : 30% SO	10%	£16,935,582	£13,269,338	£12,928,655	£12,928,655	£11,651,904	£10,796,112
35% SR : 35% THLR : 30% SO	20%	£6,366,791	£3,130,586	£2,781,563	£2,781,563	£1,472,728	£596,062
35% SR : 35% THLR : 30% SO	25%	£1,002,441	£-2,018,304	£-2,374,582	£-2,374,582	£-3,710,628	£-4,601,324
35% SR : 35% THLR : 30% SO	30%	£-4,435,078	£-7,228,300	£-7,586,221	£-7,586,221	£-8,950,088	£-9,859,502
35% SR : 35% THLR : 30% SO	35%	£-9,941,708	£-12,627,772	£-12,893,309	£-12,893,309	£-14,269,206	£-15,197,997
35% SR : 35% THLR : 30% SO	43%	£-18,383,080	£-20,648,184	£-21,028,695	£-21,028,695	£-22,455,609	£-23,406,885
35% SR : 35% THLR : 30% SO	50%	£-27,067,362	£-28,961,813	£-29,345,464	£-29,345,464	£-30,784,153	£-31,743,279

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£37,689,725	£33,605,298	£33,272,419	£33,272,419	£32,004,727	£31,158,918
35% SR : 35% THLR : 30% SO	10%	£27,303,676	£23,637,432	£23,296,750	£23,296,750	£22,019,188	£21,164,207
35% SR : 35% THLR : 30% SO	20%	£16,734,885	£13,498,681	£13,149,658	£13,149,658	£11,840,823	£10,964,156
35% SR : 35% THLR : 30% SO	25%	£11,370,535	£8,349,790	£7,993,512	£7,993,512	£6,657,466	£5,766,770
35% SR : 35% THLR : 30% SO	30%	£5,933,016	£3,139,794	£2,781,874	£2,781,874	£1,418,027	£506,592
35% SR : 35% THLR : 30% SO	35%	£426,387	£-2,159,678	£-2,525,215	£-2,525,215	£-3,901,112	£-4,829,803
35% SR : 35% THLR : 30% SO	43%	£-8,014,985	£-10,230,083	£-10,660,600	£-10,660,600	£-12,037,514	£-13,038,791
35% SR : 35% THLR : 30% SO	50%	£-16,699,268	£-18,593,719	£-18,977,370	£-18,977,370	£-20,416,058	£-21,375,185

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£42,017,699	£37,933,273	£37,600,393	£37,600,393	£36,332,701	£35,486,892
35% SR : 35% THLR : 30% SO	10%	£31,631,650	£27,965,406	£27,624,724	£27,624,724	£26,347,162	£25,492,181
35% SR : 35% THLR : 30% SO	20%	£21,062,860	£17,826,655	£17,477,632	£17,477,632	£16,168,797	£15,292,131
35% SR : 35% THLR : 30% SO	25%	£15,698,509	£12,677,765	£12,321,486	£12,321,486	£10,985,441	£10,094,745
35% SR : 35% THLR : 30% SO	30%	£10,260,991	£7,467,768	£7,109,848	£7,109,848	£5,746,001	£4,836,566
35% SR : 35% THLR : 30% SO	35%	£4,754,361	£2,168,297	£1,802,760	£1,802,760	£426,862	£-501,928
35% SR : 35% THLR : 30% SO	43%	£-3,687,011	£-5,952,115	£-6,332,626	£-6,332,626	£-7,759,540	£-8,710,817
35% SR : 35% THLR : 30% SO	50%	£-12,371,293	£-14,265,744	£-14,649,395	£-14,649,395	£-16,088,084	£-17,047,210

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,602,343	£25,705,086	£25,361,229	£25,361,229	£24,071,766	£23,212,125
35% SR : 35% THLR : 30% SO	10%	£20,728,297	£17,234,366	£16,882,448	£16,882,448	£15,562,757	£14,682,962
35% SR : 35% THLR : 30% SO	20%	£11,644,346	£8,559,854	£8,199,321	£8,199,321	£6,847,323	£5,945,468
35% SR : 35% THLR : 30% SO	25%	£7,006,108	£4,131,586	£3,763,558	£3,763,558	£2,383,453	£1,463,384
35% SR : 35% THLR : 30% SO	30%	£2,294,465	£-369,481	£-745,251	£-745,251	£-2,154,391	£-3,093,817
35% SR : 35% THLR : 30% SO	35%	£-2,503,836	£-4,963,151	£-5,340,743	£-5,340,743	£-6,756,716	£-7,700,697
35% SR : 35% THLR : 30% SO	43%	£-9,805,328	£-11,900,587	£-12,281,097	£-12,281,097	£-13,708,012	£-14,659,288
35% SR : 35% THLR : 30% SO	50%	£-17,164,124	£-18,894,340	£-19,277,991	£-19,277,991	£-20,716,680	£-21,675,806

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-5,617,104	£-9,514,361	£-9,858,218	£-9,858,218	£-11,147,680	£-12,007,322
35% SR : 35% THLR : 30% SO	10%	£-14,491,150	£-17,985,080	£-18,336,999	£-18,336,999	£-19,656,690	£-20,536,485
35% SR : 35% THLR : 30% SO	20%	£-23,575,101	£-26,659,593	£-27,020,126	£-27,020,126	£-28,372,123	£-29,273,979
35% SR : 35% THLR : 30% SO	25%	£-28,213,339	£-31,087,861	£-31,455,889	£-31,455,889	£-32,835,994	£-33,756,063
35% SR : 35% THLR : 30% SO	30%	£-32,924,981	£-35,588,928	£-35,964,698	£-35,964,698	£-37,373,838	£-38,313,264
35% SR : 35% THLR : 30% SO	35%	£-37,723,282	£-40,182,598	£-40,560,190	£-40,560,190	£-41,976,162	£-42,920,144
35% SR : 35% THLR : 30% SO	43%	£-45,024,775	£-47,120,034	£-47,500,544	£-47,500,544	£-48,927,459	£-49,878,734
35% SR : 35% THLR : 30% SO	50%	£-52,383,571	£-54,113,787	£-54,497,437	£-54,497,437	£-55,936,127	£-56,895,252

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,150,050	£6,252,792	£5,908,935	£5,908,935	£4,619,473	£3,759,832
35% SR : 35% THLR : 30% SO	10%	£1,276,004	£-2,217,927	£-2,569,845	£-2,569,845	£-3,889,537	£-4,769,331
35% SR : 35% THLR : 30% SO	20%	£-7,807,947	£-10,892,440	£-11,252,972	£-11,252,972	£-12,604,970	£-13,506,826
35% SR : 35% THLR : 30% SO	25%	£-12,446,185	£-15,320,707	£-15,688,735	£-15,688,735	£-17,068,840	£-17,988,910
35% SR : 35% THLR : 30% SO	30%	£-17,157,828	£-19,821,774	£-20,197,545	£-20,197,545	£-21,606,685	£-22,546,111
35% SR : 35% THLR : 30% SO	35%	£-21,966,129	£-24,415,445	£-24,793,037	£-24,793,037	£-26,209,009	£-27,152,990
35% SR : 35% THLR : 30% SO	43%	£-29,257,622	£-31,352,880	£-31,733,391	£-31,733,391	£-33,160,305	£-34,111,581
35% SR : 35% THLR : 30% SO	50%	£-36,616,417	£-38,346,634	£-38,730,284	£-38,730,284	£-40,168,974	£-41,128,099

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,518,144	£16,620,886	£16,277,030	£16,277,030	£14,987,567	£14,127,926
35% SR : 35% THLR : 30% SO	10%	£11,644,098	£8,150,167	£7,798,249	£7,798,249	£6,478,558	£5,598,763
35% SR : 35% THLR : 30% SO	20%	£2,560,147	£-524,345	£-884,878	£-884,878	£-2,236,876	£-3,138,732
35% SR : 35% THLR : 30% SO	25%	£-2,078,091	£-4,952,613	£-5,320,641	£-5,320,641	£-6,700,746	£-7,620,915
35% SR : 35% THLR : 30% SO	30%	£-5,789,734	£-9,453,690	£-9,829,450	£-9,829,450	£-11,239,590	£-12,179,016
35% SR : 35% THLR : 30% SO	35%	£-11,588,035	£-14,047,350	£-14,424,943	£-14,424,943	£-15,840,915	£-16,784,895
35% SR : 35% THLR : 30% SO	43%	£-18,889,527	£-20,984,786	£-21,365,296	£-21,365,296	£-22,792,211	£-23,743,487
35% SR : 35% THLR : 30% SO	50%	£-26,248,323	£-27,978,540	£-28,362,190	£-28,362,190	£-29,800,879	£-30,760,005

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,846,118	£20,948,861	£20,605,004	£20,605,004	£19,315,542	£18,455,900
35% SR : 35% THLR : 30% SO	10%	£16,972,072	£12,478,142	£12,126,223	£12,126,223	£10,806,532	£9,926,737
35% SR : 35% THLR : 30% SO	20%	£6,888,121	£3,803,629	£3,443,096	£3,443,096	£2,091,099	£1,189,243
35% SR : 35% THLR : 30% SO	25%	£2,249,883	£-524,639	£-892,667	£-892,667	£-2,372,772	£-3,292,841
35% SR : 35% THLR : 30% SO	30%	£-2,461,759	£-5,125,706	£-5,501,476	£-5,501,476	£-6,910,616	£-7,850,042
35% SR : 35% THLR : 30% SO	35%	£-7,260,060	£-9,719,376	£-10,096,968	£-10,096,968	£-11,512,940	£-12,456,922
35% SR : 35% THLR : 30% SO	43%	£-14,561,553	£-16,656,812	£-17,037,322	£-17,037,322	£-18,464,237	£-19,415,512
35% SR : 35% THLR : 30% SO	50%	£-21,920,349	£-23,650,565	£-24,034,215	£-24,034,215	£-25,472,905	£-26,432,030

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,459,832	£12,721,279	£12,366,084	£12,366,084	£11,034,097	£10,146,106
35% SR : 35% THLR : 30% SO	10%	£8,702,488	£5,349,372	£4,985,850	£4,985,850	£3,622,636	£2,713,828
35% SR : 35% THLR : 30% SO	20%	£724,843	£-2,255,308	£-2,627,730	£-2,627,730	£-4,024,314	£-4,955,369
35% SR : 35% THLR : 30% SO	25%	£-3,376,663	£-6,138,938	£-6,512,985	£-6,512,985	£-7,915,661	£-8,850,779
35% SR : 35% THLR : 30% SO	30%	£-7,515,491	£-10,047,597	£-10,423,368	£-10,423,368	£-11,832,507	£-12,771,933
35% SR : 35% THLR : 30% SO	35%	£-11,679,790	£-13,981,287	£-14,358,880	£-14,358,880	£-15,774,852	£-16,718,833
35% SR : 35% THLR : 30% SO	43%	£-17,973,988	£-19,928,754	£-20,309,264	£-20,309,264	£-21,736,179	£-22,687,455
35% SR : 35% THLR : 30% SO	50%	£-24,325,490	£-25,932,537	£-26,316,188	£-26,316,188	£-27,754,877	£-28,714,003

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-18,759,614	£-22,498,167	£-22,853,363	£-22,853,363	£-24,185,350	£-25,073,340
35% SR : 35% THLR : 30% SO	10%	£-26,516,959	£-29,870,075	£-30,233,597	£-30,233,597	£-31,596,811	£-32,505,619
35% SR : 35% THLR : 30% SO	20%	£-34,494,603	£-37,474,755	£-37,847,176	£-37,847,176	£-39,243,761	£-40,174,816
35% SR : 35% THLR : 30% SO	25%	£-38,596,109	£-41,358,385	£-41,732,432	£-41,732,432	£-43,135,107	£-44,070,226
35% SR : 35% THLR : 30% SO	30%	£-42,734,938	£-45,267,044	£-45,642,815	£-45,642,815	£-47,051,954	£-47,991,380
35% SR : 35% THLR : 30% SO	35%	£-46,899,236	£-49,200,734	£-49,578,326	£-49,578,326	£-50,994,298	£-51,938,280
35% SR : 35% THLR : 30% SO	43%	£-53,193,434	£-55,148,201	£-55,528,711	£-55,528,711	£-56,956,626	£-57,906,901
35% SR : 35% THLR : 30% SO	50%	£-59,544,936	£-61,151,984	£-61,535,635	£-61,535,635	£-62,974,324	£-63,933,450

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,992,461	£-6,731,014	£-7,086,210	£-7,086,210	£-8,418,196	£-9,306,187
35% SR : 35% THLR : 30% SO	10%	£-10,749,805	£-14,102,921	£-14,466,444	£-14,466,444	£-15,829,657	£-16,738,465
35% SR : 35% THLR : 30% SO	20%	£-18,727,450	£-21,707,601	£-22,080,023	£-22,080,023	£-23,476,608	£-24,407,663
35% SR : 35% THLR : 30% SO	25%	£-22,828,956	£-25,591,231	£-25,965,278	£-25,965,278	£-27,367,954	£-28,303,872
35% SR : 35% THLR : 30% SO	30%	£-26,967,785	£-29,499,880	£-29,875,662	£-29,875,662	£-31,284,801	£-32,224,227
35% SR : 35% THLR : 30% SO	35%	£-31,132,083	£-33,433,581	£-33,811,173	£-33,811,173	£-35,227,145	£-36,171,126
35% SR : 35% THLR : 30% SO	43%	£-37,426,281	£-39,381,047	£-39,761,557	£-39,761,557	£-41,188,472	£-42,139,748
35% SR : 35% THLR : 30% SO	50%	£-43,777,783	£-45,384,831	£-45,768,482	£-45,768,482	£-47,207,170	£-48,166,297

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,375,633	£3,637,080	£3,281,884	£3,281,884	£1,949,898	£1,061,907
35% SR : 35% THLR : 30% SO	10%	£-381,711	£-3,734,827	£-4,098,350	£-4,098,350	£-5,461,563	£-6,370,371
35% SR : 35% THLR : 30% SO	20%	£-8,359,356	£-11,339,507	£-11,711,929	£-11,711,929	£-13,108,513	£-14,039,568
35% SR : 35% THLR : 30% SO	25%	£-12,460,862	£-15,223,137	£-15,597,184	£-15,597,184	£-16,999,660	£-17,934,978
35% SR : 35% THLR : 30% SO	30%	£-16,599,691	£-19,131,796	£-19,507,567	£-19,507,567	£-20,916,706	£-21,856,132
35% SR : 35% THLR : 30% SO	35%	£-20,763,989	£-23,065,486	£-23,443,079	£-23,443,079	£-24,859,051	£-25,803,032
35% SR : 35% THLR : 30% SO	43%	£-27,058,187	£-29,012,363	£-29,393,463	£-29,393,463	£-30,820,378	£-31,771,654
35% SR : 35% THLR : 30% SO	50%	£-33,409,689	£-35,016,736	£-35,400,387	£-35,400,387	£-36,839,076	£-37,798,202

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,703,608	£7,965,055	£7,609,859	£7,609,859	£6,277,872	£5,389,882
35% SR : 35% THLR : 30% SO	10%	£3,946,263	£593,147	£229,625	£229,625	£-1,133,589	£-2,042,397
35% SR : 35% THLR : 30% SO	20%	£-4,031,382	£-7,011,533	£-7,383,954	£-7,383,954	£-8,780,539	£-9,711,594
35% SR : 35% THLR : 30% SO	25%	£-8,132,887	£-10,895,163	£-11,269,210	£-11,269,210	£-12,671,885	£-13,607,004
35% SR : 35% THLR : 30% SO	30%	£-12,271,716	£-14,803,822	£-15,179,593	£-15,179,593	£-16,588,732	£-17,528,158
35% SR : 35% THLR : 30% SO	35%	£-16,436,014	£-18,737,512	£-19,115,104	£-19,115,104	£-20,531,076	£-21,475,059
35% SR : 35% THLR : 30% SO	43%	£-22,730,212	£-24,684,979	£-25,065,489	£-25,065,489	£-26,492,404	£-27,443,678
35% SR : 35% THLR : 30% SO	50%	£-29,081,714	£-30,688,762	£-31,072,413	£-31,072,413	£-32,511,102	£-33,470,228

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£38,225,205	£35,066,714	£34,728,391	£34,728,391	£33,459,678	£32,613,870
35% SR : 35% THLR : 30% SO	10%	£28,602,270	£25,781,756	£25,435,501	£25,435,501	£24,137,045	£23,271,408
35% SR : 35% THLR : 30% SO	20%	£18,778,103	£16,305,336	£15,950,605	£15,950,605	£14,620,363	£13,733,535
35% SR : 35% THLR : 30% SO	25%	£13,774,695	£11,488,981	£11,126,876	£11,126,876	£9,768,980	£8,863,715
35% SR : 35% THLR : 30% SO	30%	£8,704,443	£6,590,185	£6,226,411	£6,226,411	£4,850,550	£3,926,241
35% SR : 35% THLR : 30% SO	35%	£3,555,515	£1,609,692	£1,238,175	£1,238,175	£157,546	£1,101,527
35% SR : 35% THLR : 30% SO	43%	£-4,359,313	£-6,029,073	£-6,409,583	£-6,409,583	£-7,836,497	£-8,787,774
35% SR : 35% THLR : 30% SO	50%	£-12,389,596	£-13,750,482	£-14,134,132	£-14,134,132	£-15,572,821	£-16,531,947

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,005,758	£-152,733	£-491,056	£-491,056	£-1,759,768	£-2,605,577
35% SR : 35% THLR : 30% SO	10%	£-6,617,177	£-9,437,691	£-9,783,946	£-9,783,946	£-11,082,402	£-11,948,039
35% SR : 35% THLR : 30% SO	20%	£-16,441,343	£-18,914,111	£-19,268,842	£-19,268,842	£-20,599,084	£-21,485,912
35% SR : 35% THLR : 30% SO	25%	£-21,444,752	£-23,730,466	£-24,092,571	£-24,092,571	£-25,404,467	£-26,355,732
35% SR : 35% THLR : 30% SO	30%	£-26,515,004	£-28,629,262	£-28,993,035	£-28,993,035	£-30,368,829	£-31,293,205
35% SR : 35% THLR : 30% SO	35%	£-31,663,932	£-33,609,755	£-33,981,271	£-33,981,271	£-35,376,993	£-36,320,974
35% SR : 35% THLR : 30% SO	43%	£-39,578,760	£-41,248,520	£-41,629,030	£-41,629,030	£-43,055,944	£-44,007,221
35% SR : 35% THLR : 30% SO	50%	£-47,609,043	£-48,969,928	£-49,353,578	£-49,353,578	£-50,792,268	£-51,751,393

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£18,772,911	£15,614,420	£15,276,097	£15,276,097	£14,007,385	£13,161,576
35% SR : 35% THLR : 30% SO	10%	£9,149,976	£6,329,462	£5,983,207	£5,983,207	£4,684,752	£3,819,114
35% SR : 35% THLR : 30% SO	20%	£-674,190	£-3,146,958	£-3,501,689	£-3,501,689	£-4,831,930	£-5,718,758
35% SR : 35% THLR : 30% SO	25%	£-5,677,599	£-7,963,312	£-8,325,418	£-8,325,418	£-9,683,314	£-10,588,578
35% SR : 35% THLR : 30% SO	30%	£-10,747,850	£-12,862,108	£-13,225,882	£-13,225,882	£-14,601,743	£-15,526,052
35% SR : 35% THLR : 30% SO	35%	£-15,896,778	£-17,842,601	£-18,214,118	£-18,214,118	£-19,609,839	£-20,553,821
35% SR : 35% THLR : 30% SO	43%	£-23,811,607	£-25,481,367	£-25,861,877	£-25,861,877	£-27,288,791	£-28,240,067
35% SR : 35% THLR : 30% SO	50%	£-31,841,890	£-33,202,775	£-33,586,425	£-33,586,425	£-35,025,115	£-36,984,240

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,141,006	£25,982,515	£25,644,192	£25,644,192	£24,375,479	£23,529,671
35% SR : 35% THLR : 30% SO	10%	£19,518,071	£16,697,556	£16,351,301	£16,351,301	£15,052,846	£14,187,209
35% SR : 35% THLR : 30% SO	20%	£9,693,904	£7,221,137	£6,866,406	£6,866,406	£5,536,164	£4,649,336
35% SR : 35% THLR : 30% SO	25%	£4,690,496	£2,404,782	£2,042,677	£2,042,677	£684,781	£-220,484
35% SR : 35% THLR : 30% SO	30%	£-379,756	£-2,494,914	£-2,857,768	£-2,857,768	£-4,230,949	£-5,157,958
35% SR : 35% THLR : 30% SO	35%	£-5,526,684	£-7,474,507	£-7,846,024	£-7,846,024	£-9,241,745	£-10,185,726
35% SR : 35% THLR : 30% SO	43%	£-13,443,512	£-15,113,272	£-15,493,782	£-15,493,782	£-16,920,696	£-17,871,973
35% SR : 35% THLR : 30% SO	50%	£-21,473,795	£-22,834,681	£-23,218,331	£-23,218,331	£-24,657,021	£-25,616,146

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£33,468,980	£30,310,489	£29,972,166	£29,972,166	£28,703,454	£27,857,645
35% SR : 35% THLR : 30% SO	10%	£23,846,045	£21,025,531	£20,679,276	£20,679,276	£19,380,820	£18,515,113
35% SR : 35% THLR : 30% SO	20%	£14,021,879	£11,549,111	£11,194,380	£11,194,380	£9,864,138	£8,977,310
35% SR : 35% THLR : 30% SO	25%	£9,018,470	£6,732,756	£6,370,651	£6,370,651	£5,012,755	£4,107,490
35% SR : 35% THLR : 30% SO	30%	£3,948,218	£1,833,960	£1,470,187	£1,470,187	£94,325	£-829,983
35% SR : 35% THLR : 30% SO	35%	£-1,200,710	£-3,146,833	£-3,518,049	£-3,518,049	£-4,913,771	£-5,857,752
35% SR : 35% THLR : 30% SO	43%	£-9,115,538	£-10,785,298	£-11,165,808	£-11,165,808	£-12,592,722	£-13,543,999
35% SR : 35% THLR : 30% SO	50%	£-17,145,821	£-18,506,706	£-18,890,356	£-18,890,356	£-20,329,046	£-21,288,171

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,459,832	£13,593,206	£13,240,155	£13,240,155	£11,908,170	£11,020,179
35% SR : 35% THLR : 30% SO	10%	£8,702,488	£6,147,439	£5,785,380	£5,785,380	£4,422,168	£3,513,359
35% SR : 35% THLR : 30% SO	20%	£724,843	£-1,532,990	£-1,905,413	£-1,905,413	£-3,301,996	£-4,233,052
35% SR : 35% THLR : 30% SO	25%	£-3,376,663	£-5,461,764	£-5,835,812	£-5,835,812	£-7,238,488	£-8,173,606
35% SR : 35% THLR : 30% SO	30%	£-7,515,491	£-9,415,569	£-9,791,339	£-9,791,339	£-11,200,479	£-12,139,905
35% SR : 35% THLR : 30% SO	35%	£-11,679,790	£-13,394,404	£-13,771,997	£-13,771,997	£-15,187,969	£-16,131,950
35% SR : 35% THLR : 30% SO	43%	£-17,973,988	£-19,409,588	£-19,790,098	£-19,790,098	£-21,217,013	£-22,168,289
35% SR : 35% THLR : 30% SO	50%	£-24,325,490	£-25,481,089	£-25,864,739	£-25,864,739	£-27,303,428	£-28,262,554

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-18,759,614	£-21,626,241	£-21,979,291	£-21,979,291	£-23,311,277	£-24,199,268
35% SR : 35% THLR : 30% SO	10%	£-26,516,959	£-29,072,008	£-29,434,066	£-29,434,066	£-30,797,279	£-31,706,088
35% SR : 35% THLR : 30% SO	20%	£-34,494,603	£-36,752,437	£-37,124,859	£-37,124,859	£-38,521,443	£-39,452,499
35% SR : 35% THLR : 30% SO	25%	£-38,596,109	£-40,681,211	£-41,055,258	£-41,055,258	£-42,457,935	£-43,393,052
35% SR : 35% THLR : 30% SO	30%	£-42,734,938	£-44,635,016	£-45,010,786	£-45,010,786	£-46,419,926	£-47,359,352
35% SR : 35% THLR : 30% SO	35%	£-46,899,236	£-48,613,851	£-48,991,443	£-48,991,443	£-50,407,415	£-51,351,397
35% SR : 35% THLR : 30% SO	43%	£-53,193,434	£-54,629,035	£-55,009,545	£-55,009,545	£-56,436,460	£-57,387,735
35% SR : 35% THLR : 30% SO	50%	£-59,544,936	£-60,700,536	£-61,084,186	£-61,084,186	£-62,522,875	£-63,482,001

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,992,461	£-5,859,088	£-6,212,138	£-6,212,138	£-7,544,124	£-8,432,114
35% SR : 35% THLR : 30% SO	10%	£-10,749,805	£-13,304,855	£-13,666,913	£-13,666,913	£-15,030,125	£-15,938,935
35% SR : 35% THLR : 30% SO	20%	£-18,727,450	£-20,985,283	£-21,357,706	£-21,357,706	£-22,754,290	£-23,685,346
35% SR : 35% THLR : 30% SO	25%	£-22,828,956	£-24,914,058	£-25,288,105	£-25,288,105	£-26,690,782	£-27,625,899
35% SR : 35% THLR : 30% SO	30%	£-26,967,785	£-28,867,863	£-29,243,633	£-29,243,633	£-30,652,773	£-31,592,199
35% SR : 35% THLR : 30% SO	35%	£-31,132,083	£-32,846,698	£-33,224,290	£-33,224,290	£-34,640,262	£-35,584,243
35% SR : 35% THLR : 30% SO	43%	£-37,426,281	£-38,861,881	£-39,242,392	£-39,242,392	£-40,669,306	£-41,620,582
35% SR : 35% THLR : 30% SO	50%	£-43,777,783	£-44,933,383	£-45,317,033	£-45,317,033	£-46,755,722	£-47,714,848

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,375,633	£4,509,007	£4,155,956	£4,155,956	£2,823,971	£1,935,980
35% SR : 35% THLR : 30% SO	10%	£-381,711	£-2,936,760	£-3,298,819	£-3,298,819	£-4,662,031	£-5,570,840
35% SR : 35% THLR : 30% SO	20%	£-8,359,356	£-10,617,189	£-10,989,612	£-10,989,612	£-12,386,195	£-13,317,251
35% SR : 35% THLR : 30% SO	25%	£-12,460,862	£-14,545,964	£-14,920,011	£-14,920,011	£-16,322,687	£-17,257,905
35% SR : 35% THLR : 30% SO	30%	£-16,599,691	£-18,499,768	£-18,875,539	£-18,875,539	£-20,284,679	£-21,224,105
35% SR : 35% THLR : 30% SO	35%	£-20,763,989	£-22,478,604	£-22,856,196	£-22,856,196	£-24,272,168	£-25,216,149
35% SR : 35% THLR : 30% SO	43%	£-27,058,187	£-28,493,787	£-28,874,297	£-28,874,297	£-30,301,212	£-31,252,488
35% SR : 35% THLR : 30% SO	50%	£-33,409,689	£-34,565,288	£-34,948,939	£-34,948,939	£-36,387,627	£-37,346,754

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,703,608	£8,836,981	£8,483,930	£8,483,930	£7,151,945	£6,263,954
35% SR : 35% THLR : 30% SO	10%	£3,946,263	£1,391,214	£1,029,156	£1,029,156	£-334,057	£-1,242,866
35% SR : 35% THLR : 30% SO	20%	£-4,031,332	£-6,289,215	£-6,661,637	£-6,661,637	£-8,058,221	£-8,989,277
35% SR : 35% THLR : 30% SO	25%	£-8,132,887	£-10,217,989	£-10,592,036	£-10,592,036	£-11,994,713	£-12,929,830
35% SR : 35% THLR : 30% SO	30%	£-12,271,716	£-14,171,794	£-14,547,564	£-14,547,564	£-15,956,704	£-16,896,130
35% SR : 35% THLR : 30% SO	35%	£-16,436,014	£-18,150,629	£-18,528,221	£-18,528,221	£-19,944,193	£-20,888,175
35% SR : 35% THLR : 30% SO	43%	£-22,730,212	£-24,165,813	£-24,546,323	£-24,546,323	£-25,973,238	£-26,924,513
35% SR : 35% THLR : 30% SO	50%	£-29,081,714	£-30,237,314	£-30,620,964	£-30,620,964	£-32,059,653	£-33,018,779

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,566,750	-£4,252,184	-£4,619,094	-£4,619,094	-£5,995,005	-£6,912,281
35% SR : 35% THLR : 30% SO	10%	-£7,832,311	-£10,182,302	-£10,551,771	-£10,551,771	-£11,937,279	-£12,860,951
35% SR : 35% THLR : 30% SO	20%	-£14,199,744	-£16,212,541	-£16,584,963	-£16,584,963	-£17,981,547	-£18,912,603
35% SR : 35% THLR : 30% SO	25%	-£17,421,664	-£19,265,205	-£19,639,252	-£19,639,252	-£21,041,929	-£21,977,047
35% SR : 35% THLR : 30% SO	30%	-£20,669,050	-£22,342,899	-£22,718,670	-£22,718,670	-£24,127,809	-£25,067,235
35% SR : 35% THLR : 30% SO	35%	-£23,941,905	-£25,445,623	-£25,823,216	-£25,823,216	-£27,239,188	-£28,183,169
35% SR : 35% THLR : 30% SO	43%	-£28,898,940	-£30,146,642	-£30,527,152	-£30,527,152	-£31,954,066	-£32,905,342
35% SR : 35% THLR : 30% SO	50%	-£33,913,278	-£34,903,977	-£35,287,627	-£35,287,627	-£36,726,317	-£37,685,442

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£36,786,197	-£39,471,631	-£39,838,541	-£39,838,541	-£41,214,452	-£42,131,727
35% SR : 35% THLR : 30% SO	10%	-£43,051,758	-£45,401,749	-£45,771,217	-£45,771,217	-£47,156,726	-£48,080,397
35% SR : 35% THLR : 30% SO	20%	-£49,419,191	-£51,431,988	-£51,804,409	-£51,804,409	-£53,200,994	-£54,132,050
35% SR : 35% THLR : 30% SO	25%	-£52,641,110	-£54,484,651	-£54,858,699	-£54,858,699	-£56,261,375	-£57,196,494
35% SR : 35% THLR : 30% SO	30%	-£55,888,497	-£57,562,346	-£57,938,117	-£57,938,117	-£59,347,256	-£60,286,682
35% SR : 35% THLR : 30% SO	35%	-£59,161,352	-£60,665,070	-£61,042,663	-£61,042,663	-£62,458,634	-£63,402,616
35% SR : 35% THLR : 30% SO	43%	-£64,118,387	-£65,366,089	-£65,746,599	-£65,746,599	-£67,173,513	-£68,124,789
35% SR : 35% THLR : 30% SO	50%	-£69,132,725	-£70,123,424	-£70,507,074	-£70,507,074	-£71,945,764	-£72,904,889

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£21,019,044	-£23,704,477	-£24,071,387	-£24,071,387	-£25,447,299	-£26,364,574
35% SR : 35% THLR : 30% SO	10%	-£27,284,605	-£29,634,595	-£30,004,064	-£30,004,064	-£31,389,573	-£32,313,244
35% SR : 35% THLR : 30% SO	20%	-£33,652,038	-£35,664,834	-£36,037,256	-£36,037,256	-£37,433,841	-£38,364,897
35% SR : 35% THLR : 30% SO	25%	-£36,873,957	-£38,717,498	-£39,091,545	-£39,091,545	-£40,494,222	-£41,429,340
35% SR : 35% THLR : 30% SO	30%	-£40,121,344	-£41,795,192	-£42,170,963	-£42,170,963	-£43,580,102	-£44,519,528
35% SR : 35% THLR : 30% SO	35%	-£43,394,198	-£44,897,917	-£45,275,510	-£45,275,510	-£46,691,481	-£47,635,462
35% SR : 35% THLR : 30% SO	43%	-£48,351,233	-£49,598,935	-£49,979,445	-£49,979,445	-£51,406,369	-£52,357,636
35% SR : 35% THLR : 30% SO	50%	-£53,365,572	-£54,366,270	-£54,739,920	-£54,739,920	-£56,178,610	-£57,137,735

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£10,650,949	-£13,336,383	-£13,703,293	-£13,703,293	-£15,079,205	-£15,996,480
35% SR : 35% THLR : 30% SO	10%	-£16,916,510	-£19,266,501	-£19,635,970	-£19,635,970	-£21,021,478	-£21,945,150
35% SR : 35% THLR : 30% SO	20%	-£23,283,943	-£25,296,740	-£25,669,162	-£25,669,162	-£27,065,746	-£27,996,802
35% SR : 35% THLR : 30% SO	25%	-£26,505,863	-£28,349,404	-£28,723,451	-£28,723,451	-£30,126,128	-£31,061,246
35% SR : 35% THLR : 30% SO	30%	-£29,753,249	-£31,427,098	-£31,802,869	-£31,802,869	-£33,212,008	-£34,151,434
35% SR : 35% THLR : 30% SO	35%	-£33,026,104	-£34,529,822	-£34,907,416	-£34,907,416	-£36,323,387	-£37,267,368
35% SR : 35% THLR : 30% SO	43%	-£37,983,139	-£39,230,841	-£39,611,351	-£39,611,351	-£41,038,265	-£41,989,542
35% SR : 35% THLR : 30% SO	50%	-£42,997,477	-£43,988,176	-£44,371,826	-£44,371,826	-£45,810,516	-£46,769,641

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£8,322,975	-£9,008,409	-£9,375,319	-£9,375,319	-£10,751,230	-£11,688,505
35% SR : 35% THLR : 30% SO	10%	-£12,589,536	-£14,938,527	-£15,307,995	-£15,307,995	-£16,693,504	-£17,617,175
35% SR : 35% THLR : 30% SO	20%	-£18,955,969	-£20,868,766	-£21,341,187	-£21,341,187	-£22,737,772	-£23,668,828
35% SR : 35% THLR : 30% SO	25%	-£22,177,888	-£24,021,430	-£24,395,477	-£24,395,477	-£25,798,153	-£26,733,272
35% SR : 35% THLR : 30% SO	30%	-£25,425,275	-£27,099,124	-£27,474,895	-£27,474,895	-£28,884,034	-£29,823,460
35% SR : 35% THLR : 30% SO	35%	-£28,698,130	-£30,201,848	-£30,579,441	-£30,579,441	-£31,995,412	-£32,939,394
35% SR : 35% THLR : 30% SO	43%	-£33,655,165	-£34,902,867	-£35,283,377	-£35,283,377	-£36,710,291	-£37,661,567
35% SR : 35% THLR : 30% SO	50%	-£38,669,503	-£39,660,202	-£40,043,852	-£40,043,852	-£41,482,542	-£42,441,667

Appendix 8 - Appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent (10% sales value growth and 5% cost inflation)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,291,035	£2,186,925	£2,184,817	£2,076,001	£2,068,095	£2,062,824
35% SR : 35% THLR : 30% LLR	10%	£2,053,107	£1,959,227	£1,957,118	£1,848,303	£1,840,397	£1,835,126
35% SR : 35% THLR : 30% LLR	20%	£1,815,180	£1,731,528	£1,729,420	£1,620,604	£1,612,698	£1,607,427
35% SR : 35% THLR : 30% LLR	25%	£1,696,217	£1,617,679	£1,615,571	£1,506,756	£1,498,849	£1,493,578
35% SR : 35% THLR : 30% LLR	30%	£1,577,253	£1,503,830	£1,501,721	£1,392,907	£1,385,000	£1,379,729
35% SR : 35% THLR : 30% LLR	35%	£1,458,289	£1,389,981	£1,387,873	£1,279,057	£1,271,151	£1,265,880
35% SR : 35% THLR : 30% LLR	43%	£1,279,844	£1,219,207	£1,217,099	£1,108,284	£1,100,377	£1,095,107
35% SR : 35% THLR : 30% LLR	50%	£1,101,398	£1,048,434	£1,046,326	£937,510	£929,604	£924,332

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£626,916	£522,806	£520,698	£411,882	£403,976	£398,706
35% SR : 35% THLR : 30% LLR	10%	£388,988	£295,108	£293,000	£184,184	£176,278	£171,007
35% SR : 35% THLR : 30% LLR	20%	£151,062	£67,409	£65,301	£-43,514	£-51,421	£-56,691
35% SR : 35% THLR : 30% LLR	25%	£32,098	£-46,439	£-48,548	£-157,363	£-165,270	£-170,541
35% SR : 35% THLR : 30% LLR	30%	£-86,866	£-160,289	£-162,397	£-271,212	£-279,119	£-284,390
35% SR : 35% THLR : 30% LLR	35%	£-205,830	£-274,138	£-276,246	£-385,062	£-392,968	£-398,239
35% SR : 35% THLR : 30% LLR	43%	£-384,275	£-444,912	£-447,020	£-555,835	£-563,742	£-569,012
35% SR : 35% THLR : 30% LLR	50%	£-562,721	£-615,685	£-617,793	£-726,609	£-734,515	£-739,787

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,371,914	£1,267,804	£1,265,696	£1,156,880	£1,148,974	£1,143,704
35% SR : 35% THLR : 30% LLR	10%	£1,133,986	£1,040,106	£1,037,998	£929,182	£921,276	£916,005
35% SR : 35% THLR : 30% LLR	20%	£896,060	£812,407	£810,299	£701,484	£693,577	£688,307
35% SR : 35% THLR : 30% LLR	25%	£777,096	£698,559	£696,450	£587,635	£579,728	£574,457
35% SR : 35% THLR : 30% LLR	30%	£658,132	£584,709	£582,601	£473,786	£465,879	£460,608
35% SR : 35% THLR : 30% LLR	35%	£539,168	£470,860	£468,752	£359,936	£352,030	£346,759
35% SR : 35% THLR : 30% LLR	43%	£360,723	£300,086	£297,978	£189,163	£181,256	£175,986
35% SR : 35% THLR : 30% LLR	50%	£182,277	£129,313	£127,205	£18,389	£10,483	£5,211

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,861,807	£1,757,697	£1,755,588	£1,646,773	£1,638,867	£1,633,596
35% SR : 35% THLR : 30% LLR	10%	£1,623,879	£1,529,998	£1,527,890	£1,419,074	£1,411,168	£1,405,898
35% SR : 35% THLR : 30% LLR	20%	£1,385,952	£1,302,300	£1,300,192	£1,191,376	£1,183,470	£1,178,199
35% SR : 35% THLR : 30% LLR	25%	£1,266,989	£1,186,451	£1,184,343	£1,077,527	£1,069,621	£1,064,349
35% SR : 35% THLR : 30% LLR	30%	£1,148,024	£1,074,801	£1,072,693	£963,679	£955,771	£950,501
35% SR : 35% THLR : 30% LLR	35%	£1,029,061	£960,753	£958,644	£849,829	£841,922	£836,652
35% SR : 35% THLR : 30% LLR	43%	£850,616	£799,979	£797,871	£679,055	£671,149	£665,878
35% SR : 35% THLR : 30% LLR	50%	£672,170	£619,205	£617,097	£508,282	£500,375	£495,104

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,066,303	£1,962,193	£1,960,085	£1,851,270	£1,843,363	£1,838,093
35% SR : 35% THLR : 30% LLR	10%	£1,828,376	£1,734,495	£1,732,387	£1,623,571	£1,615,665	£1,610,394
35% SR : 35% THLR : 30% LLR	20%	£1,590,449	£1,506,797	£1,504,688	£1,395,873	£1,387,966	£1,382,696
35% SR : 35% THLR : 30% LLR	25%	£1,471,485	£1,392,948	£1,390,840	£1,282,024	£1,274,118	£1,268,846
35% SR : 35% THLR : 30% LLR	30%	£1,352,521	£1,279,098	£1,276,990	£1,168,175	£1,160,268	£1,154,997
35% SR : 35% THLR : 30% LLR	35%	£1,233,558	£1,165,249	£1,163,141	£1,054,326	£1,046,419	£1,041,149
35% SR : 35% THLR : 30% LLR	43%	£1,055,112	£994,476	£992,368	£883,552	£875,646	£870,375
35% SR : 35% THLR : 30% LLR	50%	£876,666	£823,702	£821,594	£712,778	£704,872	£699,600

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,561,402	£1,469,840	£1,467,732	£1,358,918	£1,351,010	£1,345,740
35% SR : 35% THLR : 30% LLR	10%	£1,392,872	£1,310,347	£1,308,238	£1,199,423	£1,191,516	£1,186,246
35% SR : 35% THLR : 30% LLR	20%	£1,224,343	£1,150,853	£1,148,744	£1,039,929	£1,032,023	£1,026,752
35% SR : 35% THLR : 30% LLR	25%	£1,140,078	£1,071,106	£1,068,997	£960,182	£952,276	£947,005
35% SR : 35% THLR : 30% LLR	30%	£1,055,813	£991,359	£989,251	£880,435	£872,529	£867,258
35% SR : 35% THLR : 30% LLR	35%	£971,548	£911,612	£909,503	£792,529	£782,529	£787,511
35% SR : 35% THLR : 30% LLR	43%	£845,152	£791,991	£789,883	£681,067	£673,161	£667,891
35% SR : 35% THLR : 30% LLR	50%	£718,755	£672,371	£670,263	£561,447	£553,541	£548,269

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£102,717	-£194,278	-£196,387	-£305,201	-£313,109	-£318,379
35% SR : 35% THLR : 30% LLR	10%	-£271,247	-£353,772	-£355,881	-£464,696	-£472,602	-£477,873
35% SR : 35% THLR : 30% LLR	20%	-£439,776	-£513,266	-£515,374	-£624,190	-£632,096	-£637,367
35% SR : 35% THLR : 30% LLR	25%	-£524,041	-£593,013	-£595,122	-£703,936	-£711,843	-£717,114
35% SR : 35% THLR : 30% LLR	30%	-£608,306	-£672,760	-£674,868	-£783,684	-£791,590	-£796,861
35% SR : 35% THLR : 30% LLR	35%	-£692,571	-£752,508	-£754,616	-£863,430	-£871,337	-£876,608
35% SR : 35% THLR : 30% LLR	43%	-£818,967	-£872,128	-£874,236	-£983,051	-£990,958	-£996,228
35% SR : 35% THLR : 30% LLR	50%	-£945,364	-£991,748	-£993,856	-£1,102,672	-£1,110,578	-£1,115,849

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£642,281	£550,720	£548,611	£439,797	£431,889	£426,619
35% SR : 35% THLR : 30% LLR	10%	£473,751	£391,226	£389,117	£280,302	£272,396	£267,125
35% SR : 35% THLR : 30% LLR	20%	£305,222	£231,732	£229,624	£120,806	£112,902	£107,631
35% SR : 35% THLR : 30% LLR	25%	£220,957	£151,985	£149,876	£41,062	£33,155	£27,884
35% SR : 35% THLR : 30% LLR	30%	£136,692	£72,238	£70,130	-£38,686	-£46,592	-£51,863
35% SR : 35% THLR : 30% LLR	35%	£52,427	-£7,508	-£9,618	-£118,432	-£126,339	-£131,610
35% SR : 35% THLR : 30% LLR	43%	-£73,989	-£127,130	-£129,238	-£238,053	-£245,960	-£251,230
35% SR : 35% THLR : 30% LLR	50%	-£200,366	-£246,750	-£248,858	-£367,674	-£365,580	-£370,851

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,132,173	£1,040,612	£1,038,504	£929,689	£921,782	£916,511
35% SR : 35% THLR : 30% LLR	10%	£963,644	£881,118	£879,010	£770,194	£762,288	£757,017
35% SR : 35% THLR : 30% LLR	20%	£795,114	£721,624	£719,516	£610,701	£602,794	£597,524
35% SR : 35% THLR : 30% LLR	25%	£710,849	£641,878	£639,769	£530,954	£523,048	£517,776
35% SR : 35% THLR : 30% LLR	30%	£626,585	£562,130	£560,022	£451,207	£443,300	£438,030
35% SR : 35% THLR : 30% LLR	35%	£542,320	£482,384	£480,275	£371,460	£363,554	£358,282
35% SR : 35% THLR : 30% LLR	43%	£415,924	£362,763	£360,655	£251,839	£243,933	£238,662
35% SR : 35% THLR : 30% LLR	50%	£289,527	£243,143	£241,034	£132,219	£124,313	£119,041

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,336,670	£1,245,109	£1,243,001	£1,134,186	£1,126,279	£1,121,008
35% SR : 35% THLR : 30% LLR	10%	£1,168,141	£1,085,615	£1,083,507	£974,691	£966,785	£961,514
35% SR : 35% THLR : 30% LLR	20%	£999,611	£926,121	£924,013	£815,197	£807,291	£802,020
35% SR : 35% THLR : 30% LLR	25%	£915,346	£846,375	£844,265	£735,451	£727,545	£722,273
35% SR : 35% THLR : 30% LLR	30%	£831,082	£766,627	£764,519	£655,703	£647,797	£642,527
35% SR : 35% THLR : 30% LLR	35%	£746,817	£686,881	£684,772	£575,957	£568,051	£562,779
35% SR : 35% THLR : 30% LLR	43%	£620,421	£567,260	£565,151	£456,336	£448,430	£443,159
35% SR : 35% THLR : 30% LLR	50%	£494,023	£447,639	£445,531	£336,716	£328,809	£323,538

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,257,388	£1,171,056	£1,168,947	£1,060,132	£1,052,225	£1,046,955
35% SR : 35% THLR : 30% LLR	10%	£1,116,405	£1,038,634	£1,036,526	£927,711	£919,804	£914,533
35% SR : 35% THLR : 30% LLR	20%	£975,422	£906,212	£904,104	£795,289	£787,382	£782,112
35% SR : 35% THLR : 30% LLR	25%	£904,930	£840,002	£837,893	£729,078	£721,172	£715,901
35% SR : 35% THLR : 30% LLR	30%	£834,438	£773,791	£771,683	£662,867	£654,961	£649,690
35% SR : 35% THLR : 30% LLR	35%	£763,946	£707,581	£705,472	£596,657	£588,750	£583,480
35% SR : 35% THLR : 30% LLR	43%	£658,209	£608,264	£606,156	£497,340	£489,434	£484,163
35% SR : 35% THLR : 30% LLR	50%	£552,472	£508,948	£506,840	£398,025	£390,118	£384,847

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£406,731	-£493,063	-£495,172	-£603,987	-£611,893	-£617,164
35% SR : 35% THLR : 30% LLR	10%	-£547,714	-£625,484	-£627,593	-£736,408	-£744,315	-£749,586
35% SR : 35% THLR : 30% LLR	20%	-£688,697	-£757,907	-£760,015	-£868,829	-£876,737	-£882,007
35% SR : 35% THLR : 30% LLR	25%	-£759,189	-£824,117	-£826,225	-£935,041	-£942,947	-£948,218
35% SR : 35% THLR : 30% LLR	30%	-£829,681	-£890,328	-£892,436	-£1,001,252	-£1,009,158	-£1,014,428
35% SR : 35% THLR : 30% LLR	35%	-£900,172	-£956,538	-£958,647	-£1,067,462	-£1,075,368	-£1,080,639
35% SR : 35% THLR : 30% LLR	43%	-£1,005,910	-£1,055,855	-£1,057,963	-£1,166,778	-£1,174,685	-£1,179,955
35% SR : 35% THLR : 30% LLR	50%	-£1,111,647	-£1,155,171	-£1,157,279	-£1,266,094	-£1,274,001	-£1,279,272

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£338,267	£251,935	£249,826	£141,011	£133,105	£127,834
35% SR : 35% THLR : 30% LLR	10%	£197,284	£119,514	£117,405	£8,590	£683	-£4,588
35% SR : 35% THLR : 30% LLR	20%	£56,301	-£12,909	-£15,017	-£123,831	-£131,739	-£137,009
35% SR : 35% THLR : 30% LLR	25%	-£14,191	-£79,119	-£81,227	-£190,043	-£197,949	-£203,220
35% SR : 35% THLR : 30% LLR	30%	-£84,683	-£145,330	-£147,438	-£256,254	-£264,160	-£269,430
35% SR : 35% THLR : 30% LLR	35%	-£155,174	-£211,540	-£213,649	-£322,464	-£330,370	-£335,641
35% SR : 35% THLR : 30% LLR	43%	-£260,912	-£310,857	-£312,965	-£421,780	-£429,687	-£434,957
35% SR : 35% THLR : 30% LLR	50%	-£366,649	-£410,173	-£412,281	-£521,096	-£529,003	-£534,274

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£828,159	£741,827	£739,719	£630,903	£622,997	£617,726
35% SR : 35% THLR : 30% LLR	10%	£687,177	£609,406	£607,298	£498,482	£490,576	£485,304
35% SR : 35% THLR : 30% LLR	20%	£546,193	£476,984	£474,876	£366,061	£358,154	£352,883
35% SR : 35% THLR : 30% LLR	25%	£475,701	£410,773	£408,665	£299,849	£291,943	£286,673
35% SR : 35% THLR : 30% LLR	30%	£405,210	£344,563	£342,454	£233,639	£225,733	£220,462
35% SR : 35% THLR : 30% LLR	35%	£334,718	£278,352	£276,244	£167,428	£159,522	£154,251
35% SR : 35% THLR : 30% LLR	43%	£229,981	£179,036	£176,928	£68,112	£60,206	£54,935
35% SR : 35% THLR : 30% LLR	50%	£123,244	£79,719	£77,611	-£31,203	-£39,111	-£44,381

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,032,656	£946,324	£944,216	£835,400	£827,494	£822,223
35% SR : 35% THLR : 30% LLR	10%	£891,674	£813,903	£811,795	£702,979	£695,073	£689,801
35% SR : 35% THLR : 30% LLR	20%	£750,690	£681,481	£679,372	£570,558	£562,651	£557,380
35% SR : 35% THLR : 30% LLR	25%	£680,198	£615,270	£613,162	£504,346	£496,440	£491,169
35% SR : 35% THLR : 30% LLR	30%	£609,707	£549,059	£546,951	£438,136	£430,229	£424,959
35% SR : 35% THLR : 30% LLR	35%	£539,215	£482,849	£480,741	£371,925	£364,019	£358,748
35% SR : 35% THLR : 30% LLR	43%	£433,478	£383,533	£381,424	£272,609	£264,702	£259,432
35% SR : 35% THLR : 30% LLR	50%	£327,741	£284,216	£282,108	£173,293	£165,386	£160,115

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,439,796	£1,384,753	£1,382,645	£1,273,830	£1,265,923	£1,260,652
35% SR : 35% THLR : 30% LLR	10%	£1,286,993	£1,237,272	£1,235,164	£1,126,349	£1,118,442	£1,113,171
35% SR : 35% THLR : 30% LLR	20%	£1,134,189	£1,089,791	£1,087,683	£978,867	£970,961	£965,690
35% SR : 35% THLR : 30% LLR	25%	£1,057,787	£1,016,051	£1,013,942	£905,127	£897,221	£891,949
35% SR : 35% THLR : 30% LLR	30%	£981,386	£942,310	£940,202	£831,387	£823,480	£818,209
35% SR : 35% THLR : 30% LLR	35%	£904,984	£868,570	£866,461	£757,646	£749,739	£744,469
35% SR : 35% THLR : 30% LLR	43%	£790,382	£757,958	£755,850	£647,035	£639,128	£633,858
35% SR : 35% THLR : 30% LLR	50%	£675,779	£647,348	£645,239	£536,424	£528,518	£523,247

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£224,323	-£279,366	-£281,474	-£390,289	-£398,196	-£403,466
35% SR : 35% THLR : 30% LLR	10%	-£377,126	-£426,846	-£428,955	-£537,770	-£545,676	-£550,948
35% SR : 35% THLR : 30% LLR	20%	-£529,930	-£574,328	-£576,436	-£685,252	-£693,158	-£698,429
35% SR : 35% THLR : 30% LLR	25%	-£606,332	-£648,068	-£650,177	-£758,991	-£766,898	-£772,169
35% SR : 35% THLR : 30% LLR	30%	-£682,733	-£721,809	-£723,917	-£832,732	-£840,639	-£845,910
35% SR : 35% THLR : 30% LLR	35%	-£759,135	-£795,549	-£797,658	-£906,473	-£914,379	-£919,650
35% SR : 35% THLR : 30% LLR	43%	-£873,737	-£906,160	-£908,269	-£1,017,084	-£1,024,991	-£1,030,261
35% SR : 35% THLR : 30% LLR	50%	-£988,340	-£1,016,771	-£1,018,880	-£1,127,694	-£1,135,601	-£1,140,872

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£520,675	£465,632	£463,524	£354,709	£346,802	£341,532
35% SR : 35% THLR : 30% LLR	10%	£367,872	£318,152	£316,043	£207,228	£199,322	£194,050
35% SR : 35% THLR : 30% LLR	20%	£215,068	£170,670	£168,562	£59,746	£51,840	£46,569
35% SR : 35% THLR : 30% LLR	25%	£138,666	£96,930	£94,821	-£13,993	-£21,900	-£27,171
35% SR : 35% THLR : 30% LLR	30%	£62,265	£23,189	£21,081	-£87,734	-£95,641	-£100,912
35% SR : 35% THLR : 30% LLR	35%	-£14,137	-£50,551	-£52,660	-£161,475	-£169,381	-£174,652
35% SR : 35% THLR : 30% LLR	43%	-£128,739	-£161,162	-£163,271	-£272,086	-£279,993	-£285,263
35% SR : 35% THLR : 30% LLR	50%	-£243,342	-£271,773	-£273,882	-£382,696	-£390,603	-£395,874

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,010,567	£955,525	£953,416	£844,602	£836,695	£831,424
35% SR : 35% THLR : 30% LLR	10%	£857,764	£808,044	£806,936	£697,120	£689,214	£683,942
35% SR : 35% THLR : 30% LLR	20%	£704,961	£660,563	£658,454	£549,639	£541,732	£536,462
35% SR : 35% THLR : 30% LLR	25%	£628,559	£586,823	£584,714	£475,899	£467,993	£462,721
35% SR : 35% THLR : 30% LLR	30%	£552,158	£513,082	£510,974	£402,158	£394,252	£388,980
35% SR : 35% THLR : 30% LLR	35%	£475,756	£439,341	£437,233	£329,417	£320,511	£315,240
35% SR : 35% THLR : 30% LLR	43%	£361,154	£328,730	£326,622	£217,806	£209,900	£204,629
35% SR : 35% THLR : 30% LLR	50%	£246,550	£218,120	£216,011	£107,196	£99,290	£94,018

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,215,064	£1,160,021	£1,157,913	£1,049,099	£1,041,191	£1,035,921
35% SR : 35% THLR : 30% LLR	10%	£1,062,261	£1,012,541	£1,010,433	£901,617	£893,711	£888,439
35% SR : 35% THLR : 30% LLR	20%	£909,458	£865,059	£862,951	£754,136	£746,229	£740,959
35% SR : 35% THLR : 30% LLR	25%	£833,056	£791,320	£789,210	£680,396	£672,489	£667,218
35% SR : 35% THLR : 30% LLR	30%	£756,655	£717,579	£715,471	£606,655	£598,749	£593,477
35% SR : 35% THLR : 30% LLR	35%	£680,252	£643,838	£641,730	£532,914	£525,008	£519,737
35% SR : 35% THLR : 30% LLR	43%	£565,650	£533,227	£531,119	£422,303	£414,397	£409,126
35% SR : 35% THLR : 30% LLR	50%	£451,047	£422,617	£420,507	£311,693	£303,786	£298,515

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,196,586	£1,145,725	£1,143,617	£1,034,801	£1,026,895	£1,021,624
35% SR : 35% THLR : 30% LLR	10%	£1,063,186	£1,017,315	£1,015,206	£906,391	£898,484	£893,214
35% SR : 35% THLR : 30% LLR	20%	£929,786	£888,904	£886,796	£777,980	£770,074	£764,803
35% SR : 35% THLR : 30% LLR	25%	£863,087	£824,699	£822,591	£713,775	£705,869	£700,598
35% SR : 35% THLR : 30% LLR	30%	£796,387	£760,493	£758,385	£649,570	£641,663	£636,393
35% SR : 35% THLR : 30% LLR	35%	£729,688	£696,289	£694,180	£585,365	£577,458	£572,187
35% SR : 35% THLR : 30% LLR	43%	£629,639	£599,981	£597,872	£489,057	£481,151	£475,879
35% SR : 35% THLR : 30% LLR	50%	£529,589	£503,672	£501,564	£392,748	£384,842	£379,572

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£467,533	-£518,394	-£520,502	-£629,317	-£637,224	-£642,494
35% SR : 35% THLR : 30% LLR	10%	-£600,933	-£646,804	-£648,913	-£757,728	-£765,634	-£770,905
35% SR : 35% THLR : 30% LLR	20%	-£734,332	-£775,215	-£777,323	-£886,139	-£894,045	-£899,316
35% SR : 35% THLR : 30% LLR	25%	-£801,032	-£839,420	-£841,528	-£950,343	-£958,250	-£963,521
35% SR : 35% THLR : 30% LLR	30%	-£867,732	-£903,625	-£905,734	-£1,014,549	-£1,022,456	-£1,027,726
35% SR : 35% THLR : 30% LLR	35%	-£934,431	-£967,830	-£969,939	-£1,078,754	-£1,086,660	-£1,091,932
35% SR : 35% THLR : 30% LLR	43%	-£1,034,480	-£1,064,138	-£1,066,247	-£1,175,062	-£1,182,968	-£1,188,240
35% SR : 35% THLR : 30% LLR	50%	-£1,134,530	-£1,160,447	-£1,162,555	-£1,271,370	-£1,279,277	-£1,284,547

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£277,465	£226,604	£224,496	£115,681	£107,774	£102,504
35% SR : 35% THLR : 30% LLR	10%	£144,065	£98,194	£96,085	-£12,730	-£20,836	-£25,907
35% SR : 35% THLR : 30% LLR	20%	£10,666	-£30,217	-£32,325	-£141,141	-£149,047	-£154,318
35% SR : 35% THLR : 30% LLR	25%	-£58,034	-£94,422	-£96,530	-£205,345	-£213,252	-£218,523
35% SR : 35% THLR : 30% LLR	30%	-£122,734	-£158,627	-£160,736	-£269,551	-£277,458	-£282,728
35% SR : 35% THLR : 30% LLR	35%	-£189,433	-£222,832	-£224,940	-£333,756	-£341,662	-£346,934
35% SR : 35% THLR : 30% LLR	43%	-£289,482	-£319,140	-£321,249	-£430,064	-£437,970	-£443,242
35% SR : 35% THLR : 30% LLR	50%	-£389,532	-£415,449	-£417,557	-£526,372	-£534,279	-£539,549

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£767,357	£716,497	£714,389	£605,573	£597,667	£592,396
35% SR : 35% THLR : 30% LLR	10%	£633,957	£588,086	£585,978	£477,162	£469,256	£463,985
35% SR : 35% THLR : 30% LLR	20%	£500,558	£459,676	£457,567	£348,752	£340,845	£335,575
35% SR : 35% THLR : 30% LLR	25%	£433,859	£395,471	£393,363	£284,547	£276,641	£271,369
35% SR : 35% THLR : 30% LLR	30%	£367,159	£331,265	£329,157	£220,341	£212,435	£207,164
35% SR : 35% THLR : 30% LLR	35%	£300,460	£267,060	£264,952	£156,136	£148,230	£142,959
35% SR : 35% THLR : 30% LLR	43%	£200,411	£170,752	£168,643	£59,829	£51,922	£46,651
35% SR : 35% THLR : 30% LLR	50%	£100,361	£74,444	£72,336	-£36,480	-£44,366	-£49,657

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£971,854	£920,994	£918,885	£810,070	£802,163	£796,893
35% SR : 35% THLR : 30% LLR	10%	£838,454	£792,583	£790,475	£681,659	£673,753	£668,482
35% SR : 35% THLR : 30% LLR	20%	£705,055	£664,172	£662,064	£553,249	£545,342	£540,072
35% SR : 35% THLR : 30% LLR	25%	£638,356	£599,968	£597,859	£489,044	£481,137	£475,866
35% SR : 35% THLR : 30% LLR	30%	£571,656	£535,762	£533,654	£424,838	£416,932	£411,661
35% SR : 35% THLR : 30% LLR	35%	£504,957	£471,557	£469,449	£360,633	£352,727	£347,455
35% SR : 35% THLR : 30% LLR	43%	£404,908	£375,249	£373,140	£264,326	£256,419	£251,148
35% SR : 35% THLR : 30% LLR	50%	£304,857	£278,941	£276,832	£168,017	£160,110	£154,840

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,014,177	£966,454	£964,346	£855,530	£847,624	£842,354
35% SR : 35% THLR : 30% LLR	10%	£895,105	£852,125	£850,017	£741,201	£733,295	£728,023
35% SR : 35% THLR : 30% LLR	20%	£776,034	£737,795	£735,686	£626,872	£618,964	£613,694
35% SR : 35% THLR : 30% LLR	25%	£716,497	£680,630	£678,522	£569,706	£561,800	£556,529
35% SR : 35% THLR : 30% LLR	30%	£656,961	£623,465	£621,357	£512,541	£504,635	£499,364
35% SR : 35% THLR : 30% LLR	35%	£597,425	£566,300	£564,192	£455,377	£447,470	£442,200
35% SR : 35% THLR : 30% LLR	43%	£508,122	£480,553	£478,445	£369,629	£361,723	£356,452
35% SR : 35% THLR : 30% LLR	50%	£418,817	£394,805	£392,697	£283,883	£275,975	£270,705

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£649,942	-£697,665	-£699,773	-£808,588	-£816,495	-£821,765
35% SR : 35% THLR : 30% LLR	10%	-£769,014	-£811,994	-£814,102	-£922,918	-£930,824	-£936,096
35% SR : 35% THLR : 30% LLR	20%	-£888,085	-£926,324	-£928,433	-£1,037,247	-£1,045,154	-£1,050,425
35% SR : 35% THLR : 30% LLR	25%	-£947,622	-£983,489	-£985,597	-£1,094,413	-£1,102,319	-£1,107,590
35% SR : 35% THLR : 30% LLR	30%	-£1,007,158	-£1,040,654	-£1,042,762	-£1,151,577	-£1,159,484	-£1,164,754
35% SR : 35% THLR : 30% LLR	35%	-£1,066,694	-£1,097,818	-£1,099,927	-£1,208,742	-£1,216,648	-£1,221,919
35% SR : 35% THLR : 30% LLR	43%	-£1,155,997	-£1,183,566	-£1,185,674	-£1,294,490	-£1,302,396	-£1,307,667
35% SR : 35% THLR : 30% LLR	50%	-£1,245,302	-£1,269,313	-£1,271,422	-£1,380,236	-£1,388,144	-£1,393,414

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£95,056	£47,333	£45,225	£63,590	£71,497	£76,767
35% SR : 35% THLR : 30% LLR	10%	-£24,016	-£66,996	-£69,104	-£177,920	-£185,826	-£191,098
35% SR : 35% THLR : 30% LLR	20%	-£143,087	-£181,326	-£183,435	-£292,249	-£300,156	-£305,427
35% SR : 35% THLR : 30% LLR	25%	-£202,624	-£238,491	-£240,599	-£349,415	-£357,321	-£362,592
35% SR : 35% THLR : 30% LLR	30%	-£262,160	-£295,656	-£297,764	-£406,579	-£414,486	-£419,756
35% SR : 35% THLR : 30% LLR	35%	-£321,696	-£352,820	-£354,929	-£463,744	-£471,650	-£476,921
35% SR : 35% THLR : 30% LLR	43%	-£410,999	-£438,568	-£440,676	-£548,492	-£557,398	-£562,669
35% SR : 35% THLR : 30% LLR	50%	-£500,304	-£524,315	-£526,424	-£635,238	-£643,146	-£648,416

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£584,948	£537,226	£535,118	£426,302	£418,396	£413,125
35% SR : 35% THLR : 30% LLR	10%	£465,877	£422,896	£420,788	£311,973	£304,066	£298,795
35% SR : 35% THLR : 30% LLR	20%	£346,805	£308,566	£306,458	£197,643	£189,736	£184,465
35% SR : 35% THLR : 30% LLR	25%	£287,268	£251,401	£249,293	£140,478	£132,571	£127,301
35% SR : 35% THLR : 30% LLR	30%	£227,733	£194,237	£192,129	£83,313	£75,407	£70,136
35% SR : 35% THLR : 30% LLR	35%	£168,197	£137,072	£134,964	£26,148	£18,242	£12,971
35% SR : 35% THLR : 30% LLR	43%	£78,893	£51,325	£49,216	£-59,599	£-67,506	£-72,776
35% SR : 35% THLR : 30% LLR	50%	-£10,411	-£34,423	-£36,531	-£145,346	-£153,253	-£158,524

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£789,445	£741,723	£739,614	£630,799	£622,893	£617,622
35% SR : 35% THLR : 30% LLR	10%	£670,373	£627,393	£625,285	£516,469	£508,563	£503,292
35% SR : 35% THLR : 30% LLR	20%	£551,302	£513,063	£510,955	£402,140	£394,233	£388,962
35% SR : 35% THLR : 30% LLR	25%	£491,765	£455,898	£453,790	£344,974	£337,068	£331,798
35% SR : 35% THLR : 30% LLR	30%	£432,229	£398,734	£396,625	£287,810	£279,903	£274,633
35% SR : 35% THLR : 30% LLR	35%	£372,694	£341,569	£339,461	£230,645	£222,739	£217,468
35% SR : 35% THLR : 30% LLR	43%	£283,390	£255,821	£253,713	£144,898	£136,991	£131,721
35% SR : 35% THLR : 30% LLR	50%	£194,085	£170,074	£167,966	£59,151	£51,244	£45,973

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,318,191	£1,272,890	£1,270,781	£1,161,966	£1,154,060	£1,148,789
35% SR : 35% THLR : 30% LLR	10%	£1,176,155	£1,135,226	£1,133,118	£1,024,302	£1,016,396	£1,011,125
35% SR : 35% THLR : 30% LLR	20%	£1,034,119	£997,562	£995,454	£886,639	£878,732	£873,461
35% SR : 35% THLR : 30% LLR	25%	£963,101	£928,731	£926,622	£817,807	£809,901	£804,629
35% SR : 35% THLR : 30% LLR	30%	£892,083	£859,899	£857,790	£748,975	£741,069	£735,797
35% SR : 35% THLR : 30% LLR	35%	£821,065	£791,067	£788,959	£680,143	£672,237	£666,965
35% SR : 35% THLR : 30% LLR	43%	£714,538	£687,819	£685,711	£576,895	£568,989	£563,717
35% SR : 35% THLR : 30% LLR	50%	£608,012	£584,571	£582,463	£473,647	£465,741	£460,469

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£345,928	-£391,229	-£393,337	-£502,153	-£510,059	-£515,330
35% SR : 35% THLR : 30% LLR	10%	-£487,964	-£528,893	-£531,001	-£639,817	-£647,723	-£652,994
35% SR : 35% THLR : 30% LLR	20%	-£630,000	-£666,557	-£668,665	-£777,480	-£785,387	-£790,658
35% SR : 35% THLR : 30% LLR	25%	-£701,018	-£735,388	-£737,497	-£846,312	-£854,218	-£859,490
35% SR : 35% THLR : 30% LLR	30%	-£772,036	-£804,220	-£806,329	-£915,144	-£923,050	-£928,322
35% SR : 35% THLR : 30% LLR	35%	-£843,054	-£873,052	-£875,160	-£983,976	-£991,882	-£997,154
35% SR : 35% THLR : 30% LLR	43%	-£949,581	-£976,300	-£978,408	-£1,087,224	-£1,095,130	-£1,100,402
35% SR : 35% THLR : 30% LLR	50%	-£1,056,107	-£1,079,548	-£1,081,656	-£1,190,472	-£1,198,378	-£1,203,649

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£399,070	£353,769	£351,661	£242,845	£234,939	£229,668
35% SR : 35% THLR : 30% LLR	10%	£257,034	£216,105	£213,997	£105,181	£97,275	£92,004
35% SR : 35% THLR : 30% LLR	20%	£114,998	£78,441	£76,333	-£32,482	-£40,389	-£45,660
35% SR : 35% THLR : 30% LLR	25%	£43,990	£9,610	£7,501	-£101,314	-£109,220	-£114,492
35% SR : 35% THLR : 30% LLR	30%	-£27,038	-£59,222	-£61,331	-£170,146	-£178,052	-£183,324
35% SR : 35% THLR : 30% LLR	35%	-£98,056	-£128,054	-£130,162	-£238,978	-£246,884	-£252,156
35% SR : 35% THLR : 30% LLR	43%	-£204,583	-£231,302	-£233,410	-£342,226	-£350,132	-£355,404
35% SR : 35% THLR : 30% LLR	50%	-£311,109	-£334,550	-£336,658	-£445,474	-£453,380	-£458,651

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£888,962	£843,661	£841,553	£732,738	£724,831	£719,561
35% SR : 35% THLR : 30% LLR	10%	£746,926	£705,997	£703,889	£595,074	£587,167	£581,897
35% SR : 35% THLR : 30% LLR	20%	£604,890	£568,333	£566,225	£457,411	£449,503	£444,233
35% SR : 35% THLR : 30% LLR	25%	£533,873	£499,502	£497,393	£388,579	£380,672	£375,401
35% SR : 35% THLR : 30% LLR	30%	£462,854	£430,671	£428,561	£319,747	£311,840	£306,569
35% SR : 35% THLR : 30% LLR	35%	£391,837	£361,839	£359,730	£250,915	£243,008	£237,737
35% SR : 35% THLR : 30% LLR	43%	£285,310	£258,591	£256,482	£147,667	£139,760	£134,489
35% SR : 35% THLR : 30% LLR	50%	£178,783	£155,343	£153,234	£44,419	£36,513	£31,241

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,093,459	£1,048,158	£1,046,050	£937,234	£929,328	£924,057
35% SR : 35% THLR : 30% LLR	10%	£951,423	£910,494	£908,386	£799,570	£791,664	£786,393
35% SR : 35% THLR : 30% LLR	20%	£809,387	£772,830	£770,722	£661,907	£654,000	£648,730
35% SR : 35% THLR : 30% LLR	25%	£738,370	£703,999	£701,890	£593,075	£585,169	£579,898
35% SR : 35% THLR : 30% LLR	30%	£667,351	£635,167	£633,058	£524,244	£516,337	£511,066
35% SR : 35% THLR : 30% LLR	35%	£596,334	£566,335	£564,227	£455,412	£447,505	£442,234
35% SR : 35% THLR : 30% LLR	43%	£489,806	£463,807	£461,699	£352,164	£344,257	£338,986
35% SR : 35% THLR : 30% LLR	50%	£383,280	£359,839	£357,731	£248,916	£241,009	£235,738

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,014,177	£974,105	£971,997	£863,181	£855,275	£850,004
35% SR : 35% THLR : 30% LLR	10%	£897,515	£861,379	£859,270	£750,455	£742,549	£737,277
35% SR : 35% THLR : 30% LLR	20%	£780,853	£748,652	£746,543	£637,728	£629,822	£624,551
35% SR : 35% THLR : 30% LLR	25%	£722,522	£692,289	£690,180	£581,365	£573,459	£568,187
35% SR : 35% THLR : 30% LLR	30%	£664,191	£635,926	£633,817	£525,002	£517,095	£511,825
35% SR : 35% THLR : 30% LLR	35%	£605,860	£579,562	£577,454	£468,638	£460,732	£455,461
35% SR : 35% THLR : 30% LLR	43%	£518,364	£495,018	£492,909	£384,094	£376,188	£370,916
35% SR : 35% THLR : 30% LLR	50%	£430,866	£410,472	£408,364	£299,549	£291,642	£286,372

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£649,942	-£690,014	-£692,122	-£800,938	-£808,844	-£814,115
35% SR : 35% THLR : 30% LLR	10%	-£766,604	-£802,740	-£804,849	-£913,664	-£921,570	-£926,842
35% SR : 35% THLR : 30% LLR	20%	-£883,266	-£915,467	-£917,575	-£1,026,391	-£1,034,297	-£1,039,568
35% SR : 35% THLR : 30% LLR	25%	-£941,597	-£971,830	-£973,939	-£1,082,754	-£1,090,660	-£1,095,931
35% SR : 35% THLR : 30% LLR	30%	-£999,928	-£1,028,193	-£1,030,302	-£1,139,117	-£1,147,023	-£1,152,294
35% SR : 35% THLR : 30% LLR	35%	-£1,058,259	-£1,084,557	-£1,086,665	-£1,195,481	-£1,203,387	-£1,208,658
35% SR : 35% THLR : 30% LLR	43%	-£1,145,755	-£1,169,101	-£1,171,209	-£1,280,025	-£1,287,931	-£1,293,203
35% SR : 35% THLR : 30% LLR	50%	-£1,233,253	-£1,253,646	-£1,255,755	-£1,364,570	-£1,372,477	-£1,377,747

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£95,056	£54,984	£52,876	-£55,940	-£63,846	-£69,117
35% SR : 35% THLR : 30% LLR	10%	-£21,606	-£57,742	-£59,851	-£168,666	-£176,572	-£181,844
35% SR : 35% THLR : 30% LLR	20%	-£138,268	-£170,469	-£172,577	-£281,393	-£289,299	-£294,570
35% SR : 35% THLR : 30% LLR	25%	-£196,599	-£226,832	-£228,941	-£337,756	-£345,662	-£350,933
35% SR : 35% THLR : 30% LLR	30%	-£254,930	-£283,195	-£285,304	-£394,119	-£402,025	-£407,296
35% SR : 35% THLR : 30% LLR	35%	-£313,261	-£339,559	-£341,667	-£450,483	-£458,389	-£463,660
35% SR : 35% THLR : 30% LLR	43%	-£400,757	-£424,103	-£426,211	-£535,027	-£542,933	-£548,205
35% SR : 35% THLR : 30% LLR	50%	-£488,255	-£508,648	-£510,757	-£619,572	-£627,479	-£632,749

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£584,948	£544,876	£542,768	£433,953	£426,046	£420,776
35% SR : 35% THLR : 30% LLR	10%	£468,286	£432,150	£430,041	£321,227	£313,320	£308,049
35% SR : 35% THLR : 30% LLR	20%	£351,624	£319,423	£317,315	£208,499	£200,593	£195,323
35% SR : 35% THLR : 30% LLR	25%	£293,293	£263,061	£260,951	£152,137	£144,231	£138,959
35% SR : 35% THLR : 30% LLR	30%	£234,962	£206,697	£204,589	£95,773	£87,867	£82,596
35% SR : 35% THLR : 30% LLR	35%	£176,632	£150,334	£148,225	£39,410	£31,504	£26,233
35% SR : 35% THLR : 30% LLR	43%	£89,135	£65,789	£63,681	-£45,184	-£53,081	-£58,312
35% SR : 35% THLR : 30% LLR	50%	£1,638	-£16,756	-£20,864	-£129,680	-£137,586	-£142,857

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£789,445	£749,373	£747,265	£638,449	£630,543	£625,273
35% SR : 35% THLR : 30% LLR	10%	£672,783	£636,647	£634,538	£525,723	£517,817	£512,545
35% SR : 35% THLR : 30% LLR	20%	£556,121	£523,920	£521,812	£412,996	£405,090	£399,819
35% SR : 35% THLR : 30% LLR	25%	£497,790	£467,557	£465,448	£356,634	£348,727	£343,456
35% SR : 35% THLR : 30% LLR	30%	£439,459	£411,194	£409,086	£300,270	£292,364	£287,093
35% SR : 35% THLR : 30% LLR	35%	£381,128	£354,830	£352,722	£243,907	£236,000	£230,730
35% SR : 35% THLR : 30% LLR	43%	£293,632	£270,286	£268,178	£159,362	£151,456	£146,184
35% SR : 35% THLR : 30% LLR	50%	£206,135	£185,741	£183,633	£74,817	£66,911	£61,640

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£770,965	£735,077	£732,969	£624,153	£616,247	£610,975
35% SR : 35% THLR : 30% LLR	10%	£676,215	£643,884	£641,776	£532,961	£525,054	£519,784
35% SR : 35% THLR : 30% LLR	20%	£581,465	£552,693	£550,585	£441,769	£433,863	£428,591
35% SR : 35% THLR : 30% LLR	25%	£534,089	£507,097	£504,988	£396,174	£388,267	£382,996
35% SR : 35% THLR : 30% LLR	30%	£486,714	£461,501	£459,392	£350,577	£342,671	£337,400
35% SR : 35% THLR : 30% LLR	35%	£439,338	£415,905	£413,797	£304,981	£297,075	£291,804
35% SR : 35% THLR : 30% LLR	43%	£368,275	£347,511	£345,403	£236,587	£228,681	£223,410
35% SR : 35% THLR : 30% LLR	50%	£297,212	£279,117	£277,009	£168,193	£160,287	£155,016

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£893,153	-£929,042	-£931,150	-£1,039,966	-£1,047,872	-£1,053,144
35% SR : 35% THLR : 30% LLR	10%	-£987,904	-£1,020,234	-£1,022,343	-£1,131,158	-£1,139,064	-£1,144,335
35% SR : 35% THLR : 30% LLR	20%	-£1,082,654	-£1,111,426	-£1,113,534	-£1,222,350	-£1,230,256	-£1,235,527
35% SR : 35% THLR : 30% LLR	25%	-£1,130,030	-£1,157,022	-£1,159,131	-£1,267,945	-£1,275,852	-£1,281,123
35% SR : 35% THLR : 30% LLR	30%	-£1,177,405	-£1,202,618	-£1,204,726	-£1,313,542	-£1,321,448	-£1,326,719
35% SR : 35% THLR : 30% LLR	35%	-£1,224,781	-£1,248,214	-£1,250,322	-£1,359,138	-£1,367,044	-£1,372,315
35% SR : 35% THLR : 30% LLR	43%	-£1,295,844	-£1,316,608	-£1,318,716	-£1,427,532	-£1,435,438	-£1,440,709
35% SR : 35% THLR : 30% LLR	50%	-£1,366,907	-£1,385,002	-£1,387,110	-£1,495,926	-£1,503,832	-£1,509,103

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£148,155	-£184,044	-£186,152	-£294,968	-£302,874	-£308,146
35% SR : 35% THLR : 30% LLR	10%	-£242,906	-£275,236	-£277,345	-£386,160	-£394,066	-£399,337
35% SR : 35% THLR : 30% LLR	20%	-£337,656	-£366,428	-£368,536	-£477,352	-£485,258	-£490,529
35% SR : 35% THLR : 30% LLR	25%	-£385,032	-£412,024	-£414,133	-£522,947	-£530,854	-£536,125
35% SR : 35% THLR : 30% LLR	30%	-£432,407	-£457,620	-£459,728	-£568,544	-£576,450	-£581,721
35% SR : 35% THLR : 30% LLR	35%	-£479,783	-£503,216	-£505,324	-£614,140	-£622,046	-£627,317
35% SR : 35% THLR : 30% LLR	43%	-£550,846	-£571,610	-£573,718	-£662,534	-£670,440	-£675,711
35% SR : 35% THLR : 30% LLR	50%	-£621,909	-£640,004	-£642,112	-£750,928	-£758,834	-£764,105

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£341,737	£305,849	£303,740	£194,925	£187,018	£181,747
35% SR : 35% THLR : 30% LLR	10%	£246,986	£214,656	£212,548	£103,732	£95,826	£90,555
35% SR : 35% THLR : 30% LLR	20%	£152,236	£123,465	£121,356	£12,541	£4,635	-£637
35% SR : 35% THLR : 30% LLR	25%	£104,860	£77,869	£75,760	-£33,055	-£40,961	-£46,233
35% SR : 35% THLR : 30% LLR	30%	£57,485	£32,272	£30,164	-£78,652	-£86,558	-£91,828
35% SR : 35% THLR : 30% LLR	35%	£10,109	£-13,923	£-15,432	-£124,247	-£132,154	-£137,424
35% SR : 35% THLR : 30% LLR	43%	-£60,963	-£91,716	-£93,826	-£192,641	-£200,548	-£205,818
35% SR : 35% THLR : 30% LLR	50%	-£132,016	-£150,112	-£152,220	-£261,035	-£268,942	-£274,212

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£546,234	£510,345	£508,237	£399,422	£391,515	£386,244
35% SR : 35% THLR : 30% LLR	10%	£451,483	£419,153	£417,045	£308,229	£300,323	£295,052
35% SR : 35% THLR : 30% LLR	20%	£356,733	£327,961	£325,853	£217,038	£209,131	£203,860
35% SR : 35% THLR : 30% LLR	25%	£309,357	£282,366	£280,257	£171,442	£163,536	£158,264
35% SR : 35% THLR : 30% LLR	30%	£261,982	£236,769	£234,661	£125,845	£117,939	£112,668
35% SR : 35% THLR : 30% LLR	35%	£214,606	£191,173	£189,065	£80,250	£72,343	£67,073
35% SR : 35% THLR : 30% LLR	43%	£143,543	£122,779	£120,671	£11,855	£3,949	-£1,321
35% SR : 35% THLR : 30% LLR	50%	£72,480	£54,385	£52,277	-£56,539	-£64,445	-£69,716

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 psp)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,825,445	£2,664,560	£2,660,694	£2,554,928	£2,540,431	£2,530,767
35% SR : 35% THLR : 30% LLR	10%	£2,502,371	£2,357,605	£2,353,712	£2,247,208	£2,232,610	£2,222,879
35% SR : 35% THLR : 30% LLR	20%	£2,178,337	£2,049,707	£2,045,783	£1,938,427	£1,923,712	£1,913,902
35% SR : 35% THLR : 30% LLR	25%	£2,015,960	£1,895,403	£1,891,462	£1,783,638	£1,768,860	£1,759,006
35% SR : 35% THLR : 30% LLR	30%	£1,853,343	£1,740,864	£1,736,905	£1,628,583	£1,613,737	£1,603,839
35% SR : 35% THLR : 30% LLR	35%	£1,690,485	£1,586,089	£1,582,110	£1,473,265	£1,458,345	£1,448,400
35% SR : 35% THLR : 30% LLR	43%	£1,445,749	£1,353,484	£1,349,474	£1,239,787	£1,224,753	£1,214,731
35% SR : 35% THLR : 30% LLR	50%	£1,200,473	£1,120,348	£1,116,306	£1,005,713	£990,555	£980,450

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,874,520	£1,713,635	£1,709,769	£1,604,003	£1,589,506	£1,579,842
35% SR : 35% THLR : 30% LLR	10%	£1,551,446	£1,406,680	£1,402,787	£1,296,283	£1,281,685	£1,271,953
35% SR : 35% THLR : 30% LLR	20%	£1,227,412	£1,098,782	£1,094,858	£987,502	£972,787	£962,977
35% SR : 35% THLR : 30% LLR	25%	£1,065,035	£944,478	£940,537	£832,712	£817,935	£808,081
35% SR : 35% THLR : 30% LLR	30%	£902,418	£789,939	£785,980	£677,658	£662,812	£652,914
35% SR : 35% THLR : 30% LLR	35%	£739,560	£635,164	£631,185	£522,340	£507,420	£497,475
35% SR : 35% THLR : 30% LLR	43%	£494,824	£402,559	£398,549	£288,862	£273,828	£263,806
35% SR : 35% THLR : 30% LLR	50%	£249,548	£169,423	£165,381	£54,788	£39,630	£29,525

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,300,233	£2,139,348	£2,135,482	£2,029,716	£2,015,219	£2,005,555
35% SR : 35% THLR : 30% LLR	10%	£1,977,159	£1,832,393	£1,828,501	£1,721,996	£1,707,399	£1,697,667
35% SR : 35% THLR : 30% LLR	20%	£1,653,125	£1,524,495	£1,520,571	£1,413,215	£1,398,500	£1,388,691
35% SR : 35% THLR : 30% LLR	25%	£1,490,748	£1,370,191	£1,366,250	£1,258,426	£1,243,648	£1,233,794
35% SR : 35% THLR : 30% LLR	30%	£1,328,131	£1,215,652	£1,211,693	£1,103,372	£1,088,526	£1,078,628
35% SR : 35% THLR : 30% LLR	35%	£1,165,273	£1,060,877	£1,056,898	£948,053	£933,133	£923,188
35% SR : 35% THLR : 30% LLR	43%	£920,537	£828,272	£824,262	£714,575	£699,541	£689,519
35% SR : 35% THLR : 30% LLR	50%	£675,262	£595,136	£591,094	£480,502	£465,344	£455,238

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,580,171	£2,419,287	£2,415,421	£2,309,654	£2,295,158	£2,285,493
35% SR : 35% THLR : 30% LLR	10%	£2,257,098	£2,112,332	£2,108,439	£2,001,935	£1,987,337	£1,977,605
35% SR : 35% THLR : 30% LLR	20%	£1,933,064	£1,804,433	£1,800,509	£1,693,154	£1,678,438	£1,668,629
35% SR : 35% THLR : 30% LLR	25%	£1,770,686	£1,650,130	£1,646,188	£1,538,364	£1,523,586	£1,513,733
35% SR : 35% THLR : 30% LLR	30%	£1,608,069	£1,495,590	£1,491,631	£1,383,310	£1,368,464	£1,358,566
35% SR : 35% THLR : 30% LLR	35%	£1,445,212	£1,340,816	£1,336,837	£1,227,991	£1,213,072	£1,203,126
35% SR : 35% THLR : 30% LLR	43%	£1,200,476	£1,108,210	£1,104,201	£994,514	£979,480	£969,458
35% SR : 35% THLR : 30% LLR	50%	£955,200	£875,075	£871,033	£760,440	£745,282	£735,176

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,697,027	£2,536,142	£2,532,276	£2,426,510	£2,412,013	£2,402,349
35% SR : 35% THLR : 30% LLR	10%	£2,373,953	£2,229,187	£2,225,294	£2,118,790	£2,104,192	£2,094,460
35% SR : 35% THLR : 30% LLR	20%	£2,049,919	£1,921,289	£1,917,365	£1,810,009	£1,795,294	£1,785,484
35% SR : 35% THLR : 30% LLR	25%	£1,887,542	£1,766,985	£1,763,044	£1,655,219	£1,640,442	£1,630,588
35% SR : 35% THLR : 30% LLR	30%	£1,724,925	£1,612,446	£1,608,487	£1,500,165	£1,485,319	£1,475,421
35% SR : 35% THLR : 30% LLR	35%	£1,562,067	£1,457,671	£1,453,692	£1,344,847	£1,329,927	£1,319,982
35% SR : 35% THLR : 30% LLR	43%	£1,317,331	£1,225,066	£1,221,056	£1,111,369	£1,096,335	£1,086,313
35% SR : 35% THLR : 30% LLR	50%	£1,072,055	£991,930	£987,888	£877,295	£862,137	£852,032

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,836,993	£1,693,109	£1,689,243	£1,583,476	£1,568,980	£1,559,315
35% SR : 35% THLR : 30% LLR	10%	£1,607,254	£1,477,884	£1,473,991	£1,367,486	£1,352,888	£1,343,156
35% SR : 35% THLR : 30% LLR	20%	£1,376,554	£1,261,714	£1,257,790	£1,150,434	£1,135,719	£1,125,910
35% SR : 35% THLR : 30% LLR	25%	£1,260,844	£1,153,275	£1,149,334	£1,041,510	£1,026,731	£1,016,879
35% SR : 35% THLR : 30% LLR	30%	£1,144,894	£1,044,601	£1,040,641	£932,321	£917,474	£907,576
35% SR : 35% THLR : 30% LLR	35%	£1,028,704	£935,690	£931,712	£822,866	£807,947	£798,001
35% SR : 35% THLR : 30% LLR	43%	£853,969	£771,882	£767,873	£658,186	£643,152	£633,129
35% SR : 35% THLR : 30% LLR	50%	£678,695	£607,543	£603,501	£492,909	£477,751	£467,645

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£886,068	£742,184	£738,318	£632,551	£618,055	£608,390
35% SR : 35% THLR : 30% LLR	10%	£656,329	£526,959	£523,066	£416,561	£401,963	£392,231
35% SR : 35% THLR : 30% LLR	20%	£425,629	£310,789	£306,865	£199,509	£184,794	£174,985
35% SR : 35% THLR : 30% LLR	25%	£309,919	£202,350	£198,409	£90,585	£75,806	£65,954
35% SR : 35% THLR : 30% LLR	30%	£193,969	£93,676	£89,716	£-18,604	£-33,451	£-43,349
35% SR : 35% THLR : 30% LLR	35%	£77,779	£-15,235	£-19,213	£-128,059	£-142,978	£-152,924
35% SR : 35% THLR : 30% LLR	43%	£-96,956	£-179,043	£-183,052	£-292,739	£-307,773	£-317,796
35% SR : 35% THLR : 30% LLR	50%	£-272,230	£-343,382	£-347,424	£-458,016	£-473,174	£-483,280

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,311,781	£1,167,897	£1,164,031	£1,058,264	£1,043,768	£1,034,103
35% SR : 35% THLR : 30% LLR	10%	£1,082,042	£952,672	£948,779	£842,274	£827,676	£817,944
35% SR : 35% THLR : 30% LLR	20%	£851,343	£736,502	£732,578	£625,222	£610,507	£600,698
35% SR : 35% THLR : 30% LLR	25%	£735,632	£628,063	£624,122	£516,298	£501,519	£491,667
35% SR : 35% THLR : 30% LLR	30%	£619,683	£519,389	£515,429	£407,109	£392,262	£382,364
35% SR : 35% THLR : 30% LLR	35%	£503,492	£410,478	£406,500	£297,654	£282,735	£272,789
35% SR : 35% THLR : 30% LLR	43%	£328,757	£246,670	£242,661	£132,974	£117,940	£107,917
35% SR : 35% THLR : 30% LLR	50%	£153,483	£82,331	£78,289	£-32,303	£-47,461	£-57,567

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,591,719	£1,447,835	£1,443,970	£1,338,203	£1,323,707	£1,314,042
35% SR : 35% THLR : 30% LLR	10%	£1,361,981	£1,232,610	£1,228,718	£1,122,212	£1,107,615	£1,097,883
35% SR : 35% THLR : 30% LLR	20%	£1,131,281	£1,016,441	£1,012,517	£905,161	£890,446	£880,637
35% SR : 35% THLR : 30% LLR	25%	£1,015,571	£908,001	£904,061	£796,237	£781,458	£771,605
35% SR : 35% THLR : 30% LLR	30%	£899,621	£799,328	£795,368	£687,047	£672,200	£662,302
35% SR : 35% THLR : 30% LLR	35%	£783,431	£690,417	£686,438	£577,593	£562,673	£552,728
35% SR : 35% THLR : 30% LLR	43%	£668,696	£582,608	£578,600	£468,912	£453,878	£443,855
35% SR : 35% THLR : 30% LLR	50%	£433,421	£362,270	£358,228	£247,635	£232,477	£222,372

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,708,575	£1,564,691	£1,560,825	£1,456,058	£1,440,562	£1,430,897
35% SR : 35% THLR : 30% LLR	10%	£1,478,836	£1,349,466	£1,345,573	£1,239,068	£1,224,470	£1,214,738
35% SR : 35% THLR : 30% LLR	20%	£1,248,136	£1,133,296	£1,129,372	£1,022,016	£1,007,301	£997,492
35% SR : 35% THLR : 30% LLR	25%	£1,132,426	£1,024,857	£1,020,916	£913,092	£898,313	£888,461
35% SR : 35% THLR : 30% LLR	30%	£1,016,476	£916,183	£912,223	£803,903	£789,056	£779,158
35% SR : 35% THLR : 30% LLR	35%	£900,286	£807,272	£803,294	£694,448	£679,529	£669,583
35% SR : 35% THLR : 30% LLR	43%	£725,551	£643,464	£639,455	£529,768	£514,734	£504,711
35% SR : 35% THLR : 30% LLR	50%	£550,277	£479,125	£475,083	£364,491	£349,333	£339,227

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,425,138	£1,288,338	£1,284,472	£1,178,705	£1,164,209	£1,154,544
35% SR : 35% THLR : 30% LLR	10%	£1,232,172	£1,109,252	£1,105,359	£988,855	£984,257	£974,525
35% SR : 35% THLR : 30% LLR	20%	£1,038,244	£929,223	£925,299	£817,943	£803,228	£793,419
35% SR : 35% THLR : 30% LLR	25%	£940,921	£838,854	£834,914	£727,089	£712,311	£702,458
35% SR : 35% THLR : 30% LLR	30%	£843,357	£748,250	£744,291	£635,970	£621,123	£611,225
35% SR : 35% THLR : 30% LLR	35%	£745,553	£657,410	£653,431	£544,584	£529,666	£519,720
35% SR : 35% THLR : 30% LLR	43%	£598,398	£520,707	£516,697	£407,010	£391,976	£381,953
35% SR : 35% THLR : 30% LLR	50%	£450,703	£383,472	£379,430	£268,838	£253,680	£243,574

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£474,213	£337,413	£333,547	£227,780	£213,284	£203,619
35% SR : 35% THLR : 30% LLR	10%	£281,246	£158,327	£154,434	£47,930	£33,332	£23,600
35% SR : 35% THLR : 30% LLR	20%	£87,319	£-21,702	£-25,626	£-132,982	£-147,697	£-157,506
35% SR : 35% THLR : 30% LLR	25%	£-10,004	£-112,071	£-116,011	£-223,836	£-238,614	£-248,467
35% SR : 35% THLR : 30% LLR	30%	£-107,568	£-202,675	£-206,634	£-314,955	£-329,802	£-339,700
35% SR : 35% THLR : 30% LLR	35%	£-205,372	£-293,515	£-297,494	£-406,341	£-421,259	£-431,205
35% SR : 35% THLR : 30% LLR	43%	£-352,527	£-430,218	£-434,228	£-543,915	£-558,949	£-568,972
35% SR : 35% THLR : 30% LLR	50%	£-500,223	£-567,453	£-571,495	£-682,087	£-697,245	£-707,351

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£899,926	£763,126	£759,260	£653,493	£638,997	£629,332
35% SR : 35% THLR : 30% LLR	10%	£706,960	£584,040	£580,147	£473,643	£459,045	£449,313
35% SR : 35% THLR : 30% LLR	20%	£513,032	£404,011	£400,087	£292,731	£278,016	£268,207
35% SR : 35% THLR : 30% LLR	25%	£415,709	£313,642	£309,702	£201,878	£187,099	£177,246
35% SR : 35% THLR : 30% LLR	30%	£318,145	£223,038	£219,079	£110,758	£95,911	£86,013
35% SR : 35% THLR : 30% LLR	35%	£220,342	£132,198	£128,219	£19,373	£4,454	£-5,492
35% SR : 35% THLR : 30% LLR	43%	£73,186	£-4,505	£-8,515	£-118,202	£-133,236	£-143,259
35% SR : 35% THLR : 30% LLR	50%	£-74,509	£-141,740	£-145,782	£-256,374	£-271,532	£-281,638

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,179,865	£1,043,065	£1,039,199	£933,432	£918,936	£909,271
35% SR : 35% THLR : 30% LLR	10%	£986,898	£863,978	£860,086	£753,581	£738,984	£729,252
35% SR : 35% THLR : 30% LLR	20%	£792,971	£683,950	£680,026	£572,670	£557,955	£548,146
35% SR : 35% THLR : 30% LLR	25%	£695,648	£593,581	£589,640	£481,816	£467,037	£457,165
35% SR : 35% THLR : 30% LLR	30%	£598,084	£502,977	£499,018	£390,696	£375,849	£365,952
35% SR : 35% THLR : 30% LLR	35%	£500,280	£412,137	£408,158	£299,311	£284,393	£274,446
35% SR : 35% THLR : 30% LLR	43%	£353,125	£275,434	£271,424	£161,737	£146,703	£136,680
35% SR : 35% THLR : 30% LLR	50%	£205,429	£138,199	£134,157	£23,564	£8,406	£-1,699

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,296,720	£1,159,920	£1,156,054	£1,050,287	£1,035,791	£1,026,126
35% SR : 35% THLR : 30% LLR	10%	£1,103,753	£980,834	£976,941	£870,437	£855,839	£846,107
35% SR : 35% THLR : 30% LLR	20%	£909,826	£800,805	£796,881	£689,525	£674,810	£665,001
35% SR : 35% THLR : 30% LLR	25%	£812,503	£710,436	£706,496	£598,671	£583,892	£574,040
35% SR : 35% THLR : 30% LLR	30%	£714,939	£619,832	£615,873	£507,552	£492,705	£482,807
35% SR : 35% THLR : 30% LLR	35%	£617,135	£528,982	£525,013	£416,166	£401,248	£391,302
35% SR : 35% THLR : 30% LLR	43%	£469,980	£392,289	£388,279	£278,592	£263,558	£253,535
35% SR : 35% THLR : 30% LLR	50%	£322,284	£255,054	£251,012	£140,420	£125,262	£115,156

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,672,251	£1,590,452	£1,586,586	£1,480,820	£1,466,323	£1,456,659
35% SR : 35% THLR : 30% LLR	10%	£1,464,496	£1,390,908	£1,387,015	£1,280,511	£1,265,913	£1,256,181
35% SR : 35% THLR : 30% LLR	20%	£1,255,781	£1,190,420	£1,186,497	£1,079,140	£1,064,426	£1,054,617
35% SR : 35% THLR : 30% LLR	25%	£1,151,065	£1,089,822	£1,085,882	£978,058	£963,279	£953,426
35% SR : 35% THLR : 30% LLR	30%	£1,046,107	£988,989	£985,030	£876,708	£861,861	£851,964
35% SR : 35% THLR : 30% LLR	35%	£940,910	£887,919	£883,940	£775,094	£760,176	£750,229
35% SR : 35% THLR : 30% LLR	43%	£782,663	£735,872	£731,863	£622,175	£607,141	£597,118
35% SR : 35% THLR : 30% LLR	50%	£623,876	£583,294	£579,252	£468,660	£453,501	£443,396

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£721,326	£639,527	£635,661	£529,895	£515,398	£505,734
35% SR : 35% THLR : 30% LLR	10%	£513,571	£439,983	£436,090	£329,586	£314,988	£305,256
35% SR : 35% THLR : 30% LLR	20%	£304,856	£239,495	£235,572	£128,215	£113,501	£103,692
35% SR : 35% THLR : 30% LLR	25%	£200,140	£138,897	£134,957	£27,132	£12,354	£2,501
35% SR : 35% THLR : 30% LLR	30%	£95,182	£38,063	£34,104	£-74,217	£-89,064	£-98,961
35% SR : 35% THLR : 30% LLR	35%	£-10,016	£-63,008	£-66,985	£-175,831	£-190,749	£-200,696
35% SR : 35% THLR : 30% LLR	43%	£-168,262	£-215,053	£-219,063	£-328,750	£-343,784	£-353,807
35% SR : 35% THLR : 30% LLR	50%	£-327,049	£-367,631	£-371,673	£-482,266	£-497,424	£-507,529

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,147,039	£1,065,240	£1,061,375	£955,608	£941,111	£931,447
35% SR : 35% THLR : 30% LLR	10%	£939,284	£865,696	£861,803	£755,299	£740,701	£730,969
35% SR : 35% THLR : 30% LLR	20%	£730,570	£665,208	£661,285	£553,928	£539,214	£529,405
35% SR : 35% THLR : 30% LLR	25%	£625,853	£564,610	£560,670	£452,846	£438,067	£428,214
35% SR : 35% THLR : 30% LLR	30%	£520,895	£463,777	£459,818	£351,496	£336,649	£326,752
35% SR : 35% THLR : 30% LLR	35%	£415,698	£362,707	£358,728	£249,882	£234,964	£225,018
35% SR : 35% THLR : 30% LLR	43%	£257,451	£210,660	£206,651	£96,963	£81,929	£71,906
35% SR : 35% THLR : 30% LLR	50%	£98,665	£58,082	£54,040	£-56,552	£-71,710	£-81,816

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,426,978	£1,345,179	£1,341,313	£1,235,546	£1,221,050	£1,211,385
35% SR : 35% THLR : 30% LLR	10%	£1,219,223	£1,145,634	£1,141,742	£1,035,238	£1,020,640	£1,010,908
35% SR : 35% THLR : 30% LLR	20%	£1,010,508	£945,147	£941,223	£833,867	£819,153	£809,343
35% SR : 35% THLR : 30% LLR	25%	£905,791	£844,549	£840,608	£732,784	£718,005	£708,153
35% SR : 35% THLR : 30% LLR	30%	£800,834	£743,715	£739,756	£631,435	£616,588	£606,691
35% SR : 35% THLR : 30% LLR	35%	£695,636	£642,845	£638,667	£529,821	£514,903	£504,956
35% SR : 35% THLR : 30% LLR	43%	£537,390	£490,599	£486,589	£376,902	£361,968	£351,845
35% SR : 35% THLR : 30% LLR	50%	£378,603	£338,021	£333,979	£223,386	£208,228	£198,122

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,543,833	£1,462,034	£1,458,168	£1,352,402	£1,337,905	£1,328,241
35% SR : 35% THLR : 30% LLR	10%	£1,336,078	£1,262,490	£1,258,597	£1,152,093	£1,137,495	£1,127,763
35% SR : 35% THLR : 30% LLR	20%	£1,127,363	£1,062,002	£1,058,079	£950,722	£936,008	£926,199
35% SR : 35% THLR : 30% LLR	25%	£1,022,647	£961,404	£957,464	£849,639	£834,861	£825,008
35% SR : 35% THLR : 30% LLR	30%	£917,689	£860,570	£856,611	£748,290	£733,443	£723,546
35% SR : 35% THLR : 30% LLR	35%	£812,491	£759,501	£755,522	£646,676	£631,758	£621,811
35% SR : 35% THLR : 30% LLR	43%	£654,245	£607,454	£603,444	£493,757	£478,723	£468,700
35% SR : 35% THLR : 30% LLR	50%	£495,458	£454,876	£450,834	£340,241	£325,083	£314,978

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,342,768	£1,266,636	£1,262,770	£1,157,003	£1,142,506	£1,132,842
35% SR : 35% THLR : 30% LLR	10%	£1,160,362	£1,092,004	£1,088,112	£981,608	£967,010	£957,278
35% SR : 35% THLR : 30% LLR	20%	£976,996	£916,429	£912,505	£805,149	£790,435	£780,625
35% SR : 35% THLR : 30% LLR	25%	£884,954	£828,288	£824,348	£716,523	£701,744	£691,892
35% SR : 35% THLR : 30% LLR	30%	£792,671	£739,911	£735,952	£627,630	£612,783	£602,886
35% SR : 35% THLR : 30% LLR	35%	£700,147	£651,297	£647,320	£538,473	£523,555	£513,608
35% SR : 35% THLR : 30% LLR	43%	£560,913	£517,936	£513,926	£404,239	£389,205	£379,182
35% SR : 35% THLR : 30% LLR	50%	£421,138	£384,043	£380,001	£269,408	£254,250	£244,144

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£391,842	£315,711	£311,845	£206,078	£191,581	£181,917
35% SR : 35% THLR : 30% LLR	10%	£209,436	£141,079	£137,187	£30,682	£16,085	£6,353
35% SR : 35% THLR : 30% LLR	20%	£26,071	£34,496	£38,420	£145,776	£180,490	£170,300
35% SR : 35% THLR : 30% LLR	25%	£65,971	£122,637	£126,577	£234,402	£249,181	£259,033
35% SR : 35% THLR : 30% LLR	30%	£158,254	£211,014	£214,973	£323,295	£338,144	£348,039
35% SR : 35% THLR : 30% LLR	35%	£250,778	£299,628	£303,605	£412,452	£427,371	£437,317
35% SR : 35% THLR : 30% LLR	43%	£390,012	£432,989	£436,999	£546,686	£561,720	£571,743
35% SR : 35% THLR : 30% LLR	50%	£529,787	£566,882	£570,924	£681,517	£696,675	£706,781

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£817,556	£741,424	£737,558	£631,791	£617,294	£607,630
35% SR : 35% THLR : 30% LLR	10%	£635,150	£566,793	£562,900	£456,396	£441,798	£432,066
35% SR : 35% THLR : 30% LLR	20%	£451,784	£391,217	£387,293	£279,938	£265,224	£255,413
35% SR : 35% THLR : 30% LLR	25%	£359,742	£303,076	£299,136	£191,311	£176,532	£166,680
35% SR : 35% THLR : 30% LLR	30%	£267,459	£214,699	£210,740	£102,419	£87,572	£77,675
35% SR : 35% THLR : 30% LLR	35%	£174,935	£126,085	£122,108	£13,261	£1,657	£11,604
35% SR : 35% THLR : 30% LLR	43%	£35,701	£7,276	£11,286	£120,973	£136,007	£146,030
35% SR : 35% THLR : 30% LLR	50%	£104,074	£141,169	£145,211	£256,804	£270,962	£281,067

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,097,494	£1,021,363	£1,017,497	£911,729	£897,233	£887,568
35% SR : 35% THLR : 30% LLR	10%	£915,088	£846,731	£842,838	£736,334	£721,736	£712,004
35% SR : 35% THLR : 30% LLR	20%	£731,723	£671,156	£667,232	£559,876	£545,162	£535,352
35% SR : 35% THLR : 30% LLR	25%	£639,680	£583,015	£579,074	£471,250	£456,471	£446,619
35% SR : 35% THLR : 30% LLR	30%	£547,397	£494,637	£490,678	£382,357	£367,510	£357,613
35% SR : 35% THLR : 30% LLR	35%	£454,874	£406,024	£402,046	£293,199	£278,281	£268,335
35% SR : 35% THLR : 30% LLR	43%	£315,639	£272,662	£268,653	£159,965	£143,932	£133,909
35% SR : 35% THLR : 30% LLR	50%	£175,865	£138,769	£134,727	£24,135	£8,977	£1,129

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,214,349	£1,138,218	£1,134,352	£1,028,585	£1,014,088	£1,004,424
35% SR : 35% THLR : 30% LLR	10%	£1,031,943	£963,586	£959,694	£853,189	£838,592	£828,860
35% SR : 35% THLR : 30% LLR	20%	£848,578	£788,011	£784,087	£676,731	£662,017	£652,207
35% SR : 35% THLR : 30% LLR	25%	£756,536	£699,870	£695,930	£588,105	£573,326	£563,474
35% SR : 35% THLR : 30% LLR	30%	£664,253	£611,493	£607,534	£499,212	£484,365	£474,468
35% SR : 35% THLR : 30% LLR	35%	£571,729	£522,879	£518,902	£410,055	£395,136	£385,190
35% SR : 35% THLR : 30% LLR	43%	£432,495	£389,518	£385,508	£275,821	£260,787	£250,764
35% SR : 35% THLR : 30% LLR	50%	£292,720	£255,625	£251,583	£140,990	£125,832	£115,726

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,095,655	£1,023,773	£1,019,907	£914,140	£899,644	£889,979
35% SR : 35% THLR : 30% LLR	10%	£931,911	£867,483	£863,590	£757,086	£742,488	£732,756
35% SR : 35% THLR : 30% LLR	20%	£767,208	£710,250	£706,326	£598,970	£584,256	£574,446
35% SR : 35% THLR : 30% LLR	25%	£684,497	£631,279	£627,339	£519,515	£504,736	£494,883
35% SR : 35% THLR : 30% LLR	30%	£601,545	£552,073	£548,114	£439,793	£424,946	£415,049
35% SR : 35% THLR : 30% LLR	35%	£518,353	£472,630	£468,652	£359,806	£344,888	£334,941
35% SR : 35% THLR : 30% LLR	43%	£393,116	£353,025	£349,015	£239,328	£224,294	£214,271
35% SR : 35% THLR : 30% LLR	50%	£267,339	£232,888	£228,846	£118,253	£103,095	£92,989

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£144,730	£72,848	£68,982	£36,785	£51,281	£60,946
35% SR : 35% THLR : 30% LLR	10%	£19,014	£83,442	£87,335	£193,839	£208,437	£218,169
35% SR : 35% THLR : 30% LLR	20%	£183,717	£240,675	£244,600	£351,955	£366,669	£376,479
35% SR : 35% THLR : 30% LLR	25%	£266,428	£319,646	£323,586	£431,410	£446,189	£456,042
35% SR : 35% THLR : 30% LLR	30%	£349,380	£398,852	£402,811	£511,132	£525,979	£535,876
35% SR : 35% THLR : 30% LLR	35%	£432,572	£478,295	£482,273	£591,119	£606,037	£615,984
35% SR : 35% THLR : 30% LLR	43%	£557,809	£597,900	£601,910	£711,597	£726,631	£736,654
35% SR : 35% THLR : 30% LLR	50%	£683,587	£718,037	£722,079	£832,672	£847,830	£857,936

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£570,443	£498,561	£494,695	£388,928	£374,432	£364,767
35% SR : 35% THLR : 30% LLR	10%	£406,699	£342,271	£338,378	£231,874	£217,276	£207,544
35% SR : 35% THLR : 30% LLR	20%	£241,996	£185,038	£181,114	£73,758	£59,404	£49,234
35% SR : 35% THLR : 30% LLR	25%	£159,285	£106,067	£102,127	£5,697	£20,476	£30,329
35% SR : 35% THLR : 30% LLR	30%	£76,333	£26,861	£22,902	£85,419	£100,266	£110,163
35% SR : 35% THLR : 30% LLR	35%	£6,899	£52,582	£56,560	£165,406	£180,324	£190,271
35% SR : 35% THLR : 30% LLR	43%	£132,096	£172,187	£176,197	£285,884	£300,918	£310,941
35% SR : 35% THLR : 30% LLR	50%	£257,873	£292,324	£296,366	£406,959	£422,117	£432,223

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£850,382	£778,499	£774,634	£668,867	£654,370	£644,706
35% SR : 35% THLR : 30% LLR	10%	£686,638	£622,210	£618,317	£511,813	£497,215	£487,483
35% SR : 35% THLR : 30% LLR	20%	£521,935	£464,976	£461,052	£353,696	£338,982	£329,173
35% SR : 35% THLR : 30% LLR	25%	£439,223	£386,006	£382,065	£274,241	£259,462	£249,610
35% SR : 35% THLR : 30% LLR	30%	£356,271	£306,799	£302,840	£194,519	£179,672	£169,775
35% SR : 35% THLR : 30% LLR	35%	£273,080	£227,357	£223,378	£114,532	£99,614	£89,668
35% SR : 35% THLR : 30% LLR	43%	£147,843	£107,751	£103,742	£5,946	£20,979	£31,002
35% SR : 35% THLR : 30% LLR	50%	£22,065	£12,986	£16,428	£127,620	£142,178	£152,284

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£967,237	£895,355	£891,489	£785,722	£771,226	£761,561
35% SR : 35% THLR : 30% LLR	10%	£803,493	£739,065	£735,172	£628,668	£614,070	£604,338
35% SR : 35% THLR : 30% LLR	20%	£638,790	£581,832	£577,907	£470,552	£455,938	£446,028
35% SR : 35% THLR : 30% LLR	25%	£556,079	£502,861	£498,921	£391,097	£376,318	£366,465
35% SR : 35% THLR : 30% LLR	30%	£473,127	£423,655	£419,696	£311,375	£296,528	£286,631
35% SR : 35% THLR : 30% LLR	35%	£389,935	£344,212	£340,234	£231,388	£216,470	£206,523
35% SR : 35% THLR : 30% LLR	43%	£264,698	£224,607	£220,597	£110,910	£95,876	£85,853
35% SR : 35% THLR : 30% LLR	50%	£138,920	£104,470	£100,428	£10,165	£25,323	£35,429

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,507,509	£1,441,711	£1,437,846	£1,332,079	£1,317,582	£1,307,918
35% SR : 35% THLR : 30% LLR	10%	£1,314,076	£1,254,925	£1,251,032	£1,144,528	£1,129,930	£1,120,198
35% SR : 35% THLR : 30% LLR	20%	£1,119,682	£1,067,195	£1,063,271	£955,915	£941,201	£931,391
35% SR : 35% THLR : 30% LLR	25%	£1,022,125	£972,976	£969,036	£861,211	£846,433	£836,580
35% SR : 35% THLR : 30% LLR	30%	£924,329	£878,522	£874,563	£766,242	£751,395	£741,497
35% SR : 35% THLR : 30% LLR	35%	£826,292	£783,832	£779,853	£671,006	£656,088	£646,143
35% SR : 35% THLR : 30% LLR	43%	£678,787	£641,353	£637,344	£527,656	£512,622	£502,600
35% SR : 35% THLR : 30% LLR	50%	£530,741	£498,344	£494,302	£383,709	£368,551	£358,445

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£556,584	£490,786	£486,921	£381,154	£366,657	£356,993
35% SR : 35% THLR : 30% LLR	10%	£363,151	£304,000	£300,107	£193,603	£179,005	£169,273
35% SR : 35% THLR : 30% LLR	20%	£168,757	£116,270	£112,346	£4,990	-\$9,724	-\$19,534
35% SR : 35% THLR : 30% LLR	25%	£71,200	£22,051	£18,111	-\$89,714	-\$104,493	-\$114,345
35% SR : 35% THLR : 30% LLR	30%	-\$26,596	-\$72,403	-\$76,362	-\$184,883	-\$199,530	-\$209,428
35% SR : 35% THLR : 30% LLR	35%	-\$124,633	-\$167,093	-\$171,072	-\$279,919	-\$294,837	-\$304,783
35% SR : 35% THLR : 30% LLR	43%	-\$272,138	-\$309,572	-\$313,581	-\$423,269	-\$438,303	-\$448,325
35% SR : 35% THLR : 30% LLR	50%	-\$420,185	-\$452,581	-\$456,623	-\$567,216	-\$582,374	-\$592,480

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£982,297	£916,500	£912,634	£806,867	£792,370	£782,706
35% SR : 35% THLR : 30% LLR	10%	£788,864	£729,713	£725,820	£619,316	£604,718	£594,987
35% SR : 35% THLR : 30% LLR	20%	£594,470	£541,983	£538,059	£430,704	£415,990	£406,179
35% SR : 35% THLR : 30% LLR	25%	£496,913	£447,764	£443,824	£336,000	£321,221	£311,368
35% SR : 35% THLR : 30% LLR	30%	£399,117	£353,310	£349,351	£241,030	£226,183	£216,285
35% SR : 35% THLR : 30% LLR	35%	£301,080	£258,620	£254,641	£145,794	£130,876	£120,931
35% SR : 35% THLR : 30% LLR	43%	£153,575	£116,141	£112,132	£2,444	-\$12,590	-\$22,612
35% SR : 35% THLR : 30% LLR	50%	£5,529	-\$26,868	-\$30,910	-\$141,503	-\$156,661	-\$166,766

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,262,236	£1,196,438	£1,192,572	£1,086,806	£1,072,308	£1,062,645
35% SR : 35% THLR : 30% LLR	10%	£1,068,802	£1,009,652	£1,005,759	£899,255	£884,657	£874,925
35% SR : 35% THLR : 30% LLR	20%	£874,409	£821,922	£817,998	£710,642	£695,928	£686,118
35% SR : 35% THLR : 30% LLR	25%	£776,852	£727,703	£723,762	£615,938	£601,159	£591,307
35% SR : 35% THLR : 30% LLR	30%	£679,056	£633,249	£629,290	£520,968	£506,121	£496,223
35% SR : 35% THLR : 30% LLR	35%	£581,019	£538,558	£534,580	£425,733	£410,815	£400,869
35% SR : 35% THLR : 30% LLR	43%	£433,513	£396,080	£392,071	£282,383	£267,349	£257,327
35% SR : 35% THLR : 30% LLR	50%	£285,467	£253,070	£249,028	£138,436	£123,278	£113,172

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,379,091	£1,313,293	£1,309,428	£1,203,661	£1,189,163	£1,179,500
35% SR : 35% THLR : 30% LLR	10%	£1,185,658	£1,126,507	£1,122,614	£1,016,110	£1,001,512	£991,780
35% SR : 35% THLR : 30% LLR	20%	£991,264	£938,777	£934,853	£827,497	£812,783	£802,973
35% SR : 35% THLR : 30% LLR	25%	£893,707	£844,558	£840,618	£732,793	£718,014	£708,162
35% SR : 35% THLR : 30% LLR	30%	£795,911	£750,104	£746,145	£637,824	£622,977	£613,079
35% SR : 35% THLR : 30% LLR	35%	£697,874	£655,414	£651,435	£542,588	£527,670	£517,724
35% SR : 35% THLR : 30% LLR	43%	£550,369	£512,935	£508,926	£399,238	£384,204	£374,182
35% SR : 35% THLR : 30% LLR	50%	£402,322	£369,926	£365,884	£255,291	£240,133	£230,027

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,095,655	£1,036,940	£1,033,074	£927,307	£912,811	£903,146
35% SR : 35% THLR : 30% LLR	10%	£935,636	£882,995	£879,102	£772,597	£757,999	£748,267
35% SR : 35% THLR : 30% LLR	20%	£774,658	£728,104	£724,181	£616,825	£602,110	£592,301
35% SR : 35% THLR : 30% LLR	25%	£693,808	£650,306	£646,364	£538,540	£523,762	£513,909
35% SR : 35% THLR : 30% LLR	30%	£612,719	£572,271	£568,312	£459,991	£445,145	£435,247
35% SR : 35% THLR : 30% LLR	35%	£531,389	£494,001	£490,022	£381,176	£366,257	£356,312
35% SR : 35% THLR : 30% LLR	43%	£408,945	£376,152	£372,144	£262,456	£247,422	£237,399
35% SR : 35% THLR : 30% LLR	50%	£285,961	£257,773	£253,731	£143,139	£127,981	£117,876

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£144,730	£86,014	£82,149	-£23,618	-£38,114	-£47,779
35% SR : 35% THLR : 30% LLR	10%	-£15,289	-£67,931	-£71,823	-£178,328	-£192,296	-£202,658
35% SR : 35% THLR : 30% LLR	20%	-£176,267	-£222,821	-£226,744	-£334,100	-£348,815	-£358,624
35% SR : 35% THLR : 30% LLR	25%	-£257,117	-£300,619	-£304,561	-£412,385	-£427,163	-£437,016
35% SR : 35% THLR : 30% LLR	30%	-£338,206	-£378,654	-£382,613	-£490,934	-£505,780	-£515,678
35% SR : 35% THLR : 30% LLR	35%	-£419,536	-£456,924	-£460,903	-£569,749	-£584,668	-£594,614
35% SR : 35% THLR : 30% LLR	43%	-£541,980	-£574,773	-£578,781	-£688,469	-£703,503	-£713,526
35% SR : 35% THLR : 30% LLR	50%	-£664,964	-£693,152	-£697,194	-£807,786	-£822,945	-£833,049

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£570,443	£511,728	£507,862	£402,095	£387,599	£377,934
35% SR : 35% THLR : 30% LLR	10%	£410,425	£357,783	£353,890	£247,385	£232,787	£223,055
35% SR : 35% THLR : 30% LLR	20%	£249,446	£202,892	£198,969	£91,613	£76,898	£67,089
35% SR : 35% THLR : 30% LLR	25%	£168,596	£125,094	£121,153	£13,328	-£1,450	-£11,303
35% SR : 35% THLR : 30% LLR	30%	£87,507	£47,059	£43,100	-£65,221	-£90,067	-£89,965
35% SR : 35% THLR : 30% LLR	35%	£6,177	-£31,211	-£35,190	-£144,036	-£158,955	-£168,900
35% SR : 35% THLR : 30% LLR	43%	-£116,267	-£149,060	-£153,088	-£262,756	-£277,790	-£287,813
35% SR : 35% THLR : 30% LLR	50%	-£239,251	-£267,439	-£271,481	-£382,073	-£397,231	-£407,336

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£850,382	£791,666	£787,800	£682,034	£667,537	£657,873
35% SR : 35% THLR : 30% LLR	10%	£690,363	£637,721	£633,828	£527,323	£512,725	£502,993
35% SR : 35% THLR : 30% LLR	20%	£529,384	£482,831	£478,907	£371,552	£356,837	£347,027
35% SR : 35% THLR : 30% LLR	25%	£448,535	£405,033	£401,091	£293,267	£278,489	£268,636
35% SR : 35% THLR : 30% LLR	30%	£367,445	£326,998	£323,039	£214,717	£199,871	£189,973
35% SR : 35% THLR : 30% LLR	35%	£296,116	£248,727	£244,749	£135,903	£120,984	£111,038
35% SR : 35% THLR : 30% LLR	43%	£163,672	£130,879	£126,870	£17,183	£2,149	£7,874
35% SR : 35% THLR : 30% LLR	50%	£40,687	£12,500	£8,458	-£102,135	-£117,293	-£127,398

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£967,237	£908,521	£904,656	£798,889	£784,393	£774,728
35% SR : 35% THLR : 30% LLR	10%	£807,218	£754,576	£750,684	£644,178	£629,581	£619,849
35% SR : 35% THLR : 30% LLR	20%	£646,240	£599,686	£595,763	£488,407	£473,692	£463,883
35% SR : 35% THLR : 30% LLR	25%	£565,390	£521,888	£517,946	£410,122	£395,344	£385,491
35% SR : 35% THLR : 30% LLR	30%	£484,301	£443,853	£439,894	£331,573	£316,727	£306,829
35% SR : 35% THLR : 30% LLR	35%	£402,971	£365,583	£361,604	£252,758	£237,839	£227,893
35% SR : 35% THLR : 30% LLR	43%	£280,527	£247,734	£243,726	£134,038	£119,004	£108,981
35% SR : 35% THLR : 30% LLR	50%	£157,543	£129,355	£125,313	£14,721	-£438	-£10,542

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£766,171	£713,123	£709,258	£603,491	£588,993	£579,329
35% SR : 35% THLR : 30% LLR	10%	£635,376	£587,898	£584,005	£477,501	£462,903	£453,171
35% SR : 35% THLR : 30% LLR	20%	£503,621	£461,730	£457,806	£350,451	£335,735	£325,926
35% SR : 35% THLR : 30% LLR	25%	£437,384	£398,292	£394,351	£286,527	£271,748	£261,896
35% SR : 35% THLR : 30% LLR	30%	£370,906	£334,618	£330,659	£222,338	£207,491	£197,593
35% SR : 35% THLR : 30% LLR	35%	£304,189	£270,708	£266,730	£157,884	£142,965	£133,019
35% SR : 35% THLR : 30% LLR	43%	£203,662	£174,400	£170,392	£60,704	£45,671	£35,648
35% SR : 35% THLR : 30% LLR	50%	£102,596	£77,563	£73,521	£-37,678	£-53,084	£-63,355

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-184,754	£-237,802	£-241,667	£-347,434	£-361,932	£-371,596
35% SR : 35% THLR : 30% LLR	10%	£-315,549	£-363,027	£-366,920	£-473,424	£-488,022	£-497,754
35% SR : 35% THLR : 30% LLR	20%	£-447,304	£-489,195	£-493,119	£-600,475	£-615,190	£-624,999
35% SR : 35% THLR : 30% LLR	25%	£-513,541	£-552,633	£-556,574	£-664,398	£-679,177	£-689,029
35% SR : 35% THLR : 30% LLR	30%	£-580,019	£-616,307	£-620,266	£-728,587	£-743,434	£-753,332
35% SR : 35% THLR : 30% LLR	35%	£-646,736	£-680,217	£-684,195	£-793,041	£-807,960	£-817,906
35% SR : 35% THLR : 30% LLR	43%	£-747,263	£-776,525	£-780,533	£-890,221	£-905,255	£-915,277
35% SR : 35% THLR : 30% LLR	50%	£-848,329	£-873,362	£-877,404	£-988,603	£-1,004,009	£-1,014,280

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£240,959	£187,911	£184,046	£78,279	£63,782	£54,117
35% SR : 35% THLR : 30% LLR	10%	£110,164	£62,686	£58,793	£-47,711	£-62,309	£-72,040
35% SR : 35% THLR : 30% LLR	20%	£-21,590	£-63,482	£-67,406	£-174,761	£-189,476	£-199,286
35% SR : 35% THLR : 30% LLR	25%	£-87,828	£-126,920	£-130,881	£-238,685	£-253,464	£-263,316
35% SR : 35% THLR : 30% LLR	30%	£-154,305	£-190,594	£-194,553	£-302,874	£-317,721	£-327,619
35% SR : 35% THLR : 30% LLR	35%	£-221,023	£-254,504	£-258,482	£-367,328	£-382,247	£-392,193
35% SR : 35% THLR : 30% LLR	43%	£-321,550	£-350,812	£-354,820	£-464,507	£-479,541	£-489,584
35% SR : 35% THLR : 30% LLR	50%	£-422,616	£-447,649	£-451,691	£-562,890	£-578,296	£-588,567

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£520,897	£467,850	£463,984	£358,217	£343,720	£334,056
35% SR : 35% THLR : 30% LLR	10%	£390,103	£342,625	£338,732	£232,228	£217,630	£207,898
35% SR : 35% THLR : 30% LLR	20%	£258,348	£216,457	£212,533	£105,177	£90,462	£80,653
35% SR : 35% THLR : 30% LLR	25%	£192,111	£153,018	£149,078	£41,254	£26,475	£16,622
35% SR : 35% THLR : 30% LLR	30%	£125,633	£89,345	£85,386	£-22,936	£-37,763	£-47,681
35% SR : 35% THLR : 30% LLR	35%	£58,916	£25,435	£21,456	£-87,390	£-102,309	£-112,254
35% SR : 35% THLR : 30% LLR	43%	£-41,611	£-70,873	£-74,882	£-184,569	£-199,603	£-209,626
35% SR : 35% THLR : 30% LLR	50%	£-142,678	£-167,710	£-171,752	£-282,952	£-298,358	£-308,629

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£837,753	£584,705	£580,840	£475,073	£460,576	£450,911
35% SR : 35% THLR : 30% LLR	10%	£506,958	£459,480	£455,587	£349,083	£334,485	£324,753
35% SR : 35% THLR : 30% LLR	20%	£375,203	£333,312	£329,388	£222,032	£207,317	£197,508
35% SR : 35% THLR : 30% LLR	25%	£308,966	£269,874	£265,933	£158,109	£143,330	£133,478
35% SR : 35% THLR : 30% LLR	30%	£242,488	£206,200	£202,241	£93,920	£79,073	£69,175
35% SR : 35% THLR : 30% LLR	35%	£175,771	£142,290	£138,312	£29,466	£14,547	£4,601
35% SR : 35% THLR : 30% LLR	43%	£75,244	£45,982	£41,974	£-67,714	£-82,748	£-92,770
35% SR : 35% THLR : 30% LLR	50%	£-25,822	£-50,855	£-54,897	£-166,096	£-181,502	£-191,773

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,709,074	£4,440,933	£4,434,490	£4,328,724	£4,304,563	£4,288,455
35% SR : 35% THLR : 30% LLR	10%	£4,170,618	£3,929,342	£3,922,854	£3,816,350	£3,792,020	£3,775,800
35% SR : 35% THLR : 30% LLR	20%	£3,630,561	£3,416,177	£3,409,637	£3,302,282	£3,277,757	£3,261,408
35% SR : 35% THLR : 30% LLR	25%	£3,359,933	£3,159,005	£3,152,437	£3,044,613	£3,019,982	£3,003,561
35% SR : 35% THLR : 30% LLR	30%	£3,088,904	£2,901,440	£2,894,841	£2,786,521	£2,761,176	£2,745,280
35% SR : 35% THLR : 30% LLR	35%	£2,817,475	£2,643,481	£2,636,851	£2,528,004	£2,503,139	£2,486,564
35% SR : 35% THLR : 30% LLR	43%	£2,409,582	£2,255,806	£2,249,125	£2,139,437	£2,114,380	£2,097,676
35% SR : 35% THLR : 30% LLR	50%	£2,000,789	£1,867,246	£1,860,510	£1,749,918	£1,724,654	£1,707,812

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,348,621	£2,080,481	£2,074,038	£1,968,271	£1,944,110	£1,928,003
35% SR : 35% THLR : 30% LLR	10%	£1,810,165	£1,568,890	£1,562,402	£1,455,897	£1,431,568	£1,415,347
35% SR : 35% THLR : 30% LLR	20%	£1,270,108	£1,055,725	£1,049,185	£941,829	£917,305	£900,956
35% SR : 35% THLR : 30% LLR	25%	£999,480	£798,553	£791,985	£684,160	£659,529	£643,108
35% SR : 35% THLR : 30% LLR	30%	£728,451	£540,988	£534,389	£426,068	£401,323	£384,827
35% SR : 35% THLR : 30% LLR	35%	£457,023	£283,029	£276,399	£167,552	£142,687	£126,111
35% SR : 35% THLR : 30% LLR	43%	£49,130	£-104,646	£-111,328	£-221,015	£-246,072	£-262,776
35% SR : 35% THLR : 30% LLR	50%	£-359,663	£-493,206	£-499,942	£-610,535	£-635,799	£-652,641

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,405,356	£3,137,216	£3,130,773	£3,025,006	£3,000,845	£2,984,738
35% SR : 35% THLR : 30% LLR	10%	£2,866,900	£2,625,625	£2,619,136	£2,512,632	£2,488,302	£2,472,082
35% SR : 35% THLR : 30% LLR	20%	£2,326,843	£2,112,460	£2,105,920	£1,998,564	£1,974,040	£1,957,690
35% SR : 35% THLR : 30% LLR	25%	£2,056,215	£1,855,288	£1,848,719	£1,740,895	£1,716,264	£1,699,843
35% SR : 35% THLR : 30% LLR	30%	£1,785,186	£1,597,722	£1,591,123	£1,482,803	£1,458,058	£1,441,562
35% SR : 35% THLR : 30% LLR	35%	£1,513,758	£1,339,764	£1,333,133	£1,224,287	£1,199,422	£1,182,846
35% SR : 35% THLR : 30% LLR	43%	£1,105,865	£952,088	£945,407	£835,720	£810,663	£793,959
35% SR : 35% THLR : 30% LLR	50%	£697,072	£563,529	£556,792	£446,200	£420,936	£404,094

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,100,239	£3,832,099	£3,825,656	£3,719,889	£3,695,728	£3,679,620
35% SR : 35% THLR : 30% LLR	10%	£3,561,783	£3,320,507	£3,314,019	£3,207,515	£3,183,185	£3,166,965
35% SR : 35% THLR : 30% LLR	20%	£3,021,726	£2,807,343	£2,800,803	£2,693,447	£2,669,923	£2,652,573
35% SR : 35% THLR : 30% LLR	25%	£2,751,098	£2,550,171	£2,543,602	£2,435,778	£2,411,147	£2,394,726
35% SR : 35% THLR : 30% LLR	30%	£2,480,069	£2,292,605	£2,286,006	£2,177,686	£2,152,941	£2,136,445
35% SR : 35% THLR : 30% LLR	35%	£2,209,640	£2,034,647	£2,028,016	£1,919,170	£1,894,305	£1,877,729
35% SR : 35% THLR : 30% LLR	43%	£1,800,748	£1,646,971	£1,640,290	£1,530,603	£1,505,546	£1,488,842
35% SR : 35% THLR : 30% LLR	50%	£1,391,954	£1,258,412	£1,251,675	£1,141,083	£1,115,819	£1,098,977

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,390,305	£4,122,165	£4,115,722	£4,009,955	£3,985,794	£3,969,687
35% SR : 35% THLR : 30% LLR	10%	£3,851,849	£3,610,574	£3,604,086	£3,497,581	£3,473,252	£3,457,031
35% SR : 35% THLR : 30% LLR	20%	£3,311,792	£3,097,409	£3,090,869	£2,983,513	£2,959,989	£2,942,640
35% SR : 35% THLR : 30% LLR	25%	£3,041,164	£2,840,237	£2,833,669	£2,725,844	£2,701,213	£2,684,792
35% SR : 35% THLR : 30% LLR	30%	£2,770,135	£2,582,672	£2,576,073	£2,467,752	£2,443,007	£2,426,511
35% SR : 35% THLR : 30% LLR	35%	£2,498,707	£2,324,713	£2,318,083	£2,209,236	£2,184,371	£2,167,795
35% SR : 35% THLR : 30% LLR	43%	£2,090,814	£1,937,038	£1,930,356	£1,820,669	£1,795,612	£1,778,906
35% SR : 35% THLR : 30% LLR	50%	£1,682,021	£1,548,478	£1,541,742	£1,431,149	£1,405,886	£1,389,043

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,061,655	£2,821,849	£2,815,406	£2,709,639	£2,685,478	£2,669,370
35% SR : 35% THLR : 30% LLR	10%	£2,678,756	£2,463,139	£2,456,651	£2,350,146	£2,325,817	£2,309,598
35% SR : 35% THLR : 30% LLR	20%	£2,294,257	£2,102,857	£2,096,317	£1,988,961	£1,964,437	£1,948,087
35% SR : 35% THLR : 30% LLR	25%	£2,101,407	£1,922,125	£1,915,557	£1,807,732	£1,783,101	£1,766,681
35% SR : 35% THLR : 30% LLR	30%	£1,908,157	£1,741,001	£1,734,403	£1,626,082	£1,601,337	£1,584,841
35% SR : 35% THLR : 30% LLR	35%	£1,714,507	£1,559,484	£1,552,853	£1,444,006	£1,419,142	£1,402,566
35% SR : 35% THLR : 30% LLR	43%	£1,423,282	£1,286,470	£1,279,788	£1,170,101	£1,145,044	£1,128,340
35% SR : 35% THLR : 30% LLR	50%	£1,131,157	£1,012,571	£1,005,835	£895,243	£869,979	£853,137

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£701,202	£461,396	£454,953	£349,187	£325,026	£308,918
35% SR : 35% THLR : 30% LLR	10%	£318,304	£102,687	£96,198	£-10,306	£-34,636	£-50,855
35% SR : 35% THLR : 30% LLR	20%	£-66,195	£-257,596	£-264,136	£-371,491	£-396,016	£-412,365
35% SR : 35% THLR : 30% LLR	25%	£-259,046	£-438,327	£-444,896	£-552,720	£-577,351	£-593,771
35% SR : 35% THLR : 30% LLR	30%	£-452,295	£-619,452	£-626,050	£-734,371	£-759,116	£-775,612
35% SR : 35% THLR : 30% LLR	35%	£-645,945	£-800,969	£-807,599	£-916,446	£-941,311	£-957,886
35% SR : 35% THLR : 30% LLR	43%	£-937,170	£-1,073,983	£-1,080,664	£-1,190,351	£-1,215,408	£-1,232,112
35% SR : 35% THLR : 30% LLR	50%	£-1,229,295	£-1,347,881	£-1,354,617	£-1,465,210	£-1,490,474	£-1,507,316

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,757,937	£1,518,131	£1,511,688	£1,405,921	£1,381,760	£1,365,653
35% SR : 35% THLR : 30% LLR	10%	£1,375,038	£1,159,421	£1,152,933	£1,046,429	£1,022,099	£1,005,880
35% SR : 35% THLR : 30% LLR	20%	£990,540	£799,139	£792,599	£685,243	£660,719	£644,370
35% SR : 35% THLR : 30% LLR	25%	£797,689	£618,408	£611,839	£504,015	£479,384	£462,964
35% SR : 35% THLR : 30% LLR	30%	£604,440	£437,283	£430,685	£322,364	£297,619	£281,123
35% SR : 35% THLR : 30% LLR	35%	£410,790	£255,766	£249,136	£140,289	£115,424	£98,848
35% SR : 35% THLR : 30% LLR	43%	£119,564	£-17,248	£-23,929	£-133,617	£-158,673	£-175,378
35% SR : 35% THLR : 30% LLR	50%	£-172,561	£-291,146	£-297,883	£-408,475	£-433,739	£-450,581

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,452,820	£2,213,014	£2,206,571	£2,100,804	£2,076,643	£2,060,536
35% SR : 35% THLR : 30% LLR	10%	£2,069,921	£1,854,304	£1,847,816	£1,741,312	£1,716,982	£1,700,763
35% SR : 35% THLR : 30% LLR	20%	£1,685,422	£1,494,022	£1,487,482	£1,380,126	£1,355,602	£1,339,253
35% SR : 35% THLR : 30% LLR	25%	£1,492,572	£1,313,291	£1,306,722	£1,198,896	£1,174,267	£1,157,847
35% SR : 35% THLR : 30% LLR	30%	£1,299,322	£1,132,166	£1,125,568	£1,017,247	£992,502	£976,006
35% SR : 35% THLR : 30% LLR	35%	£1,105,673	£950,649	£944,019	£835,172	£810,307	£793,731
35% SR : 35% THLR : 30% LLR	43%	£814,447	£677,635	£670,954	£567,266	£536,209	£519,505
35% SR : 35% THLR : 30% LLR	50%	£522,322	£403,737	£397,000	£286,408	£261,144	£244,302

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,742,886	£2,503,080	£2,496,637	£2,390,871	£2,366,710	£2,350,602
35% SR : 35% THLR : 30% LLR	10%	£2,359,988	£2,144,371	£2,137,882	£2,031,378	£2,007,048	£1,990,829
35% SR : 35% THLR : 30% LLR	20%	£1,975,489	£1,784,088	£1,777,548	£1,670,193	£1,645,668	£1,629,319
35% SR : 35% THLR : 30% LLR	25%	£1,782,638	£1,603,357	£1,596,788	£1,488,964	£1,464,333	£1,447,913
35% SR : 35% THLR : 30% LLR	30%	£1,589,389	£1,422,233	£1,415,635	£1,307,313	£1,282,568	£1,266,072
35% SR : 35% THLR : 30% LLR	35%	£1,395,739	£1,240,715	£1,234,085	£1,125,238	£1,100,373	£1,083,798
35% SR : 35% THLR : 30% LLR	43%	£1,104,514	£967,701	£961,020	£851,333	£826,276	£809,572
35% SR : 35% THLR : 30% LLR	50%	£812,389	£693,803	£687,067	£576,474	£551,211	£534,368

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,375,231	£2,147,230	£2,140,787	£2,035,020	£2,010,859	£1,994,751
35% SR : 35% THLR : 30% LLR	10%	£2,053,619	£1,848,753	£1,842,266	£1,735,761	£1,711,432	£1,695,212
35% SR : 35% THLR : 30% LLR	20%	£1,730,408	£1,548,704	£1,542,165	£1,434,809	£1,410,285	£1,393,936
35% SR : 35% THLR : 30% LLR	25%	£1,568,202	£1,398,090	£1,391,523	£1,283,698	£1,259,067	£1,242,646
35% SR : 35% THLR : 30% LLR	30%	£1,405,596	£1,247,083	£1,240,485	£1,132,164	£1,107,419	£1,090,923
35% SR : 35% THLR : 30% LLR	35%	£1,242,590	£1,095,683	£1,089,051	£980,206	£955,341	£938,764
35% SR : 35% THLR : 30% LLR	43%	£997,330	£867,844	£861,162	£751,475	£726,419	£709,713
35% SR : 35% THLR : 30% LLR	50%	£751,172	£639,121	£632,384	£521,791	£496,529	£479,685

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,778	-£213,222	-£219,666	-£325,432	-£349,593	-£365,701
35% SR : 35% THLR : 30% LLR	10%	-£306,833	-£511,699	-£518,186	-£624,691	-£649,020	-£665,240
35% SR : 35% THLR : 30% LLR	20%	-£630,045	-£811,748	-£818,287	-£925,644	-£950,167	-£966,516
35% SR : 35% THLR : 30% LLR	25%	-£792,250	-£962,362	-£968,930	-£1,076,754	-£1,101,385	-£1,117,806
35% SR : 35% THLR : 30% LLR	30%	-£954,856	-£1,113,369	-£1,119,967	-£1,228,289	-£1,253,034	-£1,269,530
35% SR : 35% THLR : 30% LLR	35%	-£1,117,862	-£1,264,769	-£1,271,401	-£1,380,247	-£1,405,111	-£1,421,688
35% SR : 35% THLR : 30% LLR	43%	-£1,363,122	-£1,492,608	-£1,499,290	-£1,608,978	-£1,634,034	-£1,650,739
35% SR : 35% THLR : 30% LLR	50%	-£1,609,281	-£1,721,331	-£1,728,068	-£1,838,661	-£1,863,924	-£1,880,767

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,071,513	£843,512	£837,069	£731,303	£707,142	£691,034
35% SR : 35% THLR : 30% LLR	10%	£749,902	£545,036	£538,549	£432,043	£407,715	£391,494
35% SR : 35% THLR : 30% LLR	20%	£426,690	£244,987	£238,448	£131,091	£106,568	£90,219
35% SR : 35% THLR : 30% LLR	25%	£264,484	£94,373	£87,805	-£20,091	-£44,850	-£61,071
35% SR : 35% THLR : 30% LLR	30%	£101,878	-£56,835	-£63,233	-£171,554	-£196,299	-£212,795
35% SR : 35% THLR : 30% LLR	35%	-£81,128	-£208,035	-£214,686	-£323,512	-£348,377	-£364,953
35% SR : 35% THLR : 30% LLR	43%	-£306,387	-£435,873	-£442,556	-£552,243	-£577,299	-£594,004
35% SR : 35% THLR : 30% LLR	50%	-£552,546	-£664,596	-£671,334	-£781,926	-£807,189	-£824,032

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,766,396	£1,538,395	£1,531,952	£1,426,185	£1,402,024	£1,385,917
35% SR : 35% THLR : 30% LLR	10%	£1,444,785	£1,239,919	£1,233,431	£1,126,926	£1,102,598	£1,086,377
35% SR : 35% THLR : 30% LLR	20%	£1,121,573	£939,870	£933,331	£825,974	£801,451	£785,101
35% SR : 35% THLR : 30% LLR	25%	£959,367	£789,255	£782,688	£674,864	£650,232	£633,812
35% SR : 35% THLR : 30% LLR	30%	£796,761	£638,248	£631,650	£523,329	£498,584	£482,068
35% SR : 35% THLR : 30% LLR	35%	£633,755	£486,848	£480,217	£371,371	£346,506	£329,930
35% SR : 35% THLR : 30% LLR	43%	£388,495	£239,010	£232,327	£142,640	£117,584	£100,879
35% SR : 35% THLR : 30% LLR	50%	£142,337	£30,287	£23,549	-£87,043	-£112,306	-£129,149

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,056,462	£1,828,462	£1,822,019	£1,716,252	£1,692,091	£1,675,983
35% SR : 35% THLR : 30% LLR	10%	£1,734,851	£1,529,985	£1,523,498	£1,416,993	£1,392,664	£1,376,444
35% SR : 35% THLR : 30% LLR	20%	£1,411,639	£1,229,936	£1,223,397	£1,116,041	£1,091,517	£1,075,168
35% SR : 35% THLR : 30% LLR	25%	£1,249,434	£1,079,322	£1,072,754	£964,930	£940,299	£923,878
35% SR : 35% THLR : 30% LLR	30%	£1,086,828	£928,315	£921,717	£813,395	£788,650	£772,154
35% SR : 35% THLR : 30% LLR	35%	£923,822	£776,915	£770,283	£661,437	£636,573	£619,996
35% SR : 35% THLR : 30% LLR	43%	£678,562	£549,076	£542,394	£432,706	£407,650	£390,945
35% SR : 35% THLR : 30% LLR	50%	£432,403	£320,353	£313,616	£203,023	£177,760	£160,917

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,787,085	£2,650,754	£2,644,311	£2,538,544	£2,514,383	£2,498,276
35% SR : 35% THLR : 30% LLR	10%	£2,440,828	£2,318,180	£2,311,693	£2,205,188	£2,180,859	£2,164,639
35% SR : 35% THLR : 30% LLR	20%	£2,092,970	£1,984,034	£1,977,494	£1,870,138	£1,845,614	£1,829,264
35% SR : 35% THLR : 30% LLR	25%	£1,918,441	£1,816,371	£1,809,802	£1,701,978	£1,677,347	£1,660,927
35% SR : 35% THLR : 30% LLR	30%	£1,743,512	£1,648,315	£1,641,716	£1,533,394	£1,508,650	£1,492,153
35% SR : 35% THLR : 30% LLR	35%	£1,568,182	£1,479,865	£1,473,234	£1,364,388	£1,339,524	£1,322,947
35% SR : 35% THLR : 30% LLR	43%	£1,304,438	£1,226,453	£1,219,772	£1,110,084	£1,085,027	£1,068,323
35% SR : 35% THLR : 30% LLR	50%	£1,039,794	£972,157	£965,420	£854,828	£829,564	£812,722

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£426,633	£290,302	£283,859	£178,092	£153,931	£137,823
35% SR : 35% THLR : 30% LLR	10%	£80,376	£-42,272	£-48,759	£-155,265	£-179,593	£-195,814
35% SR : 35% THLR : 30% LLR	20%	£-267,482	£-376,419	£-382,959	£-490,314	£-514,839	£-531,188
35% SR : 35% THLR : 30% LLR	25%	£-442,011	£-544,082	£-550,650	£-658,475	£-683,106	£-699,526
35% SR : 35% THLR : 30% LLR	30%	£-616,941	£-712,138	£-718,737	£-827,258	£-851,802	£-868,299
35% SR : 35% THLR : 30% LLR	35%	£-792,270	£-880,588	£-887,218	£-996,065	£-1,020,928	£-1,037,505
35% SR : 35% THLR : 30% LLR	43%	£-1,056,014	£-1,133,999	£-1,140,681	£-1,250,368	£-1,275,425	£-1,292,129
35% SR : 35% THLR : 30% LLR	50%	£-1,320,658	£-1,388,295	£-1,395,032	£-1,505,624	£-1,530,888	£-1,547,730

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,483,367	£1,347,037	£1,340,594	£1,234,827	£1,210,666	£1,194,558
35% SR : 35% THLR : 30% LLR	10%	£1,137,110	£1,014,463	£1,007,975	£901,470	£877,141	£860,921
35% SR : 35% THLR : 30% LLR	20%	£789,252	£680,316	£673,776	£566,420	£541,896	£525,547
35% SR : 35% THLR : 30% LLR	25%	£614,723	£512,653	£506,084	£398,260	£373,629	£357,209
35% SR : 35% THLR : 30% LLR	30%	£439,794	£344,597	£337,998	£229,677	£204,933	£188,436
35% SR : 35% THLR : 30% LLR	35%	£264,465	£176,147	£169,517	£60,670	£35,806	£19,229
35% SR : 35% THLR : 30% LLR	43%	£721	£-77,265	£-83,946	£-193,633	£-218,690	£-235,394
35% SR : 35% THLR : 30% LLR	50%	£-283,923	£-331,561	£-338,297	£-448,890	£-474,153	£-490,996

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,178,250	£2,041,919	£2,035,476	£1,929,710	£1,905,549	£1,889,441
35% SR : 35% THLR : 30% LLR	10%	£1,831,993	£1,709,345	£1,702,858	£1,596,353	£1,572,024	£1,555,804
35% SR : 35% THLR : 30% LLR	20%	£1,484,135	£1,375,199	£1,368,659	£1,261,303	£1,236,779	£1,220,430
35% SR : 35% THLR : 30% LLR	25%	£1,309,606	£1,207,536	£1,200,967	£1,093,143	£1,068,512	£1,052,092
35% SR : 35% THLR : 30% LLR	30%	£1,134,677	£1,039,480	£1,032,881	£924,560	£899,816	£883,319
35% SR : 35% THLR : 30% LLR	35%	£959,348	£871,030	£864,400	£755,553	£730,689	£714,112
35% SR : 35% THLR : 30% LLR	43%	£695,603	£617,618	£610,937	£501,250	£476,193	£459,488
35% SR : 35% THLR : 30% LLR	50%	£430,960	£363,322	£356,586	£245,993	£220,729	£203,887

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,468,317	£2,331,986	£2,325,543	£2,219,776	£2,195,615	£2,179,508
35% SR : 35% THLR : 30% LLR	10%	£2,122,060	£1,999,412	£1,992,925	£1,886,419	£1,862,091	£1,845,871
35% SR : 35% THLR : 30% LLR	20%	£1,774,202	£1,665,265	£1,658,725	£1,551,370	£1,526,845	£1,510,496
35% SR : 35% THLR : 30% LLR	25%	£1,599,673	£1,497,602	£1,491,034	£1,383,209	£1,358,578	£1,342,158
35% SR : 35% THLR : 30% LLR	30%	£1,424,743	£1,329,546	£1,322,947	£1,214,626	£1,189,882	£1,173,385
35% SR : 35% THLR : 30% LLR	35%	£1,249,414	£1,161,096	£1,154,466	£1,045,619	£1,020,756	£1,004,179
35% SR : 35% THLR : 30% LLR	43%	£985,670	£907,685	£901,003	£791,316	£766,259	£749,555
35% SR : 35% THLR : 30% LLR	50%	£721,026	£653,389	£646,652	£536,060	£510,796	£493,954

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,237,945	£2,111,059	£2,104,616	£1,998,849	£1,974,688	£1,958,581
35% SR : 35% THLR : 30% LLR	10%	£1,933,936	£1,820,007	£1,813,519	£1,707,015	£1,682,685	£1,666,465
35% SR : 35% THLR : 30% LLR	20%	£1,628,327	£1,527,382	£1,520,842	£1,413,487	£1,388,962	£1,372,613
35% SR : 35% THLR : 30% LLR	25%	£1,474,923	£1,380,480	£1,373,912	£1,266,088	£1,241,457	£1,225,036
35% SR : 35% THLR : 30% LLR	30%	£1,321,117	£1,233,184	£1,226,587	£1,118,265	£1,093,520	£1,077,024
35% SR : 35% THLR : 30% LLR	35%	£1,166,912	£1,085,496	£1,078,865	£970,019	£945,154	£928,579
35% SR : 35% THLR : 30% LLR	43%	£934,855	£863,226	£856,544	£746,856	£721,799	£705,095
35% SR : 35% THLR : 30% LLR	50%	£701,897	£640,071	£633,334	£522,741	£497,478	£480,635

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£122,507	-£249,393	-£255,836	-£361,603	-£385,764	-£401,871
35% SR : 35% THLR : 30% LLR	10%	-£426,516	-£540,445	-£546,933	-£653,437	-£677,767	-£693,987
35% SR : 35% THLR : 30% LLR	20%	-£732,125	-£833,070	-£839,610	-£946,966	-£971,490	-£987,839
35% SR : 35% THLR : 30% LLR	25%	-£885,530	-£979,972	-£986,540	-£1,094,364	-£1,118,995	-£1,135,416
35% SR : 35% THLR : 30% LLR	30%	-£1,039,335	-£1,127,288	-£1,133,866	-£1,242,187	-£1,266,932	-£1,283,428
35% SR : 35% THLR : 30% LLR	35%	-£1,193,541	-£1,274,956	-£1,281,587	-£1,390,433	-£1,415,298	-£1,431,874
35% SR : 35% THLR : 30% LLR	43%	-£1,425,597	-£1,497,226	-£1,503,909	-£1,613,596	-£1,638,653	-£1,655,357
35% SR : 35% THLR : 30% LLR	50%	-£1,658,555	-£1,720,381	-£1,727,118	-£1,837,711	-£1,862,975	-£1,879,817

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£934,228	£807,342	£800,899	£695,132	£670,971	£654,863
35% SR : 35% THLR : 30% LLR	10%	£630,219	£516,290	£509,802	£403,298	£378,968	£362,748
35% SR : 35% THLR : 30% LLR	20%	£324,609	£223,665	£217,125	£109,769	£85,245	£68,895
35% SR : 35% THLR : 30% LLR	25%	£171,205	£76,762	£70,195	-£37,629	-£62,261	-£78,682
35% SR : 35% THLR : 30% LLR	30%	£17,399	-£70,533	-£77,131	-£185,452	-£210,197	-£226,693
35% SR : 35% THLR : 30% LLR	35%	-£136,806	-£218,221	-£224,893	-£333,688	-£358,563	-£375,139
35% SR : 35% THLR : 30% LLR	43%	-£368,863	-£440,492	-£447,174	-£556,861	-£581,918	-£598,622
35% SR : 35% THLR : 30% LLR	50%	-£801,820	-£863,646	-£870,384	-£978,976	-£1,006,240	-£1,023,082

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,629,111	£1,502,225	£1,495,782	£1,390,015	£1,365,854	£1,349,746
35% SR : 35% THLR : 30% LLR	10%	£1,325,102	£1,211,173	£1,204,685	£1,098,180	£1,073,851	£1,057,631
35% SR : 35% THLR : 30% LLR	20%	£1,019,492	£918,548	£912,008	£804,652	£780,128	£763,778
35% SR : 35% THLR : 30% LLR	25%	£866,088	£771,645	£765,078	£657,253	£632,622	£616,201
35% SR : 35% THLR : 30% LLR	30%	£712,282	£624,350	£617,752	£509,431	£484,686	£468,190
35% SR : 35% THLR : 30% LLR	35%	£558,077	£476,662	£470,050	£361,185	£336,320	£319,744
35% SR : 35% THLR : 30% LLR	43%	£326,020	£234,391	£227,709	£138,022	£112,965	£96,261
35% SR : 35% THLR : 30% LLR	50%	£93,063	£31,237	£24,499	-£86,093	-£111,357	-£128,199

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,919,177	£1,792,291	£1,785,848	£1,680,081	£1,655,920	£1,639,813
35% SR : 35% THLR : 30% LLR	10%	£1,615,168	£1,501,239	£1,494,751	£1,388,247	£1,363,917	£1,347,697
35% SR : 35% THLR : 30% LLR	20%	£1,309,659	£1,208,614	£1,202,074	£1,094,718	£1,070,194	£1,053,845
35% SR : 35% THLR : 30% LLR	25%	£1,156,154	£1,061,712	£1,055,144	£947,320	£922,689	£906,268
35% SR : 35% THLR : 30% LLR	30%	£1,002,349	£914,416	£907,818	£799,497	£774,752	£758,256
35% SR : 35% THLR : 30% LLR	35%	£848,144	£766,728	£760,097	£651,251	£626,386	£609,810
35% SR : 35% THLR : 30% LLR	43%	£616,087	£544,458	£537,775	£428,088	£403,031	£386,327
35% SR : 35% THLR : 30% LLR	50%	£383,129	£321,303	£314,566	£203,973	£178,709	£161,867

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,826,091	£1,706,288	£1,699,845	£1,594,079	£1,569,918	£1,553,810
35% SR : 35% THLR : 30% LLR	10%	£1,553,186	£1,445,805	£1,439,317	£1,332,813	£1,308,483	£1,292,264
35% SR : 35% THLR : 30% LLR	20%	£1,278,681	£1,183,750	£1,177,210	£1,069,854	£1,045,330	£1,028,980
35% SR : 35% THLR : 30% LLR	25%	£1,140,829	£1,052,132	£1,045,564	£937,739	£913,108	£896,687
35% SR : 35% THLR : 30% LLR	30%	£1,002,576	£920,122	£913,523	£805,202	£780,458	£763,961
35% SR : 35% THLR : 30% LLR	35%	£863,923	£787,717	£781,087	£672,240	£647,377	£630,800
35% SR : 35% THLR : 30% LLR	43%	£655,193	£588,374	£581,693	£472,005	£446,948	£430,244
35% SR : 35% THLR : 30% LLR	50%	£445,564	£388,146	£381,410	£270,817	£245,553	£228,711

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£534,361	-£654,164	-£660,607	-£766,374	-£790,535	-£806,642
35% SR : 35% THLR : 30% LLR	10%	-£807,267	-£914,647	-£921,135	-£1,027,639	-£1,051,989	-£1,068,188
35% SR : 35% THLR : 30% LLR	20%	-£1,081,771	-£1,176,702	-£1,183,242	-£1,290,598	-£1,315,123	-£1,331,472
35% SR : 35% THLR : 30% LLR	25%	-£1,219,624	-£1,308,320	-£1,314,889	-£1,422,713	-£1,447,344	-£1,463,765
35% SR : 35% THLR : 30% LLR	30%	-£1,357,877	-£1,440,331	-£1,446,929	-£1,555,251	-£1,579,995	-£1,596,492
35% SR : 35% THLR : 30% LLR	35%	-£1,496,530	-£1,572,735	-£1,579,365	-£1,688,212	-£1,713,076	-£1,729,653
35% SR : 35% THLR : 30% LLR	43%	-£1,705,259	-£1,772,078	-£1,778,760	-£1,888,447	-£1,913,504	-£1,930,208
35% SR : 35% THLR : 30% LLR	50%	-£1,914,889	-£1,972,306	-£1,979,043	-£2,089,635	-£2,114,899	-£2,131,741

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£522,373	£402,571	£396,128	£290,361	£266,200	£250,092
35% SR : 35% THLR : 30% LLR	10%	£249,468	£142,088	£135,600	£29,095	£4,766	-£11,454
35% SR : 35% THLR : 30% LLR	20%	-£25,036	-£119,968	-£126,508	-£233,863	-£258,588	-£274,737
35% SR : 35% THLR : 30% LLR	25%	-£162,889	-£251,585	-£258,154	-£365,978	-£390,609	-£407,030
35% SR : 35% THLR : 30% LLR	30%	-£301,142	-£383,596	-£390,195	-£498,516	-£523,260	-£539,757
35% SR : 35% THLR : 30% LLR	35%	-£439,795	-£516,000	-£522,630	-£631,477	-£656,341	-£672,918
35% SR : 35% THLR : 30% LLR	43%	-£648,525	-£715,344	-£722,025	-£831,712	-£856,769	-£873,473
35% SR : 35% THLR : 30% LLR	50%	-£858,154	-£915,571	-£922,308	-£1,032,900	-£1,058,164	-£1,075,006

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,217,256	£1,097,454	£1,091,011	£985,244	£961,083	£944,975
35% SR : 35% THLR : 30% LLR	10%	£944,351	£836,971	£830,482	£723,978	£699,648	£683,429
35% SR : 35% THLR : 30% LLR	20%	£669,847	£574,915	£568,375	£461,020	£436,495	£420,146
35% SR : 35% THLR : 30% LLR	25%	£531,994	£443,298	£436,729	£328,905	£304,274	£287,853
35% SR : 35% THLR : 30% LLR	30%	£393,741	£311,287	£304,688	£196,367	£171,623	£155,126
35% SR : 35% THLR : 30% LLR	35%	£255,088	£178,883	£172,252	£63,406	£38,542	£21,965
35% SR : 35% THLR : 30% LLR	43%	£46,358	-£20,461	-£27,142	-£136,823	-£161,856	-£178,591
35% SR : 35% THLR : 30% LLR	50%	-£163,271	-£220,689	-£227,425	-£338,617	-£363,281	-£380,123

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,507,323	£1,387,520	£1,381,077	£1,275,310	£1,251,149	£1,235,042
35% SR : 35% THLR : 30% LLR	10%	£1,234,417	£1,127,037	£1,120,549	£1,014,045	£989,715	£973,496
35% SR : 35% THLR : 30% LLR	20%	£959,913	£864,982	£858,442	£751,086	£726,562	£710,212
35% SR : 35% THLR : 30% LLR	25%	£822,060	£733,364	£726,795	£618,971	£594,340	£577,919
35% SR : 35% THLR : 30% LLR	30%	£683,807	£601,354	£594,755	£486,433	£461,689	£445,192
35% SR : 35% THLR : 30% LLR	35%	£545,154	£468,949	£462,319	£353,472	£328,608	£312,032
35% SR : 35% THLR : 30% LLR	43%	£36,425	£269,606	£262,924	£153,237	£128,180	£111,476
35% SR : 35% THLR : 30% LLR	50%	£126,795	£69,378	£62,641	-£47,951	-£73,215	-£90,057

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,512,515	£2,402,852	£2,396,409	£2,290,643	£2,266,481	£2,250,374
35% SR : 35% THLR : 30% LLR	10%	£2,190,126	£2,091,542	£2,085,054	£1,978,549	£1,954,219	£1,938,000
35% SR : 35% THLR : 30% LLR	20%	£1,866,137	£1,778,659	£1,772,119	£1,664,764	£1,640,239	£1,623,890
35% SR : 35% THLR : 30% LLR	25%	£1,703,543	£1,621,628	£1,615,059	£1,507,235	£1,482,604	£1,466,183
35% SR : 35% THLR : 30% LLR	30%	£1,540,548	£1,464,203	£1,457,604	£1,349,283	£1,324,539	£1,308,042
35% SR : 35% THLR : 30% LLR	35%	£1,377,153	£1,306,385	£1,299,755	£1,190,909	£1,166,044	£1,149,467
35% SR : 35% THLR : 30% LLR	43%	£1,131,311	£1,068,922	£1,062,240	£952,552	£927,496	£910,791
35% SR : 35% THLR : 30% LLR	50%	£884,569	£830,573	£823,836	£713,244	£687,980	£671,138

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£152,063	£42,400	£36,957	£69,810	£93,972	£110,078
35% SR : 35% THLR : 30% LLR	10%	£170,326	£268,911	£275,398	£381,903	£406,233	£422,452
35% SR : 35% THLR : 30% LLR	20%	£494,315	£581,793	£588,333	£695,689	£720,213	£736,562
35% SR : 35% THLR : 30% LLR	25%	£656,910	£738,825	£745,393	£853,217	£877,849	£894,269
35% SR : 35% THLR : 30% LLR	30%	£819,905	£896,249	£902,848	£1,011,169	£1,035,913	£1,052,410
35% SR : 35% THLR : 30% LLR	35%	£983,299	£1,054,067	£1,060,698	£1,169,543	£1,194,408	£1,210,985
35% SR : 35% THLR : 30% LLR	43%	£1,229,141	£1,291,531	£1,298,212	£1,407,900	£1,432,956	£1,449,661
35% SR : 35% THLR : 30% LLR	50%	£1,475,884	£1,529,879	£1,536,616	£1,647,208	£1,672,472	£1,689,314

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,208,798	£1,099,135	£1,092,692	£986,925	£962,763	£946,657
35% SR : 35% THLR : 30% LLR	10%	£886,409	£787,824	£781,337	£674,832	£650,502	£634,283
35% SR : 35% THLR : 30% LLR	20%	£562,420	£474,942	£468,402	£361,046	£336,522	£320,172
35% SR : 35% THLR : 30% LLR	25%	£399,825	£317,910	£311,342	£203,517	£178,896	£162,465
35% SR : 35% THLR : 30% LLR	30%	£236,830	£160,486	£153,887	£45,566	£20,822	£4,325
35% SR : 35% THLR : 30% LLR	35%	£73,436	£2,668	£3,963	£112,809	£137,673	£154,250
35% SR : 35% THLR : 30% LLR	43%	£172,407	£234,796	£241,477	£351,166	£376,221	£392,927
35% SR : 35% THLR : 30% LLR	50%	£419,149	£473,145	£479,881	£590,474	£615,737	£632,579

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,903,680	£1,794,018	£1,787,575	£1,681,808	£1,657,646	£1,641,540
35% SR : 35% THLR : 30% LLR	10%	£1,581,292	£1,482,707	£1,476,220	£1,369,715	£1,345,385	£1,329,166
35% SR : 35% THLR : 30% LLR	20%	£1,257,303	£1,169,825	£1,163,285	£1,055,929	£1,031,405	£1,015,055
35% SR : 35% THLR : 30% LLR	25%	£1,094,708	£1,012,793	£1,006,225	£898,400	£873,769	£857,348
35% SR : 35% THLR : 30% LLR	30%	£931,713	£855,369	£848,770	£740,448	£715,704	£699,207
35% SR : 35% THLR : 30% LLR	35%	£768,319	£697,550	£690,920	£582,074	£557,210	£540,633
35% SR : 35% THLR : 30% LLR	43%	£522,476	£480,087	£453,406	£343,717	£318,661	£301,956
35% SR : 35% THLR : 30% LLR	50%	£275,734	£221,738	£215,002	£104,409	£79,146	£62,303

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,193,747	£2,084,084	£2,077,641	£1,971,874	£1,947,712	£1,931,806
35% SR : 35% THLR : 30% LLR	10%	£1,871,358	£1,772,773	£1,766,286	£1,659,781	£1,635,451	£1,619,232
35% SR : 35% THLR : 30% LLR	20%	£1,547,369	£1,459,891	£1,453,351	£1,345,995	£1,321,471	£1,305,122
35% SR : 35% THLR : 30% LLR	25%	£1,384,774	£1,302,859	£1,296,291	£1,188,467	£1,163,835	£1,147,415
35% SR : 35% THLR : 30% LLR	30%	£1,221,779	£1,145,435	£1,138,836	£1,030,515	£1,005,771	£989,274
35% SR : 35% THLR : 30% LLR	35%	£1,058,385	£987,617	£980,986	£872,141	£847,276	£830,699
35% SR : 35% THLR : 30% LLR	43%	£812,543	£750,153	£743,472	£633,784	£608,728	£592,023
35% SR : 35% THLR : 30% LLR	50%	£565,800	£511,805	£505,068	£394,476	£369,212	£352,370

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,826,091	£1,728,234	£1,721,791	£1,616,024	£1,591,863	£1,575,755
35% SR : 35% THLR : 30% LLR	10%	£1,559,394	£1,471,657	£1,465,169	£1,358,664	£1,334,335	£1,318,116
35% SR : 35% THLR : 30% LLR	20%	£1,291,096	£1,213,508	£1,206,968	£1,099,612	£1,075,088	£1,058,738
35% SR : 35% THLR : 30% LLR	25%	£1,156,347	£1,083,843	£1,077,275	£969,451	£944,820	£928,399
35% SR : 35% THLR : 30% LLR	30%	£1,021,198	£953,786	£947,187	£838,866	£814,122	£797,625
35% SR : 35% THLR : 30% LLR	35%	£885,649	£823,334	£816,704	£707,858	£682,993	£666,416
35% SR : 35% THLR : 30% LLR	43%	£681,575	£626,921	£620,239	£510,551	£485,495	£468,790
35% SR : 35% THLR : 30% LLR	50%	£476,602	£429,623	£422,886	£312,294	£287,030	£270,188

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£534,361	£632,219	£638,662	£744,428	£768,589	£784,697
35% SR : 35% THLR : 30% LLR	10%	£801,058	£888,795	£895,284	£1,001,788	£1,026,118	£1,042,337
35% SR : 35% THLR : 30% LLR	20%	£1,069,356	£1,146,945	£1,153,485	£1,260,840	£1,285,365	£1,301,714
35% SR : 35% THLR : 30% LLR	25%	£1,204,106	£1,276,610	£1,283,177	£1,391,001	£1,415,633	£1,432,053
35% SR : 35% THLR : 30% LLR	30%	£1,339,254	£1,406,666	£1,413,265	£1,521,587	£1,546,331	£1,562,828
35% SR : 35% THLR : 30% LLR	35%	£1,474,803	£1,537,118	£1,543,748	£1,652,594	£1,677,459	£1,694,036
35% SR : 35% THLR : 30% LLR	43%	£1,678,877	£1,733,531	£1,740,214	£1,849,901	£1,874,957	£1,891,662
35% SR : 35% THLR : 30% LLR	50%	£1,883,851	£1,930,830	£1,937,566	£2,048,159	£2,073,422	£2,090,265

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£522,373	£424,516	£418,073	£312,306	£288,145	£272,038
35% SR : 35% THLR : 30% LLR	10%	£255,677	£167,939	£161,451	£54,947	£30,617	£14,398
35% SR : 35% THLR : 30% LLR	20%	£12,621	£90,210	£86,750	£204,106	£228,630	£244,979
35% SR : 35% THLR : 30% LLR	25%	£147,371	£219,875	£226,442	£334,267	£358,898	£375,319
35% SR : 35% THLR : 30% LLR	30%	£282,520	£349,932	£356,531	£464,852	£489,596	£506,093
35% SR : 35% THLR : 30% LLR	35%	£418,068	£480,383	£487,014	£595,860	£620,724	£637,301
35% SR : 35% THLR : 30% LLR	43%	£622,143	£676,797	£683,479	£793,166	£818,222	£834,927
35% SR : 35% THLR : 30% LLR	50%	£827,116	£874,095	£880,831	£991,424	£1,016,688	£1,033,530

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,217,256	£1,119,399	£1,112,956	£1,007,189	£983,028	£966,921
35% SR : 35% THLR : 30% LLR	10%	£950,559	£862,822	£856,334	£749,830	£725,500	£709,281
35% SR : 35% THLR : 30% LLR	20%	£682,261	£604,673	£598,133	£490,777	£466,253	£449,904
35% SR : 35% THLR : 30% LLR	25%	£547,512	£475,008	£468,441	£360,616	£335,985	£319,564
35% SR : 35% THLR : 30% LLR	30%	£412,363	£344,951	£338,352	£230,031	£205,287	£188,790
35% SR : 35% THLR : 30% LLR	35%	£276,814	£214,499	£207,869	£93,023	£74,159	£57,582
35% SR : 35% THLR : 30% LLR	43%	£72,740	£18,086	£11,404	£98,283	£123,339	£140,044
35% SR : 35% THLR : 30% LLR	50%	£192,233	£179,212	£188,948	£296,541	£321,805	£338,647

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,507,323	£1,409,465	£1,403,022	£1,297,256	£1,273,095	£1,256,987
35% SR : 35% THLR : 30% LLR	10%	£1,240,626	£1,152,889	£1,146,400	£1,039,896	£1,015,566	£999,347
35% SR : 35% THLR : 30% LLR	20%	£972,328	£894,739	£888,199	£780,844	£756,319	£739,970
35% SR : 35% THLR : 30% LLR	25%	£837,578	£765,074	£758,507	£650,683	£626,051	£609,631
35% SR : 35% THLR : 30% LLR	30%	£702,430	£635,018	£628,419	£520,097	£495,353	£478,856
35% SR : 35% THLR : 30% LLR	35%	£566,881	£504,566	£497,936	£389,090	£364,225	£347,648
35% SR : 35% THLR : 30% LLR	43%	£362,807	£308,153	£301,470	£191,783	£166,727	£150,022
35% SR : 35% THLR : 30% LLR	50%	£157,833	£110,854	£104,118	£6,475	£31,738	£48,580

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,276,951	£1,188,539	£1,182,096	£1,076,329	£1,052,167	£1,036,060
35% SR : 35% THLR : 30% LLR	10%	£1,058,961	£979,830	£973,343	£866,838	£842,508	£826,289
35% SR : 35% THLR : 30% LLR	20%	£839,369	£769,550	£763,010	£655,655	£631,130	£614,781
35% SR : 35% THLR : 30% LLR	25%	£728,973	£663,820	£657,252	£549,427	£524,796	£508,375
35% SR : 35% THLR : 30% LLR	30%	£618,178	£557,697	£551,098	£442,777	£418,033	£401,536
35% SR : 35% THLR : 30% LLR	35%	£506,982	£451,180	£444,549	£335,704	£310,839	£294,262
35% SR : 35% THLR : 30% LLR	43%	£339,438	£290,668	£283,986	£174,299	£149,242	£132,538
35% SR : 35% THLR : 30% LLR	50%	£170,994	£129,271	£122,535	£11,942	£-13,539	£-30,657

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,083,501	£-1,171,914	£-1,178,357	£-1,284,123	£-1,308,285	£-1,324,392
35% SR : 35% THLR : 30% LLR	10%	£-1,301,492	£-1,380,622	£-1,387,109	£-1,493,614	£-1,517,944	£-1,534,163
35% SR : 35% THLR : 30% LLR	20%	£-1,521,084	£-1,590,902	£-1,597,442	£-1,704,798	£-1,729,322	£-1,745,671
35% SR : 35% THLR : 30% LLR	25%	£-1,631,479	£-1,696,632	£-1,703,201	£-1,811,025	£-1,835,656	£-1,852,077
35% SR : 35% THLR : 30% LLR	30%	£-1,742,274	£-1,802,755	£-1,809,354	£-1,917,676	£-1,942,420	£-1,958,917
35% SR : 35% THLR : 30% LLR	35%	£-1,853,470	£-1,909,272	£-1,915,903	£-2,024,749	£-2,049,613	£-2,066,190
35% SR : 35% THLR : 30% LLR	43%	£-2,021,015	£-2,069,785	£-2,076,466	£-2,186,153	£-2,211,210	£-2,227,914
35% SR : 35% THLR : 30% LLR	50%	£-2,189,459	£-2,231,181	£-2,237,917	£-2,348,510	£-2,373,991	£-2,391,109

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-26,766	£-115,179	£-121,622	£-227,389	£-251,551	£-267,657
35% SR : 35% THLR : 30% LLR	10%	£-244,757	£-323,887	£-330,375	£-436,880	£-461,209	£-477,429
35% SR : 35% THLR : 30% LLR	20%	£-464,349	£-534,167	£-540,707	£-648,063	£-672,587	£-688,937
35% SR : 35% THLR : 30% LLR	25%	£-574,744	£-639,897	£-646,466	£-754,290	£-778,921	£-795,342
35% SR : 35% THLR : 30% LLR	30%	£-685,540	£-746,021	£-752,620	£-860,941	£-885,685	£-902,182
35% SR : 35% THLR : 30% LLR	35%	£-796,736	£-852,538	£-859,188	£-968,014	£-992,879	£-1,009,455
35% SR : 35% THLR : 30% LLR	43%	£-964,280	£-1,013,050	£-1,019,731	£-1,129,419	£-1,154,475	£-1,171,180
35% SR : 35% THLR : 30% LLR	50%	£-1,132,724	£-1,174,446	£-1,181,183	£-1,291,775	£-1,317,257	£-1,334,374

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£668,117	£579,704	£573,261	£467,494	£443,332	£427,226
35% SR : 35% THLR : 30% LLR	10%	£450,126	£370,996	£364,508	£258,003	£233,673	£217,454
35% SR : 35% THLR : 30% LLR	20%	£230,534	£160,716	£154,176	£46,820	£22,296	£5,946
35% SR : 35% THLR : 30% LLR	25%	£120,139	£54,985	£48,417	£-59,407	£-84,059	£-100,459
35% SR : 35% THLR : 30% LLR	30%	£9,343	£-51,139	£-57,737	£-166,058	£-190,802	£-207,299
35% SR : 35% THLR : 30% LLR	35%	£-101,853	£-157,655	£-164,285	£-273,131	£-297,996	£-314,572
35% SR : 35% THLR : 30% LLR	43%	£-269,397	£-319,167	£-324,848	£-434,536	£-459,592	£-476,297
35% SR : 35% THLR : 30% LLR	50%	£-437,841	£-479,563	£-486,300	£-596,892	£-622,374	£-639,492

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£958,183	£869,770	£863,327	£757,561	£733,999	£717,292
35% SR : 35% THLR : 30% LLR	10%	£740,192	£661,062	£654,575	£548,070	£523,740	£507,521
35% SR : 35% THLR : 30% LLR	20%	£520,600	£450,782	£444,242	£336,886	£312,362	£296,013
35% SR : 35% THLR : 30% LLR	25%	£410,205	£345,052	£338,483	£230,659	£206,028	£189,607
35% SR : 35% THLR : 30% LLR	30%	£299,410	£238,929	£232,330	£124,008	£99,264	£82,767
35% SR : 35% THLR : 30% LLR	35%	£188,214	£132,412	£125,781	£16,935	£-7,923	£-24,506
35% SR : 35% THLR : 30% LLR	43%	£20,669	£-28,101	£-34,782	£-144,469	£-169,526	£-186,230
35% SR : 35% THLR : 30% LLR	50%	£-147,775	£-189,497	£-196,233	£-306,826	£-332,307	£-349,425

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,179,981	£4,885,027	£4,877,940	£4,772,173	£4,745,596	£4,727,878
35% SR : 35% THLR : 30% LLR	10%	£4,587,680	£4,322,276	£4,315,140	£4,208,635	£4,181,872	£4,164,031
35% SR : 35% THLR : 30% LLR	20%	£3,993,617	£3,757,795	£3,750,601	£3,643,246	£3,616,269	£3,598,284
35% SR : 35% THLR : 30% LLR	25%	£3,695,925	£3,474,906	£3,467,680	£3,359,856	£3,332,762	£3,314,699
35% SR : 35% THLR : 30% LLR	30%	£3,397,794	£3,191,584	£3,184,325	£3,076,004	£3,048,785	£3,030,639
35% SR : 35% THLR : 30% LLR	35%	£3,099,222	£2,907,830	£2,900,536	£2,791,689	£2,764,339	£2,746,104
35% SR : 35% THLR : 30% LLR	43%	£2,650,540	£2,481,387	£2,474,037	£2,364,350	£2,336,787	£2,318,412
35% SR : 35% THLR : 30% LLR	50%	£2,200,868	£2,053,971	£2,046,561	£1,935,968	£1,908,179	£1,889,651

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,583,484	£2,288,530	£2,281,443	£2,175,676	£2,149,099	£2,131,381
35% SR : 35% THLR : 30% LLR	10%	£1,991,182	£1,725,779	£1,718,642	£1,612,137	£1,585,375	£1,567,534
35% SR : 35% THLR : 30% LLR	20%	£1,397,119	£1,161,297	£1,154,104	£1,046,748	£1,019,771	£1,001,787
35% SR : 35% THLR : 30% LLR	25%	£1,099,428	£878,408	£871,183	£763,359	£736,264	£718,202
35% SR : 35% THLR : 30% LLR	30%	£801,296	£595,087	£587,828	£479,506	£452,287	£434,141
35% SR : 35% THLR : 30% LLR	35%	£502,725	£311,332	£304,038	£195,192	£167,841	£149,607
35% SR : 35% THLR : 30% LLR	43%	£54,043	£-115,110	£-122,460	£-232,148	£-259,710	£-278,086
35% SR : 35% THLR : 30% LLR	50%	£-395,630	£-542,527	£-549,937	£-660,530	£-688,319	£-706,846

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,745,892	£3,450,938	£3,443,851	£3,338,084	£3,311,507	£3,293,789
35% SR : 35% THLR : 30% LLR	10%	£3,153,591	£2,888,187	£2,881,051	£2,774,545	£2,747,783	£2,729,942
35% SR : 35% THLR : 30% LLR	20%	£2,559,528	£2,323,706	£2,316,512	£2,209,156	£2,182,179	£2,164,195
35% SR : 35% THLR : 30% LLR	25%	£2,261,880	£2,040,816	£2,033,591	£1,925,767	£1,898,673	£1,880,610
35% SR : 35% THLR : 30% LLR	30%	£1,963,705	£1,757,495	£1,750,236	£1,641,915	£1,614,696	£1,596,550
35% SR : 35% THLR : 30% LLR	35%	£1,665,133	£1,473,740	£1,466,447	£1,357,600	£1,330,249	£1,312,015
35% SR : 35% THLR : 30% LLR	43%	£1,216,451	£1,047,298	£1,039,948	£930,260	£902,698	£884,323
35% SR : 35% THLR : 30% LLR	50%	£766,779	£619,882	£612,471	£501,879	£474,089	£455,562

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,510,263	£4,215,309	£4,208,222	£4,102,455	£4,075,878	£4,058,180
35% SR : 35% THLR : 30% LLR	10%	£3,917,962	£3,652,558	£3,645,422	£3,538,917	£3,512,154	£3,494,313
35% SR : 35% THLR : 30% LLR	20%	£3,323,899	£3,088,077	£3,080,883	£2,973,527	£2,946,551	£2,928,566
35% SR : 35% THLR : 30% LLR	25%	£3,026,207	£2,805,187	£2,797,962	£2,690,138	£2,663,044	£2,644,981
35% SR : 35% THLR : 30% LLR	30%	£2,728,076	£2,521,866	£2,514,607	£2,406,286	£2,379,067	£2,360,921
35% SR : 35% THLR : 30% LLR	35%	£2,429,504	£2,238,112	£2,230,818	£2,121,971	£2,094,620	£2,076,386
35% SR : 35% THLR : 30% LLR	43%	£1,980,822	£1,811,669	£1,804,319	£1,694,632	£1,667,069	£1,648,694
35% SR : 35% THLR : 30% LLR	50%	£1,531,150	£1,384,253	£1,376,842	£1,266,250	£1,238,461	£1,219,933

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,829,336	£4,534,382	£4,527,295	£4,421,528	£4,394,951	£4,377,233
35% SR : 35% THLR : 30% LLR	10%	£4,237,035	£3,971,631	£3,964,495	£3,857,990	£3,831,227	£3,813,386
35% SR : 35% THLR : 30% LLR	20%	£3,642,972	£3,407,150	£3,399,956	£3,292,600	£3,265,624	£3,247,639
35% SR : 35% THLR : 30% LLR	25%	£3,345,280	£3,124,260	£3,117,035	£3,009,211	£2,982,117	£2,964,054
35% SR : 35% THLR : 30% LLR	30%	£3,047,149	£2,840,939	£2,833,690	£2,725,359	£2,698,140	£2,679,994
35% SR : 35% THLR : 30% LLR	35%	£2,748,577	£2,557,185	£2,549,891	£2,441,044	£2,413,693	£2,395,459
35% SR : 35% THLR : 30% LLR	43%	£2,299,895	£2,130,742	£2,123,392	£2,013,705	£1,986,142	£1,967,767
35% SR : 35% THLR : 30% LLR	50%	£1,850,223	£1,703,326	£1,695,915	£1,585,323	£1,557,534	£1,539,006

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,367,821	£3,104,033	£3,096,947	£2,991,179	£2,964,603	£2,946,884
35% SR : 35% THLR : 30% LLR	10%	£2,946,632	£2,709,453	£2,702,316	£2,595,812	£2,569,049	£2,551,207
35% SR : 35% THLR : 30% LLR	20%	£2,523,683	£2,313,142	£2,305,948	£2,198,593	£2,171,616	£2,153,631
35% SR : 35% THLR : 30% LLR	25%	£2,311,548	£2,114,338	£2,107,112	£1,999,288	£1,972,194	£1,954,131
35% SR : 35% THLR : 30% LLR	30%	£2,098,973	£1,915,101	£1,907,842	£1,799,521	£1,772,302	£1,754,156
35% SR : 35% THLR : 30% LLR	35%	£1,885,958	£1,715,432	£1,708,138	£1,599,292	£1,571,941	£1,553,707
35% SR : 35% THLR : 30% LLR	43%	£1,565,611	£1,415,117	£1,407,767	£1,298,079	£1,270,517	£1,252,142
35% SR : 35% THLR : 30% LLR	50%	£1,244,273	£1,113,830	£1,106,418	£995,826	£968,036	£949,509

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£771,323	£507,536	£500,449	£394,682	£368,105	£350,386
35% SR : 35% THLR : 30% LLR	10%	£350,135	£112,956	£105,818	-£886	-£27,448	-£45,291
35% SR : 35% THLR : 30% LLR	20%	-£72,815	-£283,356	-£290,549	-£397,905	-£424,882	-£442,866
35% SR : 35% THLR : 30% LLR	25%	-£284,950	-£482,160	-£489,385	-£597,209	-£624,303	-£642,366
35% SR : 35% THLR : 30% LLR	30%	-£497,525	-£681,396	-£688,655	-£796,976	-£824,195	-£842,341
35% SR : 35% THLR : 30% LLR	35%	-£710,539	-£881,065	-£888,359	-£997,206	-£1,024,557	-£1,042,791
35% SR : 35% THLR : 30% LLR	43%	-£1,030,887	-£1,181,381	-£1,188,731	-£1,298,418	-£1,325,981	-£1,344,355
35% SR : 35% THLR : 30% LLR	50%	-£1,352,225	-£1,482,668	-£1,490,079	-£1,600,672	-£1,628,461	-£1,646,988

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,933,731	£1,669,944	£1,662,858	£1,557,090	£1,530,513	£1,512,795
35% SR : 35% THLR : 30% LLR	10%	£1,512,543	£1,275,364	£1,268,227	£1,161,722	£1,134,960	£1,117,118
35% SR : 35% THLR : 30% LLR	20%	£1,089,594	£879,053	£871,859	£764,503	£737,527	£719,542
35% SR : 35% THLR : 30% LLR	25%	£877,458	£680,248	£673,023	£565,199	£538,105	£520,042
35% SR : 35% THLR : 30% LLR	30%	£664,884	£481,012	£473,753	£365,432	£338,213	£320,067
35% SR : 35% THLR : 30% LLR	35%	£451,869	£281,343	£274,049	£165,202	£137,852	£119,617
35% SR : 35% THLR : 30% LLR	43%	£131,521	-£18,972	-£26,323	-£136,010	-£163,572	-£181,947
35% SR : 35% THLR : 30% LLR	50%	-£189,817	-£320,260	-£327,671	-£438,264	-£466,053	-£484,580

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,698,102	£2,434,315	£2,427,229	£2,321,461	£2,294,885	£2,277,166
35% SR : 35% THLR : 30% LLR	10%	£2,276,914	£2,039,735	£2,032,598	£1,926,094	£1,899,331	£1,881,489
35% SR : 35% THLR : 30% LLR	20%	£1,853,965	£1,643,424	£1,636,230	£1,528,875	£1,501,898	£1,483,913
35% SR : 35% THLR : 30% LLR	25%	£1,641,829	£1,444,620	£1,437,394	£1,329,570	£1,302,476	£1,284,413
35% SR : 35% THLR : 30% LLR	30%	£1,429,255	£1,245,383	£1,238,124	£1,129,803	£1,102,584	£1,084,438
35% SR : 35% THLR : 30% LLR	35%	£1,216,240	£1,045,714	£1,038,420	£929,573	£902,223	£883,988
35% SR : 35% THLR : 30% LLR	43%	£895,893	£745,399	£738,049	£628,361	£600,799	£582,424
35% SR : 35% THLR : 30% LLR	50%	£574,555	£444,111	£436,700	£328,108	£298,318	£279,791

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,017,175	£2,753,388	£2,746,302	£2,640,534	£2,613,958	£2,596,239
35% SR : 35% THLR : 30% LLR	10%	£2,595,987	£2,358,808	£2,351,671	£2,245,167	£2,218,404	£2,200,562
35% SR : 35% THLR : 30% LLR	20%	£2,173,038	£1,962,497	£1,955,303	£1,847,948	£1,820,971	£1,802,986
35% SR : 35% THLR : 30% LLR	25%	£1,960,902	£1,763,693	£1,756,467	£1,648,643	£1,621,549	£1,603,486
35% SR : 35% THLR : 30% LLR	30%	£1,748,328	£1,564,456	£1,557,197	£1,448,876	£1,421,657	£1,403,511
35% SR : 35% THLR : 30% LLR	35%	£1,535,313	£1,364,787	£1,357,493	£1,248,646	£1,221,296	£1,203,061
35% SR : 35% THLR : 30% LLR	43%	£1,214,966	£1,064,472	£1,057,122	£947,434	£919,872	£901,497
35% SR : 35% THLR : 30% LLR	50%	£893,628	£763,184	£755,773	£645,181	£617,391	£598,864

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,612,754	£2,361,953	£2,354,866	£2,249,099	£2,222,522	£2,204,804
35% SR : 35% THLR : 30% LLR	10%	£2,258,982	£2,033,630	£2,026,492	£1,919,988	£1,893,226	£1,875,383
35% SR : 35% THLR : 30% LLR	20%	£1,903,449	£1,703,575	£1,696,382	£1,589,026	£1,562,049	£1,544,065
35% SR : 35% THLR : 30% LLR	25%	£1,725,022	£1,537,900	£1,530,675	£1,422,850	£1,395,756	£1,377,694
35% SR : 35% THLR : 30% LLR	30%	£1,546,155	£1,371,791	£1,364,533	£1,256,212	£1,228,993	£1,210,847
35% SR : 35% THLR : 30% LLR	35%	£1,366,849	£1,205,250	£1,197,957	£1,089,111	£1,061,760	£1,043,526
35% SR : 35% THLR : 30% LLR	43%	£1,097,064	£954,628	£947,278	£837,591	£810,029	£791,654
35% SR : 35% THLR : 30% LLR	50%	£826,288	£703,033	£695,622	£585,030	£557,240	£538,714

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,256	-£234,544	-£241,632	-£347,398	-£373,976	-£391,694
35% SR : 35% THLR : 30% LLR	10%	-£337,516	-£562,868	-£570,005	-£676,510	-£703,272	-£721,114
35% SR : 35% THLR : 30% LLR	20%	-£693,049	-£892,922	-£900,116	-£1,007,471	-£1,034,448	-£1,052,433
35% SR : 35% THLR : 30% LLR	25%	-£871,476	-£1,058,598	-£1,065,823	-£1,173,647	-£1,200,741	-£1,218,804
35% SR : 35% THLR : 30% LLR	30%	-£1,050,343	-£1,224,706	-£1,231,964	-£1,340,286	-£1,367,505	-£1,385,651
35% SR : 35% THLR : 30% LLR	35%	-£1,229,649	-£1,391,247	-£1,398,541	-£1,507,387	-£1,534,737	-£1,552,972
35% SR : 35% THLR : 30% LLR	43%	-£1,499,434	-£1,641,869	-£1,649,219	-£1,758,907	-£1,786,469	-£1,804,844
35% SR : 35% THLR : 30% LLR	50%	-£1,770,209	-£1,893,484	-£1,900,875	-£2,011,468	-£2,039,257	-£2,057,784

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,178,664	£927,864	£920,777	£815,010	£788,433	£770,715
35% SR : 35% THLR : 30% LLR	10%	£824,892	£599,540	£592,403	£485,899	£459,136	£441,294
35% SR : 35% THLR : 30% LLR	20%	£469,359	£269,486	£262,293	£154,937	£127,960	£109,976
35% SR : 35% THLR : 30% LLR	25%	£290,933	£103,811	£96,585	-£11,239	-£38,333	-£56,396
35% SR : 35% THLR : 30% LLR	30%	£112,066	-£62,298	-£69,556	-£177,877	-£205,096	-£223,242
35% SR : 35% THLR : 30% LLR	35%	-£67,240	-£228,839	-£236,133	-£344,979	-£372,229	-£390,584
35% SR : 35% THLR : 30% LLR	43%	-£337,025	-£479,461	-£486,811	-£596,498	-£624,061	-£642,435
35% SR : 35% THLR : 30% LLR	50%	-£807,801	-£731,056	-£738,467	-£849,060	-£876,849	-£895,375

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,943,036	£1,692,235	£1,685,148	£1,579,381	£1,552,804	£1,535,086
35% SR : 35% THLR : 30% LLR	10%	£1,589,264	£1,363,911	£1,356,774	£1,250,270	£1,223,508	£1,205,665
35% SR : 35% THLR : 30% LLR	20%	£1,233,731	£1,033,857	£1,026,664	£919,308	£892,331	£874,347
35% SR : 35% THLR : 30% LLR	25%	£1,055,304	£868,182	£860,956	£753,132	£726,038	£707,975
35% SR : 35% THLR : 30% LLR	30%	£876,437	£702,073	£694,815	£586,494	£559,275	£541,129
35% SR : 35% THLR : 30% LLR	35%	£697,131	£535,532	£528,298	£419,393	£392,042	£373,808
35% SR : 35% THLR : 30% LLR	43%	£427,346	£284,910	£277,560	£167,673	£140,310	£121,936
35% SR : 35% THLR : 30% LLR	50%	£156,570	£33,315	£25,904	-£84,688	-£112,478	-£131,004

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,282,109	£2,011,308	£2,004,221	£1,898,454	£1,871,877	£1,854,159
35% SR : 35% THLR : 30% LLR	10%	£1,908,337	£1,682,984	£1,675,847	£1,569,343	£1,542,581	£1,524,738
35% SR : 35% THLR : 30% LLR	20%	£1,552,804	£1,352,930	£1,345,737	£1,238,381	£1,211,404	£1,193,420
35% SR : 35% THLR : 30% LLR	25%	£1,374,377	£1,187,255	£1,180,029	£1,072,205	£1,045,111	£1,027,048
35% SR : 35% THLR : 30% LLR	30%	£1,195,510	£1,021,146	£1,013,888	£906,567	£878,348	£860,202
35% SR : 35% THLR : 30% LLR	35%	£1,016,204	£854,605	£847,311	£738,466	£711,115	£692,881
35% SR : 35% THLR : 30% LLR	43%	£746,419	£603,983	£596,633	£486,946	£459,383	£441,009
35% SR : 35% THLR : 30% LLR	50%	£475,643	£352,388	£344,977	£234,385	£206,595	£188,069

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,065,793	£2,915,830	£2,908,742	£2,802,976	£2,776,398	£2,758,681
35% SR : 35% THLR : 30% LLR	10%	£2,684,910	£2,549,999	£2,542,862	£2,436,357	£2,409,595	£2,391,753
35% SR : 35% THLR : 30% LLR	20%	£2,302,266	£2,182,437	£2,175,243	£2,067,887	£2,040,911	£2,022,926
35% SR : 35% THLR : 30% LLR	25%	£2,110,285	£1,998,008	£1,990,783	£1,882,959	£1,855,865	£1,837,801
35% SR : 35% THLR : 30% LLR	30%	£1,917,863	£1,813,145	£1,805,887	£1,697,566	£1,670,347	£1,652,201
35% SR : 35% THLR : 30% LLR	35%	£1,725,001	£1,627,851	£1,620,558	£1,511,711	£1,484,360	£1,466,126
35% SR : 35% THLR : 30% LLR	43%	£1,434,882	£1,349,099	£1,341,748	£1,232,061	£1,204,499	£1,186,124
35% SR : 35% THLR : 30% LLR	50%	£1,143,774	£1,069,373	£1,061,962	£951,370	£923,579	£905,053

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£469,296	£319,332	£312,245	£206,478	£179,901	£162,183
35% SR : 35% THLR : 30% LLR	10%	£88,413	£-46,499	£-53,636	£-160,140	£-186,902	£-204,745
35% SR : 35% THLR : 30% LLR	20%	£-294,231	£-414,061	£-421,254	£-528,610	£-555,587	£-573,571
35% SR : 35% THLR : 30% LLR	25%	£-486,212	£-598,489	£-605,715	£-713,539	£-740,633	£-758,697
35% SR : 35% THLR : 30% LLR	30%	£-678,635	£-783,352	£-790,610	£-898,931	£-926,150	£-944,296
35% SR : 35% THLR : 30% LLR	35%	£-871,496	£-968,646	£-975,940	£-1,084,787	£-1,112,137	£-1,130,372
35% SR : 35% THLR : 30% LLR	43%	£-1,161,615	£-1,247,399	£-1,254,749	£-1,364,437	£-1,391,999	£-1,410,373
35% SR : 35% THLR : 30% LLR	50%	£-1,452,723	£-1,527,125	£-1,534,635	£-1,645,128	£-1,672,918	£-1,691,445

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,631,704	£1,481,741	£1,474,653	£1,368,886	£1,342,309	£1,324,591
35% SR : 35% THLR : 30% LLR	10%	£1,250,821	£1,115,910	£1,108,772	£1,002,268	£975,506	£957,663
35% SR : 35% THLR : 30% LLR	20%	£868,177	£748,347	£741,154	£633,798	£606,821	£588,837
35% SR : 35% THLR : 30% LLR	25%	£676,196	£563,919	£556,693	£448,869	£421,775	£403,712
35% SR : 35% THLR : 30% LLR	30%	£483,773	£379,056	£371,798	£263,477	£236,258	£218,112
35% SR : 35% THLR : 30% LLR	35%	£290,912	£193,762	£186,468	£77,622	£50,271	£32,037
35% SR : 35% THLR : 30% LLR	43%	£793	£-84,991	£-82,341	£-202,028	£-229,591	£-247,985
35% SR : 35% THLR : 30% LLR	50%	£-290,315	£-364,717	£-372,127	£-482,720	£-510,510	£-529,036

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,396,075	£2,246,112	£2,239,024	£2,133,258	£2,106,680	£2,088,962
35% SR : 35% THLR : 30% LLR	10%	£2,015,192	£1,880,281	£1,873,143	£1,766,639	£1,739,877	£1,722,035
35% SR : 35% THLR : 30% LLR	20%	£1,632,548	£1,512,719	£1,505,525	£1,398,169	£1,371,193	£1,353,208
35% SR : 35% THLR : 30% LLR	25%	£1,440,567	£1,328,290	£1,321,065	£1,213,240	£1,186,146	£1,168,083
35% SR : 35% THLR : 30% LLR	30%	£1,248,145	£1,143,427	£1,136,169	£1,027,848	£1,000,629	£982,483
35% SR : 35% THLR : 30% LLR	35%	£1,055,283	£958,133	£950,840	£841,993	£814,642	£796,408
35% SR : 35% THLR : 30% LLR	43%	£765,164	£679,380	£672,030	£562,343	£534,781	£516,406
35% SR : 35% THLR : 30% LLR	50%	£474,056	£399,654	£392,244	£281,652	£253,861	£235,335

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,715,148	£2,565,185	£2,558,097	£2,452,331	£2,425,753	£2,408,035
35% SR : 35% THLR : 30% LLR	10%	£2,334,265	£2,199,354	£2,192,216	£2,085,712	£2,058,950	£2,041,108
35% SR : 35% THLR : 30% LLR	20%	£1,951,621	£1,831,792	£1,824,598	£1,717,242	£1,690,266	£1,672,281
35% SR : 35% THLR : 30% LLR	25%	£1,759,640	£1,647,363	£1,640,138	£1,532,313	£1,505,219	£1,487,156
35% SR : 35% THLR : 30% LLR	30%	£1,567,218	£1,462,500	£1,455,242	£1,346,921	£1,319,702	£1,301,556
35% SR : 35% THLR : 30% LLR	35%	£1,374,356	£1,277,206	£1,269,913	£1,161,066	£1,133,715	£1,115,481
35% SR : 35% THLR : 30% LLR	43%	£1,084,237	£998,453	£991,103	£881,416	£853,854	£835,479
35% SR : 35% THLR : 30% LLR	50%	£793,129	£718,727	£711,317	£600,725	£572,934	£554,408

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,461,740	£2,322,166	£2,315,078	£2,209,312	£2,182,734	£2,165,015
35% SR : 35% THLR : 30% LLR	10%	£2,127,330	£2,002,008	£1,994,871	£1,888,367	£1,861,604	£1,843,763
35% SR : 35% THLR : 30% LLR	20%	£1,791,160	£1,680,120	£1,672,927	£1,565,571	£1,538,594	£1,520,610
35% SR : 35% THLR : 30% LLR	25%	£1,622,414	£1,518,528	£1,511,303	£1,403,478	£1,376,384	£1,358,322
35% SR : 35% THLR : 30% LLR	30%	£1,453,229	£1,356,503	£1,349,244	£1,240,924	£1,213,704	£1,195,558
35% SR : 35% THLR : 30% LLR	35%	£1,283,604	£1,194,046	£1,186,752	£1,077,906	£1,050,555	£1,032,320
35% SR : 35% THLR : 30% LLR	43%	£1,028,340	£949,549	£942,198	£832,511	£804,949	£786,574
35% SR : 35% THLR : 30% LLR	50%	£772,087	£704,078	£696,667	£586,075	£558,285	£539,758

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£134,757	-£274,332	-£281,419	-£387,186	-£413,763	-£431,482
35% SR : 35% THLR : 30% LLR	10%	-£469,167	-£594,489	-£601,627	-£708,131	-£734,893	-£752,735
35% SR : 35% THLR : 30% LLR	20%	-£805,337	-£916,377	-£923,571	-£1,030,926	-£1,057,903	-£1,075,888
35% SR : 35% THLR : 30% LLR	25%	-£974,084	-£1,077,970	-£1,085,195	-£1,193,019	-£1,220,113	-£1,238,176
35% SR : 35% THLR : 30% LLR	30%	-£1,143,269	-£1,239,994	-£1,247,253	-£1,355,573	-£1,382,793	-£1,400,939
35% SR : 35% THLR : 30% LLR	35%	-£1,312,894	-£1,402,452	-£1,409,745	-£1,518,591	-£1,545,943	-£1,564,177
35% SR : 35% THLR : 30% LLR	43%	-£1,568,157	-£1,646,949	-£1,654,299	-£1,763,986	-£1,791,549	-£1,809,923
35% SR : 35% THLR : 30% LLR	50%	-£1,824,411	-£1,892,419	-£1,899,830	-£2,010,423	-£2,038,212	-£2,056,740

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,027,651	£888,076	£880,989	£775,222	£748,645	£730,926
35% SR : 35% THLR : 30% LLR	10%	£693,241	£567,919	£560,782	£454,279	£427,515	£409,674
35% SR : 35% THLR : 30% LLR	20%	£357,071	£246,031	£238,838	£131,482	£104,505	£86,521
35% SR : 35% THLR : 30% LLR	25%	£188,325	£84,439	£77,213	-£30,611	-£57,705	-£75,768
35% SR : 35% THLR : 30% LLR	30%	£19,139	-£77,586	-£84,845	-£193,165	-£220,385	-£238,531
35% SR : 35% THLR : 30% LLR	35%	-£150,485	-£240,043	-£247,337	-£356,183	-£383,535	-£401,789
35% SR : 35% THLR : 30% LLR	43%	-£405,749	-£484,541	-£491,891	-£601,578	-£629,141	-£647,515
35% SR : 35% THLR : 30% LLR	50%	-£862,002	-£930,011	-£937,422	-£1,048,015	-£1,075,804	-£1,094,331

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,792,022	£1,652,448	£1,645,360	£1,539,594	£1,513,016	£1,495,297
35% SR : 35% THLR : 30% LLR	10%	£1,457,612	£1,332,290	£1,325,153	£1,218,649	£1,191,886	£1,174,045
35% SR : 35% THLR : 30% LLR	20%	£1,121,442	£1,010,402	£1,003,209	£895,853	£868,876	£850,892
35% SR : 35% THLR : 30% LLR	25%	£952,696	£849,810	£841,585	£733,760	£706,666	£688,604
35% SR : 35% THLR : 30% LLR	30%	£783,510	£686,785	£679,526	£571,206	£543,986	£525,840
35% SR : 35% THLR : 30% LLR	35%	£613,886	£524,328	£517,034	£408,188	£380,937	£362,602
35% SR : 35% THLR : 30% LLR	43%	£358,622	£279,831	£272,480	£162,793	£135,231	£116,856
35% SR : 35% THLR : 30% LLR	50%	£102,369	£34,360	£26,949	-£83,643	-£111,433	-£129,960

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,111,095	£1,971,521	£1,964,433	£1,858,667	£1,832,089	£1,814,370
35% SR : 35% THLR : 30% LLR	10%	£1,776,685	£1,651,363	£1,644,226	£1,537,722	£1,510,959	£1,493,118
35% SR : 35% THLR : 30% LLR	20%	£1,440,515	£1,329,475	£1,322,282	£1,214,926	£1,187,949	£1,169,965
35% SR : 35% THLR : 30% LLR	25%	£1,271,769	£1,167,883	£1,160,658	£1,052,833	£1,025,739	£1,007,677
35% SR : 35% THLR : 30% LLR	30%	£1,102,583	£1,005,858	£998,599	£890,279	£863,059	£844,913
35% SR : 35% THLR : 30% LLR	35%	£932,959	£843,401	£836,107	£727,261	£699,910	£681,675
35% SR : 35% THLR : 30% LLR	43%	£677,695	£598,904	£591,553	£481,866	£454,304	£435,929
35% SR : 35% THLR : 30% LLR	50%	£421,442	£353,433	£346,022	£235,430	£207,640	£189,113

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,008,700	£1,876,917	£1,869,830	£1,764,063	£1,737,486	£1,719,767
35% SR : 35% THLR : 30% LLR	10%	£1,708,505	£1,590,386	£1,583,249	£1,476,745	£1,449,982	£1,432,140
35% SR : 35% THLR : 30% LLR	20%	£1,406,549	£1,302,125	£1,294,931	£1,187,575	£1,160,599	£1,142,614
35% SR : 35% THLR : 30% LLR	25%	£1,254,911	£1,157,345	£1,150,121	£1,042,296	£1,015,201	£997,139
35% SR : 35% THLR : 30% LLR	30%	£1,102,833	£1,012,133	£1,004,875	£896,554	£869,335	£851,189
35% SR : 35% THLR : 30% LLR	35%	£950,315	£866,489	£859,196	£750,349	£722,988	£704,764
35% SR : 35% THLR : 30% LLR	43%	£720,713	£647,212	£639,862	£530,175	£502,612	£484,237
35% SR : 35% THLR : 30% LLR	50%	£490,120	£426,961	£419,550	£308,958	£281,168	£262,641

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£587,798	-£719,580	-£726,667	-£832,434	-£859,012	-£876,730
35% SR : 35% THLR : 30% LLR	10%	-£887,993	-£1,006,112	-£1,013,248	-£1,119,752	-£1,146,516	-£1,164,357
35% SR : 35% THLR : 30% LLR	20%	-£1,189,949	-£1,294,373	-£1,301,567	-£1,408,922	-£1,435,899	-£1,453,884
35% SR : 35% THLR : 30% LLR	25%	-£1,341,586	-£1,439,153	-£1,446,377	-£1,554,201	-£1,581,296	-£1,599,359
35% SR : 35% THLR : 30% LLR	30%	-£1,493,664	-£1,584,364	-£1,591,622	-£1,699,944	-£1,727,162	-£1,745,308
35% SR : 35% THLR : 30% LLR	35%	-£1,646,182	-£1,730,008	-£1,737,302	-£1,846,149	-£1,873,499	-£1,891,734
35% SR : 35% THLR : 30% LLR	43%	-£1,875,785	-£1,949,285	-£1,956,636	-£2,066,323	-£2,093,885	-£2,112,261
35% SR : 35% THLR : 30% LLR	50%	-£2,106,378	-£2,169,537	-£2,176,947	-£2,287,540	-£2,315,329	-£2,333,856

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£574,610	£442,828	£435,741	£329,974	£303,397	£285,678
35% SR : 35% THLR : 30% LLR	10%	£274,415	£156,296	£149,160	£42,656	£15,893	-£1,949
35% SR : 35% THLR : 30% LLR	20%	-£27,541	-£131,965	-£139,158	-£246,514	-£273,491	-£291,475
35% SR : 35% THLR : 30% LLR	25%	-£179,178	-£276,744	-£283,989	-£391,793	-£418,888	-£436,951
35% SR : 35% THLR : 30% LLR	30%	-£331,256	-£421,956	-£429,214	-£537,535	-£564,754	-£582,900
35% SR : 35% THLR : 30% LLR	35%	-£483,774	-£567,600	-£574,894	-£683,740	-£711,091	-£729,325
35% SR : 35% THLR : 30% LLR	43%	-£713,377	-£786,877	-£794,227	-£903,915	-£931,477	-£949,853
35% SR : 35% THLR : 30% LLR	50%	-£943,969	-£1,007,129	-£1,014,539	-£1,125,131	-£1,152,921	-£1,171,448

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,338,981	£1,207,199	£1,200,112	£1,094,345	£1,067,768	£1,050,049
35% SR : 35% THLR : 30% LLR	10%	£1,038,786	£920,668	£913,531	£807,027	£780,264	£762,422
35% SR : 35% THLR : 30% LLR	20%	£736,831	£632,407	£625,213	£517,857	£490,880	£472,896
35% SR : 35% THLR : 30% LLR	25%	£585,193	£487,627	£480,403	£372,578	£345,483	£327,421
35% SR : 35% THLR : 30% LLR	30%	£433,115	£342,415	£335,157	£226,836	£199,617	£181,471
35% SR : 35% THLR : 30% LLR	35%	£290,597	£196,771	£189,478	£80,631	£53,280	£35,046
35% SR : 35% THLR : 30% LLR	43%	£50,995	-£22,906	-£29,856	-£139,943	-£167,106	-£185,481
35% SR : 35% THLR : 30% LLR	50%	-£179,598	-£242,757	-£250,168	-£360,760	-£388,550	-£407,077

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,658,054	£1,526,272	£1,519,185	£1,413,418	£1,386,841	£1,369,122
35% SR : 35% THLR : 30% LLR	10%	£1,357,859	£1,239,741	£1,232,604	£1,126,100	£1,099,337	£1,081,495
35% SR : 35% THLR : 30% LLR	20%	£1,055,904	£951,480	£944,286	£836,930	£809,953	£791,969
35% SR : 35% THLR : 30% LLR	25%	£904,266	£806,700	£799,476	£691,651	£664,556	£646,494
35% SR : 35% THLR : 30% LLR	30%	£752,188	£661,488	£654,230	£545,909	£518,690	£500,544
35% SR : 35% THLR : 30% LLR	35%	£599,670	£515,844	£508,555	£399,704	£372,353	£354,119
35% SR : 35% THLR : 30% LLR	43%	£370,068	£296,567	£289,217	£179,530	£151,967	£133,592
35% SR : 35% THLR : 30% LLR	50%	£139,475	£76,316	£68,905	-£41,687	-£69,477	-£88,004

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,763,767	£2,643,137	£2,636,050	£2,530,283	£2,503,706	£2,485,988
35% SR : 35% THLR : 30% LLR	10%	£2,409,139	£2,300,696	£2,293,560	£2,187,054	£2,160,292	£2,142,451
35% SR : 35% THLR : 30% LLR	20%	£2,052,751	£1,956,524	£1,949,331	£1,841,975	£1,814,998	£1,797,014
35% SR : 35% THLR : 30% LLR	25%	£1,873,897	£1,783,790	£1,776,565	£1,668,741	£1,641,647	£1,623,584
35% SR : 35% THLR : 30% LLR	30%	£1,694,602	£1,610,624	£1,603,365	£1,495,044	£1,467,824	£1,449,678
35% SR : 35% THLR : 30% LLR	35%	£1,514,868	£1,437,024	£1,429,730	£1,320,884	£1,293,533	£1,275,299
35% SR : 35% THLR : 30% LLR	43%	£1,244,442	£1,175,814	£1,168,464	£1,058,776	£1,031,214	£1,012,839
35% SR : 35% THLR : 30% LLR	50%	£973,025	£913,630	£906,220	£795,627	£767,838	£749,311

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£167,270	£46,640	£39,552	-\$66,214	-\$92,792	-\$110,510
35% SR : 35% THLR : 30% LLR	10%	-\$187,358	-\$295,602	-\$302,938	-\$409,443	-\$436,205	-\$454,047
35% SR : 35% THLR : 30% LLR	20%	-\$543,747	-\$639,973	-\$647,167	-\$754,522	-\$781,499	-\$799,484
35% SR : 35% THLR : 30% LLR	25%	-\$722,600	-\$812,707	-\$819,933	-\$927,757	-\$954,851	-\$972,914
35% SR : 35% THLR : 30% LLR	30%	-\$901,895	-\$985,874	-\$993,133	-\$1,101,453	-\$1,128,673	-\$1,146,819
35% SR : 35% THLR : 30% LLR	35%	-\$1,081,629	-\$1,159,473	-\$1,166,767	-\$1,275,614	-\$1,302,965	-\$1,321,199
35% SR : 35% THLR : 30% LLR	43%	-\$1,352,055	-\$1,420,684	-\$1,428,034	-\$1,537,721	-\$1,565,284	-\$1,583,658
35% SR : 35% THLR : 30% LLR	50%	-\$1,623,472	-\$1,682,867	-\$1,690,278	-\$1,800,870	-\$1,828,660	-\$1,847,187

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,329,678	£1,209,048	£1,201,961	£1,096,194	£1,069,617	£1,051,899
35% SR : 35% THLR : 30% LLR	10%	£975,050	£866,607	£859,470	£752,965	£726,203	£708,361
35% SR : 35% THLR : 30% LLR	20%	£618,662	£522,435	£515,242	£407,886	£380,909	£362,925
35% SR : 35% THLR : 30% LLR	25%	£439,808	£349,701	£342,476	£234,651	£207,557	£189,495
35% SR : 35% THLR : 30% LLR	30%	£260,513	£176,534	£169,275	£60,955	£33,735	£15,589
35% SR : 35% THLR : 30% LLR	35%	£80,779	£2,935	-\$4,359	-\$113,206	-\$140,556	-\$158,791
35% SR : 35% THLR : 30% LLR	43%	-\$189,647	-\$258,276	-\$265,626	-\$375,313	-\$402,875	-\$421,250
35% SR : 35% THLR : 30% LLR	50%	-\$461,064	-\$520,459	-\$527,869	-\$638,462	-\$666,251	-\$684,779

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,094,049	£1,973,419	£1,966,332	£1,860,565	£1,833,988	£1,816,270
35% SR : 35% THLR : 30% LLR	10%	£1,739,421	£1,630,978	£1,623,842	£1,517,336	£1,490,574	£1,472,733
35% SR : 35% THLR : 30% LLR	20%	£1,383,033	£1,286,806	£1,279,613	£1,172,257	£1,145,280	£1,127,296
35% SR : 35% THLR : 30% LLR	25%	£1,204,179	£1,114,072	£1,106,847	£999,023	£971,928	£953,866
35% SR : 35% THLR : 30% LLR	30%	£1,024,884	£940,906	£933,647	£825,326	£798,106	£779,960
35% SR : 35% THLR : 30% LLR	35%	£845,150	£767,306	£760,012	£651,166	£623,815	£605,581
35% SR : 35% THLR : 30% LLR	43%	£574,724	£506,096	£498,745	£389,058	£361,496	£343,121
35% SR : 35% THLR : 30% LLR	50%	£303,307	£243,912	£236,502	£125,909	£98,120	£79,593

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,413,122	£2,282,492	£2,285,405	£2,179,638	£2,153,061	£2,135,343
35% SR : 35% THLR : 30% LLR	10%	£2,058,494	£1,950,051	£1,942,915	£1,836,409	£1,809,647	£1,791,806
35% SR : 35% THLR : 30% LLR	20%	£1,702,106	£1,605,879	£1,598,686	£1,491,330	£1,464,353	£1,446,369
35% SR : 35% THLR : 30% LLR	25%	£1,523,252	£1,433,145	£1,425,920	£1,318,096	£1,291,001	£1,272,939
35% SR : 35% THLR : 30% LLR	30%	£1,343,957	£1,259,979	£1,252,720	£1,144,399	£1,117,179	£1,099,033
35% SR : 35% THLR : 30% LLR	35%	£1,164,223	£1,086,379	£1,079,085	£970,239	£942,888	£924,654
35% SR : 35% THLR : 30% LLR	43%	£893,797	£825,169	£817,818	£708,131	£680,569	£662,194
35% SR : 35% THLR : 30% LLR	50%	£622,380	£562,985	£555,575	£444,982	£417,193	£398,666

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,008,700	£1,901,056	£1,893,969	£1,788,202	£1,761,625	£1,743,907
35% SR : 35% THLR : 30% LLR	10%	£1,715,333	£1,618,822	£1,611,686	£1,505,181	£1,478,419	£1,460,577
35% SR : 35% THLR : 30% LLR	20%	£1,420,206	£1,334,858	£1,327,665	£1,220,309	£1,193,332	£1,175,348
35% SR : 35% THLR : 30% LLR	25%	£1,271,981	£1,192,227	£1,185,003	£1,077,178	£1,050,083	£1,032,021
35% SR : 35% THLR : 30% LLR	30%	£1,123,318	£1,049,164	£1,041,905	£933,584	£906,365	£888,219
35% SR : 35% THLR : 30% LLR	35%	£974,214	£905,668	£898,374	£789,528	£762,178	£743,943
35% SR : 35% THLR : 30% LLR	43%	£749,732	£689,613	£682,263	£572,576	£545,013	£526,639
35% SR : 35% THLR : 30% LLR	50%	£524,261	£472,586	£465,174	£354,582	£326,792	£308,266

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£587,798	-£695,441	-£702,529	-£808,295	-£834,873	-£852,590
35% SR : 35% THLR : 30% LLR	10%	-£881,165	-£977,676	-£984,812	-£1,091,316	-£1,118,078	-£1,135,921
35% SR : 35% THLR : 30% LLR	20%	-£1,176,292	-£1,261,639	-£1,268,833	-£1,376,189	-£1,403,165	-£1,421,150
35% SR : 35% THLR : 30% LLR	25%	-£1,324,516	-£1,404,271	-£1,411,495	-£1,519,319	-£1,546,414	-£1,564,477
35% SR : 35% THLR : 30% LLR	30%	-£1,473,180	-£1,547,333	-£1,554,592	-£1,662,913	-£1,690,132	-£1,708,278
35% SR : 35% THLR : 30% LLR	35%	-£1,622,284	-£1,690,830	-£1,698,124	-£1,806,969	-£1,834,320	-£1,852,554
35% SR : 35% THLR : 30% LLR	43%	-£1,846,765	-£1,906,884	-£1,914,235	-£2,023,922	-£2,051,484	-£2,069,859
35% SR : 35% THLR : 30% LLR	50%	-£2,072,236	-£2,123,912	-£2,131,323	-£2,241,916	-£2,269,705	-£2,288,232

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£574,610	£466,967	£459,880	£354,113	£327,536	£309,818
35% SR : 35% THLR : 30% LLR	10%	£281,244	£184,733	£177,596	£71,092	£44,330	£26,487
35% SR : 35% THLR : 30% LLR	20%	-£13,884	-£99,231	-£106,425	-£213,780	-£240,757	-£258,742
35% SR : 35% THLR : 30% LLR	25%	-£162,108	-£241,862	-£249,087	-£356,911	-£384,006	-£402,089
35% SR : 35% THLR : 30% LLR	30%	-£310,772	-£384,925	-£392,184	-£500,505	-£527,724	-£545,870
35% SR : 35% THLR : 30% LLR	35%	-£459,875	-£528,422	-£535,715	-£644,561	-£671,912	-£690,146
35% SR : 35% THLR : 30% LLR	43%	-£684,357	-£744,476	-£751,826	-£861,514	-£889,076	-£907,451
35% SR : 35% THLR : 30% LLR	50%	-£909,828	-£961,904	-£968,915	-£1,079,908	-£1,107,297	-£1,125,823

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,338,981	£1,231,338	£1,224,251	£1,118,484	£1,091,907	£1,074,189
35% SR : 35% THLR : 30% LLR	10%	£1,045,615	£949,104	£941,967	£835,463	£808,701	£790,859
35% SR : 35% THLR : 30% LLR	20%	£750,488	£665,140	£657,947	£550,591	£523,614	£506,630
35% SR : 35% THLR : 30% LLR	25%	£602,263	£522,509	£515,284	£407,460	£380,365	£362,302
35% SR : 35% THLR : 30% LLR	30%	£453,600	£379,446	£372,187	£263,866	£236,647	£218,501
35% SR : 35% THLR : 30% LLR	35%	£304,496	£235,950	£228,656	£119,810	£92,459	£74,225
35% SR : 35% THLR : 30% LLR	43%	£80,014	£19,895	£12,545	-£97,142	-£124,705	-£143,079
35% SR : 35% THLR : 30% LLR	50%	-£145,457	-£197,133	-£204,544	-£315,136	-£342,926	-£361,452

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,658,054	£1,550,411	£1,543,324	£1,437,557	£1,410,980	£1,393,282
35% SR : 35% THLR : 30% LLR	10%	£1,364,688	£1,268,177	£1,261,040	£1,154,536	£1,127,774	£1,109,932
35% SR : 35% THLR : 30% LLR	20%	£1,069,561	£984,213	£977,020	£869,664	£842,687	£824,703
35% SR : 35% THLR : 30% LLR	25%	£921,336	£841,582	£834,357	£726,533	£699,438	£681,375
35% SR : 35% THLR : 30% LLR	30%	£772,673	£698,519	£691,260	£582,939	£555,720	£537,574
35% SR : 35% THLR : 30% LLR	35%	£623,569	£555,023	£547,729	£438,883	£411,532	£393,298
35% SR : 35% THLR : 30% LLR	43%	£399,087	£338,968	£331,618	£221,931	£194,366	£175,994
35% SR : 35% THLR : 30% LLR	50%	£173,616	£121,940	£114,529	£3,937	-£23,853	-£42,379

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,404,646	£1,307,392	£1,300,305	£1,194,538	£1,167,961	£1,150,243
35% SR : 35% THLR : 30% LLR	10%	£1,164,856	£1,077,813	£1,070,677	£964,173	£937,410	£919,568
35% SR : 35% THLR : 30% LLR	20%	£923,306	£846,505	£839,311	£731,956	£704,979	£686,994
35% SR : 35% THLR : 30% LLR	25%	£801,870	£730,201	£722,977	£615,153	£588,058	£569,995
35% SR : 35% THLR : 30% LLR	30%	£679,996	£613,467	£606,208	£497,886	£470,667	£452,521
35% SR : 35% THLR : 30% LLR	35%	£557,680	£496,298	£489,005	£380,158	£352,808	£334,573
35% SR : 35% THLR : 30% LLR	43%	£373,382	£319,735	£312,385	£202,698	£175,135	£156,761
35% SR : 35% THLR : 30% LLR	50%	£188,093	£142,199	£134,788	£24,196	£-3,653	£-22,483

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,191,851	£-1,289,105	£-1,296,193	£-1,401,959	£-1,428,537	£-1,446,255
35% SR : 35% THLR : 30% LLR	10%	£-1,431,642	£-1,518,684	£-1,525,821	£-1,632,325	£-1,659,088	£-1,676,929
35% SR : 35% THLR : 30% LLR	20%	£-1,673,192	£-1,749,992	£-1,757,186	£-1,864,542	£-1,891,519	£-1,909,503
35% SR : 35% THLR : 30% LLR	25%	£-1,794,627	£-1,866,296	£-1,873,520	£-1,981,345	£-2,008,440	£-2,026,502
35% SR : 35% THLR : 30% LLR	30%	£-1,916,502	£-1,983,031	£-1,990,290	£-2,098,611	£-2,125,830	£-2,143,976
35% SR : 35% THLR : 30% LLR	35%	£-2,038,817	£-2,100,200	£-2,107,493	£-2,216,339	£-2,243,690	£-2,261,924
35% SR : 35% THLR : 30% LLR	43%	£-2,223,115	£-2,276,762	£-2,284,112	£-2,393,800	£-2,421,362	£-2,439,737
35% SR : 35% THLR : 30% LLR	50%	£-2,408,405	£-2,454,299	£-2,461,709	£-2,572,302	£-2,600,150	£-2,618,981

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-29,443	£-126,697	£-133,784	£-239,551	£-266,128	£-283,846
35% SR : 35% THLR : 30% LLR	10%	£-269,233	£-356,276	£-363,412	£-469,917	£-496,680	£-514,521
35% SR : 35% THLR : 30% LLR	20%	£-510,784	£-687,584	£-694,778	£-802,134	£-829,110	£-847,095
35% SR : 35% THLR : 30% LLR	25%	£-632,219	£-803,888	£-811,112	£-918,936	£-946,031	£-964,094
35% SR : 35% THLR : 30% LLR	30%	£-754,093	£-920,623	£-927,882	£-1,046,203	£-1,073,422	£-1,091,588
35% SR : 35% THLR : 30% LLR	35%	£-876,409	£-1,037,792	£-1,045,084	£-1,163,931	£-1,191,282	£-1,209,516
35% SR : 35% THLR : 30% LLR	43%	£-1,060,707	£-1,114,354	£-1,121,704	£-1,231,392	£-1,258,954	£-1,277,329
35% SR : 35% THLR : 30% LLR	50%	£-1,245,997	£-1,291,891	£-1,299,301	£-1,409,893	£-1,437,742	£-1,456,572

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£734,928	£637,674	£630,587	£524,820	£498,243	£480,525
35% SR : 35% THLR : 30% LLR	10%	£495,138	£408,095	£400,959	£294,455	£267,691	£249,850
35% SR : 35% THLR : 30% LLR	20%	£253,588	£176,787	£169,593	£62,238	£35,261	£17,276
35% SR : 35% THLR : 30% LLR	25%	£132,152	£60,483	£53,259	£-54,565	£-81,660	£-99,723
35% SR : 35% THLR : 30% LLR	30%	£10,278	£-56,252	£-63,511	£-171,832	£-199,051	£-217,197
35% SR : 35% THLR : 30% LLR	35%	£-112,938	£-173,420	£-180,713	£-289,560	£-316,911	£-335,145
35% SR : 35% THLR : 30% LLR	43%	£-236,336	£-349,983	£-357,333	£-467,020	£-494,583	£-512,957
35% SR : 35% THLR : 30% LLR	50%	£-461,625	£-527,519	£-534,930	£-645,522	£-673,371	£-692,201

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,054,001	£956,747	£949,660	£843,893	£817,316	£799,598
35% SR : 35% THLR : 30% LLR	10%	£814,211	£727,168	£720,032	£613,528	£586,764	£568,923
35% SR : 35% THLR : 30% LLR	20%	£572,661	£495,860	£488,666	£381,311	£354,334	£336,349
35% SR : 35% THLR : 30% LLR	25%	£451,225	£379,556	£372,332	£264,508	£237,413	£219,510
35% SR : 35% THLR : 30% LLR	30%	£329,351	£262,821	£255,562	£147,241	£120,022	£101,876
35% SR : 35% THLR : 30% LLR	35%	£207,035	£145,653	£138,360	£29,513	£2,162	£-16,072
35% SR : 35% THLR : 30% LLR	43%	£22,737	£-30,910	£-38,260	£-147,947	£-175,510	£-193,884
35% SR : 35% THLR : 30% LLR	50%	£-162,552	£-208,446	£-215,857	£-326,449	£-354,298	£-373,128

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,608,929	£9,957,117	£9,937,524	£9,937,524	£9,864,049	£9,815,064
35% SR : 35% THLR : 30% LLR	10%	£9,259,027	£8,674,637	£8,654,899	£8,654,899	£8,580,882	£8,531,537
35% SR : 35% THLR : 30% LLR	20%	£7,903,660	£7,386,786	£7,366,881	£7,366,881	£7,292,240	£7,242,479
35% SR : 35% THLR : 30% LLR	25%	£7,223,928	£6,740,847	£6,720,851	£6,720,851	£6,645,866	£6,595,875
35% SR : 35% THLR : 30% LLR	30%	£6,542,829	£6,093,564	£6,073,471	£6,073,471	£5,998,122	£5,947,889
35% SR : 35% THLR : 30% LLR	35%	£5,860,365	£5,444,940	£5,424,744	£5,424,744	£5,349,009	£5,298,519
35% SR : 35% THLR : 30% LLR	43%	£4,834,107	£4,469,485	£4,449,125	£4,449,125	£4,372,773	£4,321,872
35% SR : 35% THLR : 30% LLR	50%	£3,804,774	£3,491,010	£3,470,473	£3,470,473	£3,393,457	£3,342,113

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,910,887	£6,259,075	£6,239,482	£6,239,482	£6,166,007	£6,117,022
35% SR : 35% THLR : 30% LLR	10%	£5,560,985	£4,976,595	£4,956,857	£4,956,857	£4,882,840	£4,833,495
35% SR : 35% THLR : 30% LLR	20%	£4,205,618	£3,688,744	£3,668,839	£3,668,839	£3,594,198	£3,544,437
35% SR : 35% THLR : 30% LLR	25%	£3,525,886	£3,042,805	£3,022,809	£3,022,809	£2,947,824	£2,897,834
35% SR : 35% THLR : 30% LLR	30%	£2,844,787	£2,395,522	£2,375,429	£2,375,429	£2,300,080	£2,249,847
35% SR : 35% THLR : 30% LLR	35%	£2,162,323	£1,746,898	£1,726,702	£1,726,702	£1,650,967	£1,600,477
35% SR : 35% THLR : 30% LLR	43%	£1,136,065	£771,443	£751,083	£751,083	£674,731	£623,830
35% SR : 35% THLR : 30% LLR	50%	£106,732	£-207,032	£-227,569	£-227,569	£-304,585	£-355,929

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,566,438	£7,914,626	£7,895,033	£7,895,033	£7,821,558	£7,772,573
35% SR : 35% THLR : 30% LLR	10%	£7,216,536	£6,632,146	£6,612,408	£6,612,408	£6,538,391	£6,489,046
35% SR : 35% THLR : 30% LLR	20%	£5,861,170	£5,344,295	£5,324,390	£5,324,390	£5,249,749	£5,199,988
35% SR : 35% THLR : 30% LLR	25%	£5,181,437	£4,698,356	£4,678,360	£4,678,360	£4,603,375	£4,553,385
35% SR : 35% THLR : 30% LLR	30%	£4,500,339	£4,051,073	£4,030,980	£4,030,980	£3,955,631	£3,905,398
35% SR : 35% THLR : 30% LLR	35%	£3,817,874	£3,402,449	£3,382,253	£3,382,253	£3,306,518	£3,256,029
35% SR : 35% THLR : 30% LLR	43%	£2,791,616	£2,426,995	£2,406,635	£2,406,635	£2,330,282	£2,279,381
35% SR : 35% THLR : 30% LLR	50%	£1,762,283	£1,448,520	£1,427,983	£1,427,983	£1,350,966	£1,299,622

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,655,088	£9,003,276	£8,983,683	£8,983,683	£8,910,208	£8,861,223
35% SR : 35% THLR : 30% LLR	10%	£8,305,186	£7,720,796	£7,701,058	£7,701,058	£7,627,041	£7,577,696
35% SR : 35% THLR : 30% LLR	20%	£6,949,819	£6,432,945	£6,413,040	£6,413,040	£6,338,399	£6,288,638
35% SR : 35% THLR : 30% LLR	25%	£6,270,087	£5,787,006	£5,767,010	£5,767,010	£5,692,025	£5,642,035
35% SR : 35% THLR : 30% LLR	30%	£5,588,988	£5,139,723	£5,119,630	£5,119,630	£5,044,281	£4,994,048
35% SR : 35% THLR : 30% LLR	35%	£4,906,524	£4,491,099	£4,470,903	£4,470,903	£4,395,168	£4,344,678
35% SR : 35% THLR : 30% LLR	43%	£3,880,266	£3,515,644	£3,495,284	£3,495,284	£3,418,932	£3,368,031
35% SR : 35% THLR : 30% LLR	50%	£2,850,933	£2,537,169	£2,516,632	£2,516,632	£2,439,616	£2,388,272

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,109,526	£9,457,714	£9,438,120	£9,438,120	£9,364,645	£9,315,660
35% SR : 35% THLR : 30% LLR	10%	£8,759,624	£8,175,233	£8,155,496	£8,155,496	£8,081,478	£8,032,134
35% SR : 35% THLR : 30% LLR	20%	£7,404,257	£6,887,382	£6,867,478	£6,867,478	£6,792,836	£6,743,076
35% SR : 35% THLR : 30% LLR	25%	£6,724,524	£6,241,443	£6,221,447	£6,221,447	£6,146,462	£6,096,472
35% SR : 35% THLR : 30% LLR	30%	£6,043,426	£5,594,161	£5,574,067	£5,574,067	£5,498,718	£5,448,485
35% SR : 35% THLR : 30% LLR	35%	£5,360,962	£4,945,536	£4,925,340	£4,925,340	£4,849,605	£4,799,116
35% SR : 35% THLR : 30% LLR	43%	£4,334,703	£3,970,082	£3,949,722	£3,949,722	£3,873,369	£3,822,468
35% SR : 35% THLR : 30% LLR	50%	£3,305,370	£2,991,607	£2,971,070	£2,971,070	£2,894,054	£2,842,709

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,520,912	£5,939,410	£5,919,817	£5,919,817	£5,846,341	£5,797,357
35% SR : 35% THLR : 30% LLR	10%	£5,557,229	£5,036,506	£5,016,768	£5,016,768	£4,942,751	£4,893,406
35% SR : 35% THLR : 30% LLR	20%	£4,588,081	£4,128,231	£4,108,327	£4,108,327	£4,033,685	£3,983,924
35% SR : 35% THLR : 30% LLR	25%	£4,101,458	£3,672,079	£3,652,084	£3,652,084	£3,577,099	£3,527,108
35% SR : 35% THLR : 30% LLR	30%	£3,613,468	£3,214,585	£3,194,492	£3,194,492	£3,119,143	£3,068,910
35% SR : 35% THLR : 30% LLR	35%	£3,124,113	£2,755,749	£2,735,553	£2,735,553	£2,659,818	£2,609,329
35% SR : 35% THLR : 30% LLR	43%	£2,387,519	£2,064,976	£2,044,616	£2,044,616	£1,968,265	£1,917,364
35% SR : 35% THLR : 30% LLR	50%	£1,647,851	£1,371,184	£1,350,646	£1,350,646	£1,273,630	£1,222,286

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,822,870	£2,241,368	£2,221,775	£2,221,775	£2,148,299	£2,099,316
35% SR : 35% THLR : 30% LLR	10%	£1,859,187	£1,338,464	£1,318,726	£1,318,726	£1,244,709	£1,195,364
35% SR : 35% THLR : 30% LLR	20%	£890,039	£430,189	£410,285	£410,285	£335,643	£285,882
35% SR : 35% THLR : 30% LLR	25%	£403,416	£-25,962	£-45,958	£-45,958	£-120,943	£-170,934
35% SR : 35% THLR : 30% LLR	30%	£-84,574	£-483,457	£-503,550	£-503,550	£-578,899	£-629,132
35% SR : 35% THLR : 30% LLR	35%	£-573,929	£-942,293	£-962,489	£-962,489	£-1,038,224	£-1,088,713
35% SR : 35% THLR : 30% LLR	43%	£-1,310,523	£-1,633,065	£-1,653,425	£-1,653,425	£-1,729,777	£-1,780,678
35% SR : 35% THLR : 30% LLR	50%	£-2,050,190	£-2,326,858	£-2,347,396	£-2,347,396	£-2,424,412	£-2,475,756

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,478,421	£3,896,919	£3,877,326	£3,877,326	£3,803,850	£3,754,867
35% SR : 35% THLR : 30% LLR	10%	£3,514,738	£2,994,015	£2,974,277	£2,974,277	£2,900,260	£2,850,915
35% SR : 35% THLR : 30% LLR	20%	£2,545,590	£2,085,740	£2,065,836	£2,065,836	£1,991,194	£1,941,433
35% SR : 35% THLR : 30% LLR	25%	£2,058,967	£1,629,589	£1,609,593	£1,609,593	£1,534,608	£1,484,617
35% SR : 35% THLR : 30% LLR	30%	£1,570,977	£1,172,094	£1,152,001	£1,152,001	£1,076,652	£1,026,419
35% SR : 35% THLR : 30% LLR	35%	£1,081,622	£713,258	£693,062	£693,062	£617,327	£566,838
35% SR : 35% THLR : 30% LLR	43%	£345,028	£22,486	£2,126	£2,126	£-74,226	£-125,127
35% SR : 35% THLR : 30% LLR	50%	£-394,639	£-671,306	£-691,844	£-691,844	£-768,861	£-820,205

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,567,071	£4,985,569	£4,965,976	£4,965,976	£4,892,500	£4,843,517
35% SR : 35% THLR : 30% LLR	10%	£4,603,388	£4,082,665	£4,062,927	£4,062,927	£3,988,910	£3,939,565
35% SR : 35% THLR : 30% LLR	20%	£3,634,240	£3,174,390	£3,154,486	£3,154,486	£3,079,844	£3,030,083
35% SR : 35% THLR : 30% LLR	25%	£3,147,617	£2,718,239	£2,698,243	£2,698,243	£2,623,258	£2,573,267
35% SR : 35% THLR : 30% LLR	30%	£2,659,627	£2,260,744	£2,240,651	£2,240,651	£2,165,302	£2,115,069
35% SR : 35% THLR : 30% LLR	35%	£2,170,272	£1,801,908	£1,781,712	£1,781,712	£1,705,977	£1,655,488
35% SR : 35% THLR : 30% LLR	43%	£1,433,678	£1,111,136	£1,090,776	£1,090,776	£1,014,424	£963,523
35% SR : 35% THLR : 30% LLR	50%	£694,011	£417,343	£396,805	£396,805	£319,789	£268,445

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,021,508	£5,440,006	£5,420,413	£5,420,413	£5,346,937	£5,297,954
35% SR : 35% THLR : 30% LLR	10%	£5,057,825	£4,537,102	£4,517,365	£4,517,365	£4,443,347	£4,394,003
35% SR : 35% THLR : 30% LLR	20%	£4,088,677	£3,628,828	£3,609,923	£3,609,923	£3,534,282	£3,484,520
35% SR : 35% THLR : 30% LLR	25%	£3,602,054	£3,172,676	£3,152,680	£3,152,680	£3,077,695	£3,027,705
35% SR : 35% THLR : 30% LLR	30%	£3,114,065	£2,715,182	£2,695,088	£2,695,088	£2,619,739	£2,569,506
35% SR : 35% THLR : 30% LLR	35%	£2,624,709	£2,256,346	£2,236,149	£2,236,149	£2,160,415	£2,109,925
35% SR : 35% THLR : 30% LLR	43%	£1,888,115	£1,565,573	£1,545,213	£1,545,213	£1,468,861	£1,417,960
35% SR : 35% THLR : 30% LLR	50%	£1,148,448	£871,781	£851,243	£851,243	£774,227	£722,882

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,817,571	£4,265,365	£4,245,772	£4,245,772	£4,172,297	£4,123,312
35% SR : 35% THLR : 30% LLR	10%	£4,006,138	£3,512,092	£3,492,354	£3,492,354	£3,418,337	£3,368,994
35% SR : 35% THLR : 30% LLR	20%	£3,189,240	£2,753,449	£2,733,545	£2,733,545	£2,658,903	£2,609,142
35% SR : 35% THLR : 30% LLR	25%	£2,778,742	£2,372,113	£2,352,117	£2,352,117	£2,277,132	£2,227,142
35% SR : 35% THLR : 30% LLR	30%	£2,366,877	£1,989,435	£1,969,341	£1,969,341	£1,893,992	£1,843,759
35% SR : 35% THLR : 30% LLR	35%	£1,953,647	£1,605,414	£1,585,218	£1,585,218	£1,509,483	£1,458,993
35% SR : 35% THLR : 30% LLR	43%	£1,331,241	£1,026,866	£1,006,505	£1,006,505	£930,153	£879,252
35% SR : 35% THLR : 30% LLR	50%	£705,760	£445,296	£424,758	£424,758	£347,742	£296,398

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,119,529	£567,323	£547,730	£547,730	£474,255	£425,270
35% SR : 35% THLR : 30% LLR	10%	£308,097	£-185,950	£-205,687	£-205,687	£-279,705	£-329,048
35% SR : 35% THLR : 30% LLR	20%	£-508,801	£-944,593	£-964,497	£-964,497	£-1,039,139	£-1,088,900
35% SR : 35% THLR : 30% LLR	25%	£-919,300	£-1,325,929	£-1,345,925	£-1,345,925	£-1,420,910	£-1,470,899
35% SR : 35% THLR : 30% LLR	30%	£-1,331,165	£-1,708,607	£-1,728,700	£-1,728,700	£-1,804,049	£-1,854,283
35% SR : 35% THLR : 30% LLR	35%	£-1,744,395	£-2,092,628	£-2,112,824	£-2,112,824	£-2,188,559	£-2,239,048
35% SR : 35% THLR : 30% LLR	43%	£-2,366,801	£-2,671,176	£-2,691,537	£-2,691,537	£-2,767,889	£-2,818,790
35% SR : 35% THLR : 30% LLR	50%	£-2,992,282	£-3,252,746	£-3,273,284	£-3,273,284	£-3,350,300	£-3,401,644

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,775,081	£2,222,875	£2,203,282	£2,203,282	£2,129,806	£2,080,821
35% SR : 35% THLR : 30% LLR	10%	£1,963,648	£1,469,602	£1,449,864	£1,449,864	£1,375,847	£1,326,503
35% SR : 35% THLR : 30% LLR	20%	£1,146,750	£710,958	£691,054	£691,054	£616,412	£566,651
35% SR : 35% THLR : 30% LLR	25%	£736,251	£329,622	£309,626	£309,626	£234,641	£184,652
35% SR : 35% THLR : 30% LLR	30%	£324,387	£-53,056	£-73,149	£-73,149	£-148,498	£-198,731
35% SR : 35% THLR : 30% LLR	35%	£-88,844	£-437,077	£-457,273	£-457,273	£-533,008	£-583,497
35% SR : 35% THLR : 30% LLR	43%	£-711,260	£-1,015,625	£-1,035,986	£-1,035,986	£-1,112,338	£-1,163,239
35% SR : 35% THLR : 30% LLR	50%	£-1,336,731	£-1,597,195	£-1,617,733	£-1,617,733	£-1,694,749	£-1,746,093

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,863,730	£3,311,524	£3,291,931	£3,291,931	£3,218,456	£3,169,471
35% SR : 35% THLR : 30% LLR	10%	£3,052,298	£2,558,251	£2,538,514	£2,538,514	£2,464,496	£2,415,153
35% SR : 35% THLR : 30% LLR	20%	£2,235,400	£1,799,608	£1,779,704	£1,779,704	£1,705,062	£1,655,301
35% SR : 35% THLR : 30% LLR	25%	£1,824,901	£1,418,272	£1,398,276	£1,398,276	£1,323,291	£1,273,302
35% SR : 35% THLR : 30% LLR	30%	£1,413,036	£1,035,594	£1,015,501	£1,015,501	£940,152	£889,918
35% SR : 35% THLR : 30% LLR	35%	£999,806	£651,573	£631,377	£631,377	£555,642	£505,153
35% SR : 35% THLR : 30% LLR	43%	£377,400	£73,025	£52,664	£52,664	£-23,088	£-74,589
35% SR : 35% THLR : 30% LLR	50%	£-246,081	£-588,545	£-629,083	£-629,083	£-606,099	£-657,443

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,318,168	£3,765,962	£3,746,369	£3,746,369	£3,672,893	£3,623,909
35% SR : 35% THLR : 30% LLR	10%	£3,506,735	£3,012,689	£2,992,951	£2,992,951	£2,918,934	£2,869,590
35% SR : 35% THLR : 30% LLR	20%	£2,690,837	£2,254,046	£2,234,141	£2,234,141	£2,159,500	£2,109,738
35% SR : 35% THLR : 30% LLR	25%	£2,279,338	£1,872,709	£1,852,713	£1,852,713	£1,777,728	£1,727,739
35% SR : 35% THLR : 30% LLR	30%	£1,867,474	£1,490,031	£1,469,938	£1,469,938	£1,394,589	£1,344,356
35% SR : 35% THLR : 30% LLR	35%	£1,454,244	£1,106,011	£1,085,814	£1,085,814	£1,010,080	£959,590
35% SR : 35% THLR : 30% LLR	43%	£831,837	£527,462	£507,101	£507,101	£430,749	£379,848
35% SR : 35% THLR : 30% LLR	50%	£206,356	£-64,107	£-74,646	£-74,646	£-151,662	£-203,006

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,839,576	£5,517,772	£5,498,178	£5,498,178	£5,424,702	£5,375,718
35% SR : 35% THLR : 30% LLR	10%	£4,966,609	£4,679,225	£4,659,487	£4,659,487	£4,585,471	£4,536,126
35% SR : 35% THLR : 30% LLR	20%	£4,088,178	£3,835,310	£3,815,405	£3,815,405	£3,740,764	£3,691,002
35% SR : 35% THLR : 30% LLR	25%	£3,646,913	£3,411,337	£3,391,341	£3,391,341	£3,316,356	£3,266,366
35% SR : 35% THLR : 30% LLR	30%	£3,204,282	£2,986,023	£2,965,929	£2,965,929	£2,890,579	£2,840,346
35% SR : 35% THLR : 30% LLR	35%	£2,760,286	£2,559,365	£2,539,169	£2,539,169	£2,463,434	£2,412,944
35% SR : 35% THLR : 30% LLR	43%	£2,091,729	£1,916,862	£1,896,502	£1,896,502	£1,820,149	£1,769,248
35% SR : 35% THLR : 30% LLR	50%	£1,420,098	£1,271,337	£1,250,800	£1,250,800	£1,173,784	£1,122,440

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,141,535	£1,819,730	£1,800,136	£1,800,136	£1,726,660	£1,677,677
35% SR : 35% THLR : 30% LLR	10%	£1,268,567	£981,183	£961,445	£961,445	£887,429	£838,084
35% SR : 35% THLR : 30% LLR	20%	£390,136	£137,268	£117,363	£117,363	£42,722	£-7,040
35% SR : 35% THLR : 30% LLR	25%	£-51,129	£-286,705	£-306,701	£-306,701	£-381,686	£-431,676
35% SR : 35% THLR : 30% LLR	30%	£-493,760	£-712,019	£-732,113	£-732,113	£-807,463	£-857,696
35% SR : 35% THLR : 30% LLR	35%	£-937,758	£-1,138,677	£-1,158,873	£-1,158,873	£-1,234,608	£-1,285,098
35% SR : 35% THLR : 30% LLR	43%	£-1,606,313	£-1,781,180	£-1,801,540	£-1,801,540	£-1,877,893	£-1,928,794
35% SR : 35% THLR : 30% LLR	50%	£-2,277,944	£-2,426,705	£-2,447,242	£-2,447,242	£-2,524,258	£-2,575,602

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,797,086	£3,475,281	£3,455,687	£3,455,687	£3,382,211	£3,333,228
35% SR : 35% THLR : 30% LLR	10%	£2,924,118	£2,636,734	£2,616,996	£2,616,996	£2,542,980	£2,493,636
35% SR : 35% THLR : 30% LLR	20%	£2,045,687	£1,792,819	£1,772,914	£1,772,914	£1,698,273	£1,648,511
35% SR : 35% THLR : 30% LLR	25%	£1,604,422	£1,368,846	£1,348,850	£1,348,850	£1,273,865	£1,223,875
35% SR : 35% THLR : 30% LLR	30%	£1,161,791	£943,532	£923,439	£923,439	£848,089	£797,855
35% SR : 35% THLR : 30% LLR	35%	£717,795	£516,874	£496,679	£496,679	£420,943	£370,453
35% SR : 35% THLR : 30% LLR	43%	£49,238	£-125,629	£-145,989	£-145,989	£-222,342	£-273,243
35% SR : 35% THLR : 30% LLR	50%	£-622,393	£-771,154	£-791,691	£-791,691	£-868,707	£-920,051

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,885,736	£4,563,931	£4,544,337	£4,544,337	£4,470,861	£4,421,878
35% SR : 35% THLR : 30% LLR	10%	£4,012,768	£3,725,384	£3,705,646	£3,705,646	£3,631,630	£3,582,285
35% SR : 35% THLR : 30% LLR	20%	£3,134,337	£2,581,469	£2,561,564	£2,561,564	£2,486,923	£2,437,161
35% SR : 35% THLR : 30% LLR	25%	£2,693,072	£2,457,496	£2,437,500	£2,437,500	£2,362,515	£2,312,525
35% SR : 35% THLR : 30% LLR	30%	£2,250,441	£2,032,162	£2,012,088	£2,012,088	£1,936,738	£1,886,505
35% SR : 35% THLR : 30% LLR	35%	£1,806,445	£1,605,524	£1,585,328	£1,585,328	£1,509,593	£1,459,103
35% SR : 35% THLR : 30% LLR	43%	£1,137,888	£983,021	£942,661	£942,661	£866,308	£815,407
35% SR : 35% THLR : 30% LLR	50%	£466,257	£317,496	£296,959	£296,959	£219,943	£168,599

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,340,173	£5,018,368	£4,998,774	£4,998,774	£4,925,298	£4,876,315
35% SR : 35% THLR : 30% LLR	10%	£4,467,205	£4,179,822	£4,160,084	£4,160,084	£4,086,068	£4,036,723
35% SR : 35% THLR : 30% LLR	20%	£3,588,774	£3,335,906	£3,316,001	£3,316,001	£3,241,360	£3,191,598
35% SR : 35% THLR : 30% LLR	25%	£3,147,509	£2,911,933	£2,891,937	£2,891,937	£2,816,952	£2,766,962
35% SR : 35% THLR : 30% LLR	30%	£2,704,879	£2,486,619	£2,466,526	£2,466,526	£2,391,176	£2,340,943
35% SR : 35% THLR : 30% LLR	35%	£2,260,882	£2,059,961	£2,039,766	£2,039,766	£1,964,030	£1,913,541
35% SR : 35% THLR : 30% LLR	43%	£1,592,325	£1,417,458	£1,397,098	£1,397,098	£1,320,745	£1,269,844
35% SR : 35% THLR : 30% LLR	50%	£920,695	£771,934	£751,396	£751,396	£674,380	£623,036

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,476,904	£4,178,535	£4,158,942	£4,158,942	£4,085,467	£4,036,483
35% SR : 35% THLR : 30% LLR	10%	£3,709,062	£3,443,307	£3,423,569	£3,423,569	£3,349,552	£3,300,207
35% SR : 35% THLR : 30% LLR	20%	£2,935,755	£2,702,707	£2,682,802	£2,682,802	£2,608,161	£2,558,400
35% SR : 35% THLR : 30% LLR	25%	£2,547,053	£2,330,393	£2,310,397	£2,310,397	£2,235,412	£2,185,422
35% SR : 35% THLR : 30% LLR	30%	£2,156,984	£1,956,737	£1,936,644	£1,936,644	£1,861,293	£1,811,061
35% SR : 35% THLR : 30% LLR	35%	£1,765,549	£1,581,737	£1,561,542	£1,561,542	£1,485,806	£1,435,317
35% SR : 35% THLR : 30% LLR	43%	£1,175,836	£1,016,722	£996,361	£996,361	£920,009	£869,108
35% SR : 35% THLR : 30% LLR	50%	£583,049	£448,685	£428,148	£428,148	£351,132	£299,787

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£778,862	£480,494	£460,900	£460,900	£387,425	£338,441
35% SR : 35% THLR : 30% LLR	10%	£11,020	£-254,735	£-274,473	£-274,473	£-348,490	£-397,835
35% SR : 35% THLR : 30% LLR	20%	£-762,287	£-995,335	£-1,015,240	£-1,015,240	£-1,089,881	£-1,139,642
35% SR : 35% THLR : 30% LLR	25%	£-1,150,989	£-1,367,649	£-1,387,645	£-1,387,645	£-1,462,630	£-1,512,620
35% SR : 35% THLR : 30% LLR	30%	£-1,541,058	£-1,741,305	£-1,761,398	£-1,761,398	£-1,836,748	£-1,886,981
35% SR : 35% THLR : 30% LLR	35%	£-1,932,493	£-2,116,305	£-2,136,500	£-2,136,500	£-2,212,236	£-2,262,725
35% SR : 35% THLR : 30% LLR	43%	£-2,522,206	£-2,681,320	£-2,701,681	£-2,701,681	£-2,778,032	£-2,828,934
35% SR : 35% THLR : 30% LLR	50%	£-3,114,993	£-3,249,357	£-3,269,894	£-3,269,894	£-3,346,910	£-3,398,254

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,434,413	£2,136,045	£2,116,452	£2,116,452	£2,042,976	£1,993,992
35% SR : 35% THLR : 30% LLR	10%	£1,666,571	£1,400,816	£1,381,078	£1,381,078	£1,307,061	£1,257,716
35% SR : 35% THLR : 30% LLR	20%	£893,264	£660,216	£640,311	£640,311	£565,670	£515,910
35% SR : 35% THLR : 30% LLR	25%	£504,562	£287,902	£267,906	£267,906	£192,921	£142,931
35% SR : 35% THLR : 30% LLR	30%	£114,493	£-85,754	£-105,847	£-105,847	£-181,197	£-231,429
35% SR : 35% THLR : 30% LLR	35%	£-276,942	£-460,753	£-480,949	£-480,949	£-556,684	£-607,174
35% SR : 35% THLR : 30% LLR	43%	£-866,665	£-1,025,789	£-1,046,130	£-1,046,130	£-1,122,481	£-1,173,382
35% SR : 35% THLR : 30% LLR	50%	£-1,459,442	£-1,593,806	£-1,614,343	£-1,614,343	£-1,691,359	£-1,742,703

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,523,063	£3,224,695	£3,205,101	£3,205,101	£3,131,626	£3,082,642
35% SR : 35% THLR : 30% LLR	10%	£2,755,221	£2,489,466	£2,469,728	£2,469,728	£2,395,711	£2,346,366
35% SR : 35% THLR : 30% LLR	20%	£1,981,914	£1,748,866	£1,728,961	£1,728,961	£1,654,320	£1,604,559
35% SR : 35% THLR : 30% LLR	25%	£1,593,212	£1,376,552	£1,356,556	£1,356,556	£1,281,571	£1,231,581
35% SR : 35% THLR : 30% LLR	30%	£1,203,143	£1,002,896	£982,803	£982,803	£907,453	£857,220
35% SR : 35% THLR : 30% LLR	35%	£811,708	£627,896	£607,701	£607,701	£531,965	£481,476
35% SR : 35% THLR : 30% LLR	43%	£221,995	£62,881	£42,520	£42,520	£-33,831	£-84,733
35% SR : 35% THLR : 30% LLR	50%	£-370,792	£-595,156	£-625,699	£-625,699	£-702,709	£-754,059

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,977,500	£3,679,132	£3,659,539	£3,659,539	£3,586,063	£3,537,080
35% SR : 35% THLR : 30% LLR	10%	£3,209,658	£2,943,903	£2,924,165	£2,924,165	£2,850,148	£2,800,803
35% SR : 35% THLR : 30% LLR	20%	£2,436,351	£2,203,303	£2,183,399	£2,183,399	£2,108,757	£2,058,997
35% SR : 35% THLR : 30% LLR	25%	£2,047,649	£1,830,989	£1,810,993	£1,810,993	£1,736,008	£1,686,019
35% SR : 35% THLR : 30% LLR	30%	£1,657,580	£1,457,333	£1,437,240	£1,437,240	£1,361,890	£1,311,658
35% SR : 35% THLR : 30% LLR	35%	£1,266,146	£1,082,334	£1,062,138	£1,062,138	£986,403	£935,913
35% SR : 35% THLR : 30% LLR	43%	£676,432	£517,319	£496,958	£496,958	£420,606	£369,705
35% SR : 35% THLR : 30% LLR	50%	£83,645	£-50,719	£-71,256	£-71,256	£-148,272	£-199,616

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,454,900	£3,174,109	£3,154,515	£3,154,515	£3,081,040	£3,032,056
35% SR : 35% THLR : 30% LLR	10%	£2,764,469	£2,514,961	£2,495,223	£2,495,223	£2,421,206	£2,371,862
35% SR : 35% THLR : 30% LLR	20%	£2,068,576	£1,850,442	£1,830,537	£1,830,537	£1,755,896	£1,706,135
35% SR : 35% THLR : 30% LLR	25%	£1,718,579	£1,516,168	£1,496,173	£1,496,173	£1,421,188	£1,371,198
35% SR : 35% THLR : 30% LLR	30%	£1,367,217	£1,180,553	£1,160,459	£1,160,459	£1,085,110	£1,034,877
35% SR : 35% THLR : 30% LLR	35%	£1,014,489	£843,594	£823,399	£823,399	£747,663	£697,174
35% SR : 35% THLR : 30% LLR	43%	£482,835	£335,639	£315,279	£315,279	£238,927	£188,025
35% SR : 35% THLR : 30% LLR	50%	£-52,742	£-178,204	£-199,078	£-199,078	£-277,353	£-329,537

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-243,142	£-523,933	£-543,527	£-543,527	£-617,002	£-665,986
35% SR : 35% THLR : 30% LLR	10%	£-933,573	£-1,183,081	£-1,202,819	£-1,202,819	£-1,276,836	£-1,326,180
35% SR : 35% THLR : 30% LLR	20%	£-1,629,466	£-1,847,600	£-1,867,505	£-1,867,505	£-1,942,146	£-1,991,507
35% SR : 35% THLR : 30% LLR	25%	£-1,979,463	£-2,181,873	£-2,201,869	£-2,201,869	£-2,276,854	£-2,326,844
35% SR : 35% THLR : 30% LLR	30%	£-2,330,825	£-2,517,489	£-2,537,582	£-2,537,582	£-2,612,922	£-2,663,165
35% SR : 35% THLR : 30% LLR	35%	£-2,683,553	£-2,854,448	£-2,874,643	£-2,874,643	£-2,950,379	£-3,000,868
35% SR : 35% THLR : 30% LLR	43%	£-3,215,207	£-3,362,403	£-3,382,763	£-3,382,763	£-3,459,115	£-3,510,017
35% SR : 35% THLR : 30% LLR	50%	£-3,750,784	£-3,876,246	£-3,897,120	£-3,897,120	£-3,975,395	£-4,027,579

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,412,409	£1,131,618	£1,112,024	£1,112,024	£1,038,549	£989,565
35% SR : 35% THLR : 30% LLR	10%	£721,978	£472,470	£452,732	£452,732	£378,715	£329,371
35% SR : 35% THLR : 30% LLR	20%	£26,085	£-192,049	£-211,954	£-211,954	£-286,595	£-336,356
35% SR : 35% THLR : 30% LLR	25%	£-323,911	£-626,322	£-646,318	£-646,318	£-721,303	£-771,293
35% SR : 35% THLR : 30% LLR	30%	£-675,274	£-981,938	£-1,002,031	£-1,002,031	£-1,077,380	£-1,127,370
35% SR : 35% THLR : 30% LLR	35%	£-1,028,002	£-1,388,897	£-1,409,092	£-1,409,092	£-1,484,441	£-1,534,431
35% SR : 35% THLR : 30% LLR	43%	£-1,559,656	£-1,706,852	£-1,727,212	£-1,727,212	£-1,802,563	£-1,852,466
35% SR : 35% THLR : 30% LLR	50%	£-2,096,233	£-2,220,695	£-2,241,568	£-2,241,568	£-2,317,844	£-2,370,028

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,501,059	£2,220,268	£2,200,674	£2,200,674	£2,127,199	£2,078,215
35% SR : 35% THLR : 30% LLR	10%	£1,810,628	£1,561,120	£1,541,382	£1,541,382	£1,467,365	£1,418,021
35% SR : 35% THLR : 30% LLR	20%	£1,114,735	£896,601	£876,696	£876,696	£802,055	£752,294
35% SR : 35% THLR : 30% LLR	25%	£764,738	£562,328	£542,332	£542,332	£467,347	£417,357
35% SR : 35% THLR : 30% LLR	30%	£413,376	£226,712	£206,619	£206,619	£131,269	£81,036
35% SR : 35% THLR : 30% LLR	35%	£80,649	£-110,247	£-130,442	£-130,442	£-206,178	£-256,687
35% SR : 35% THLR : 30% LLR	43%	£-471,006	£-618,202	£-638,562	£-638,562	£-714,914	£-765,616
35% SR : 35% THLR : 30% LLR	50%	£-1,006,583	£-1,132,045	£-1,152,919	£-1,152,919	£-1,231,194	£-1,283,378

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,955,496	£2,674,706	£2,655,112	£2,655,112	£2,581,636	£2,532,653
35% SR : 35% THLR : 30% LLR	10%	£2,265,066	£2,015,557	£1,995,819	£1,995,819	£1,921,802	£1,872,458
35% SR : 35% THLR : 30% LLR	20%	£1,569,172	£1,351,038	£1,331,134	£1,331,134	£1,256,492	£1,206,732
35% SR : 35% THLR : 30% LLR	25%	£1,219,176	£1,016,765	£996,769	£996,769	£921,784	£871,795
35% SR : 35% THLR : 30% LLR	30%	£867,814	£681,149	£661,056	£661,056	£585,707	£535,474
35% SR : 35% THLR : 30% LLR	35%	£515,086	£344,191	£323,995	£323,995	£248,260	£197,770
35% SR : 35% THLR : 30% LLR	43%	£-18,569	£-163,765	£-184,125	£-184,125	£-260,476	£-311,378
35% SR : 35% THLR : 30% LLR	50%	£-652,145	£-677,608	£-698,481	£-698,481	£-776,757	£-828,941

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,158,240	£4,903,260	£4,883,667	£4,883,667	£4,810,191	£4,761,208
35% SR : 35% THLR : 30% LLR	10%	£4,344,583	£4,117,494	£4,097,756	£4,097,756	£4,023,739	£3,974,395
35% SR : 35% THLR : 30% LLR	20%	£3,525,463	£3,326,357	£3,306,454	£3,306,454	£3,231,812	£3,182,051
35% SR : 35% THLR : 30% LLR	25%	£3,113,854	£2,928,776	£2,908,779	£2,908,779	£2,833,794	£2,783,805
35% SR : 35% THLR : 30% LLR	30%	£2,700,878	£2,529,851	£2,509,758	£2,509,758	£2,434,408	£2,384,175
35% SR : 35% THLR : 30% LLR	35%	£2,286,537	£2,129,584	£2,109,387	£2,109,387	£2,033,653	£1,983,163
35% SR : 35% THLR : 30% LLR	43%	£1,662,462	£1,526,665	£1,506,305	£1,506,305	£1,429,953	£1,379,052
35% SR : 35% THLR : 30% LLR	50%	£1,035,315	£920,727	£900,189	£900,189	£823,172	£771,828

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,460,198	£1,205,218	£1,185,625	£1,185,625	£1,112,149	£1,063,166
35% SR : 35% THLR : 30% LLR	10%	£646,542	£419,452	£399,714	£399,714	£325,697	£276,353
35% SR : 35% THLR : 30% LLR	20%	£-172,579	£-371,685	£-391,588	£-391,588	£-466,230	£-515,991
35% SR : 35% THLR : 30% LLR	25%	£-584,188	£-769,266	£-789,263	£-789,263	£-864,248	£-914,237
35% SR : 35% THLR : 30% LLR	30%	£-997,164	£-1,168,191	£-1,188,284	£-1,188,284	£-1,263,634	£-1,313,867
35% SR : 35% THLR : 30% LLR	35%	£-1,411,505	£-1,568,458	£-1,588,654	£-1,588,654	£-1,664,389	£-1,714,879
35% SR : 35% THLR : 30% LLR	43%	£-2,035,579	£-2,171,377	£-2,191,737	£-2,191,737	£-2,268,089	£-2,318,990
35% SR : 35% THLR : 30% LLR	50%	£-2,662,727	£-2,777,315	£-2,797,853	£-2,797,853	£-2,874,870	£-2,926,214

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,115,749	£2,860,769	£2,841,176	£2,841,176	£2,767,700	£2,718,717
35% SR : 35% THLR : 30% LLR	10%	£2,302,093	£2,075,003	£2,055,265	£2,055,265	£1,981,248	£1,931,905
35% SR : 35% THLR : 30% LLR	20%	£1,482,972	£1,283,867	£1,263,963	£1,263,963	£1,189,322	£1,139,560
35% SR : 35% THLR : 30% LLR	25%	£1,071,363	£886,285	£866,288	£866,288	£791,303	£741,314
35% SR : 35% THLR : 30% LLR	30%	£658,387	£487,361	£467,267	£467,267	£391,917	£341,684
35% SR : 35% THLR : 30% LLR	35%	£244,046	£87,093	£66,897	£66,897	£-8,838	£-59,328
35% SR : 35% THLR : 30% LLR	43%	£-380,028	£-515,826	£-536,186	£-536,186	£-612,538	£-663,439
35% SR : 35% THLR : 30% LLR	50%	£-1,007,175	£-1,121,764	£-1,142,302	£-1,142,302	£-1,219,318	£-1,270,663

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,204,399	£3,949,419	£3,929,826	£3,929,826	£3,856,350	£3,807,367
35% SR : 35% THLR : 30% LLR	10%	£3,390,743	£3,163,653	£3,143,915	£3,143,915	£3,069,898	£3,020,554
35% SR : 35% THLR : 30% LLR	20%	£2,571,622	£2,372,516	£2,352,613	£2,352,613	£2,277,971	£2,228,210
35% SR : 35% THLR : 30% LLR	25%	£2,160,013	£1,974,935	£1,954,938	£1,954,938	£1,879,953	£1,829,964
35% SR : 35% THLR : 30% LLR	30%	£1,747,037	£1,576,010	£1,555,917	£1,555,917	£1,480,567	£1,430,334
35% SR : 35% THLR : 30% LLR	35%	£1,332,696	£1,175,743	£1,155,547	£1,155,547	£1,079,812	£1,029,322
35% SR : 35% THLR : 30% LLR	43%	£708,622	£572,824	£552,464	£552,464	£476,112	£425,211
35% SR : 35% THLR : 30% LLR	50%	£81,474	£-33,114	£-53,652	£-53,652	£-130,669	£-182,019

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,658,836	£4,403,856	£4,384,263	£4,384,263	£4,310,788	£4,261,804
35% SR : 35% THLR : 30% LLR	10%	£3,845,180	£3,618,091	£3,598,353	£3,598,353	£3,524,335	£3,474,992
35% SR : 35% THLR : 30% LLR	20%	£3,026,059	£2,826,954	£2,807,050	£2,807,050	£2,732,409	£2,682,647
35% SR : 35% THLR : 30% LLR	25%	£2,614,450	£2,429,372	£2,409,376	£2,409,376	£2,334,391	£2,284,401
35% SR : 35% THLR : 30% LLR	30%	£2,201,474	£2,030,448	£2,010,354	£2,010,354	£1,935,004	£1,884,771
35% SR : 35% THLR : 30% LLR	35%	£1,787,133	£1,630,180	£1,609,984	£1,609,984	£1,534,249	£1,483,760
35% SR : 35% THLR : 30% LLR	43%	£1,163,059	£1,027,261	£1,006,901	£1,006,901	£930,550	£879,648
35% SR : 35% THLR : 30% LLR	50%	£535,912	£421,323	£400,785	£400,785	£323,769	£272,425

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,454,900	£3,229,215	£3,209,622	£3,209,622	£3,136,146	£3,087,162
35% SR : 35% THLR : 30% LLR	10%	£2,779,733	£2,579,557	£2,559,819	£2,559,819	£2,485,802	£2,436,459
35% SR : 35% THLR : 30% LLR	20%	£2,099,103	£1,924,529	£1,904,624	£1,904,624	£1,829,983	£1,780,222
35% SR : 35% THLR : 30% LLR	25%	£1,756,738	£1,595,001	£1,575,005	£1,575,005	£1,500,020	£1,450,030
35% SR : 35% THLR : 30% LLR	30%	£1,413,007	£1,264,129	£1,244,036	£1,244,036	£1,168,687	£1,118,454
35% SR : 35% THLR : 30% LLR	35%	£1,067,911	£931,916	£911,721	£911,721	£835,985	£785,496
35% SR : 35% THLR : 30% LLR	43%	£547,704	£431,079	£410,718	£410,718	£334,366	£283,465
35% SR : 35% THLR : 30% LLR	50%	£24,424	£-73,970	£-94,843	£-94,843	£-173,119	£-225,303

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-243,142	£-468,826	£-488,420	£-488,420	£-561,896	£-610,880
35% SR : 35% THLR : 30% LLR	10%	£-918,309	£-1,118,485	£-1,138,222	£-1,138,222	£-1,212,240	£-1,261,583
35% SR : 35% THLR : 30% LLR	20%	£-1,598,939	£-1,773,513	£-1,793,418	£-1,793,418	£-1,868,059	£-1,917,819
35% SR : 35% THLR : 30% LLR	25%	£-1,941,304	£-2,103,041	£-2,123,037	£-2,123,037	£-2,198,022	£-2,248,012
35% SR : 35% THLR : 30% LLR	30%	£-2,285,035	£-2,433,912	£-2,454,006	£-2,454,006	£-2,529,355	£-2,579,588
35% SR : 35% THLR : 30% LLR	35%	£-2,630,131	£-2,766,126	£-2,786,321	£-2,786,321	£-2,862,057	£-2,912,546
35% SR : 35% THLR : 30% LLR	43%	£-3,150,338	£-3,266,963	£-3,287,324	£-3,287,324	£-3,363,676	£-3,414,577
35% SR : 35% THLR : 30% LLR	50%	£-3,673,618	£-3,772,011	£-3,792,885	£-3,792,885	£-3,871,161	£-3,923,345

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,412,409	£1,186,725	£1,167,132	£1,167,132	£1,093,655	£1,044,671
35% SR : 35% THLR : 30% LLR	10%	£737,242	£537,067	£517,329	£517,329	£443,312	£393,968
35% SR : 35% THLR : 30% LLR	20%	£56,612	£-117,962	£-137,866	£-137,866	£-212,508	£-262,268
35% SR : 35% THLR : 30% LLR	25%	£-285,753	£-447,490	£-467,486	£-467,486	£-542,471	£-592,461
35% SR : 35% THLR : 30% LLR	30%	£-629,484	£-778,361	£-798,455	£-798,455	£-873,804	£-924,037
35% SR : 35% THLR : 30% LLR	35%	£-974,580	£-1,110,574	£-1,130,770	£-1,130,770	£-1,206,505	£-1,256,995
35% SR : 35% THLR : 30% LLR	43%	£-1,494,787	£-1,611,412	£-1,631,773	£-1,631,773	£-1,708,124	£-1,759,026
35% SR : 35% THLR : 30% LLR	50%	£-2,018,067	£-2,116,460	£-2,137,334	£-2,137,334	£-2,215,609	£-2,267,794

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,501,059	£2,275,375	£2,255,781	£2,255,781	£2,182,305	£2,133,321
35% SR : 35% THLR : 30% LLR	10%	£1,825,892	£1,625,716	£1,605,979	£1,605,979	£1,531,961	£1,482,618
35% SR : 35% THLR : 30% LLR	20%	£1,145,262	£970,688	£950,783	£950,783	£876,142	£826,382
35% SR : 35% THLR : 30% LLR	25%	£802,897	£641,160	£621,164	£621,164	£546,179	£496,169
35% SR : 35% THLR : 30% LLR	30%	£459,166	£310,289	£290,195	£290,195	£214,846	£164,613
35% SR : 35% THLR : 30% LLR	35%	£114,070	£-21,925	£-42,120	£-42,120	£-117,856	£-168,345
35% SR : 35% THLR : 30% LLR	43%	£-406,131	£-522,762	£-543,123	£-543,123	£-619,475	£-670,376
35% SR : 35% THLR : 30% LLR	50%	£-929,417	£-1,027,810	£-1,048,684	£-1,048,684	£-1,126,960	£-1,179,144

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,955,496	£2,729,812	£2,710,219	£2,710,219	£2,636,742	£2,587,759
35% SR : 35% THLR : 30% LLR	10%	£2,280,330	£2,080,154	£2,060,416	£2,060,416	£1,986,399	£1,937,055
35% SR : 35% THLR : 30% LLR	20%	£1,599,699	£1,425,125	£1,405,221	£1,405,221	£1,330,579	£1,280,819
35% SR : 35% THLR : 30% LLR	25%	£1,257,334	£1,095,597	£1,075,601	£1,075,601	£1,000,616	£950,626
35% SR : 35% THLR : 30% LLR	30%	£913,603	£764,726	£744,633	£744,633	£669,284	£619,051
35% SR : 35% THLR : 30% LLR	35%	£568,507	£432,513	£412,317	£412,317	£336,582	£286,092
35% SR : 35% THLR : 30% LLR	43%	£48,300	£-68,324	£-88,686	£-88,686	£-165,037	£-215,938
35% SR : 35% THLR : 30% LLR	50%	£-474,980	£-573,373	£-594,247	£-594,247	£-672,522	£-724,706

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,092,227	£1,889,979	£1,870,386	£1,870,386	£1,796,911	£1,747,927
35% SR : 35% THLR : 30% LLR	10%	£1,538,065	£1,359,245	£1,339,507	£1,339,507	£1,265,490	£1,216,145
35% SR : 35% THLR : 30% LLR	20%	£978,438	£823,139	£803,234	£803,234	£728,593	£678,831
35% SR : 35% THLR : 30% LLR	25%	£696,575	£553,072	£533,076	£533,076	£458,091	£408,100
35% SR : 35% THLR : 30% LLR	30%	£413,347	£281,663	£261,570	£261,570	£186,220	£135,987
35% SR : 35% THLR : 30% LLR	35%	£128,752	£8,911	£-11,470	£-11,470	£-88,444	£-139,759
35% SR : 35% THLR : 30% LLR	43%	£-305,620	£-409,321	£-430,015	£-430,015	£-507,616	£-559,350
35% SR : 35% THLR : 30% LLR	50%	£-745,222	£-830,770	£-851,643	£-851,643	£-929,919	£-982,102

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,605,815	£-1,808,063	£-1,827,656	£-1,827,656	£-1,901,131	£-1,950,115
35% SR : 35% THLR : 30% LLR	10%	£-2,159,977	£-2,338,797	£-2,358,535	£-2,358,535	£-2,432,552	£-2,481,897
35% SR : 35% THLR : 30% LLR	20%	£-2,719,604	£-2,874,903	£-2,894,808	£-2,894,808	£-2,969,449	£-3,019,211
35% SR : 35% THLR : 30% LLR	25%	£-3,001,467	£-3,144,970	£-3,164,966	£-3,164,966	£-3,239,951	£-3,289,942
35% SR : 35% THLR : 30% LLR	30%	£-3,284,695	£-3,416,379	£-3,436,472	£-3,436,472	£-3,511,822	£-3,562,055
35% SR : 35% THLR : 30% LLR	35%	£-3,569,290	£-3,689,131	£-3,709,512	£-3,709,512	£-3,786,485	£-3,837,801
35% SR : 35% THLR : 30% LLR	43%	£-4,003,662	£-4,107,363	£-4,128,057	£-4,128,057	£-4,205,658	£-4,257,391
35% SR : 35% THLR : 30% LLR	50%	£-4,443,263	£-4,528,812	£-4,549,685	£-4,549,685	£-4,627,981	£-4,680,144

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£49,736	£-152,512	£-172,105	£-172,105	£-245,580	£-294,584
35% SR : 35% THLR : 30% LLR	10%	£-504,426	£-683,246	£-702,984	£-702,984	£-777,001	£-826,346
35% SR : 35% THLR : 30% LLR	20%	£-1,064,053	£-1,219,352	£-1,239,257	£-1,239,257	£-1,313,898	£-1,363,659
35% SR : 35% THLR : 30% LLR	25%	£-1,345,916	£-1,489,419	£-1,509,415	£-1,509,415	£-1,584,400	£-1,634,390
35% SR : 35% THLR : 30% LLR	30%	£-1,629,144	£-1,760,828	£-1,780,921	£-1,780,921	£-1,856,271	£-1,906,504
35% SR : 35% THLR : 30% LLR	35%	£-1,913,739	£-2,033,580	£-2,053,961	£-2,053,961	£-2,130,934	£-2,182,250
35% SR : 35% THLR : 30% LLR	43%	£-2,348,111	£-2,451,812	£-2,472,506	£-2,472,506	£-2,550,107	£-2,601,840
35% SR : 35% THLR : 30% LLR	50%	£-2,787,712	£-2,873,261	£-2,894,134	£-2,894,134	£-2,972,410	£-3,024,593

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,138,386	£936,138	£916,545	£916,545	£843,070	£794,086
35% SR : 35% THLR : 30% LLR	10%	£584,224	£405,404	£385,666	£385,666	£311,649	£262,304
35% SR : 35% THLR : 30% LLR	20%	£24,597	£-130,702	£-150,607	£-150,607	£-225,248	£-275,010
35% SR : 35% THLR : 30% LLR	25%	£-257,266	£-400,769	£-420,765	£-420,765	£-495,750	£-545,741
35% SR : 35% THLR : 30% LLR	30%	£-540,494	£-672,178	£-692,271	£-692,271	£-767,621	£-817,854
35% SR : 35% THLR : 30% LLR	35%	£-825,089	£-944,930	£-965,311	£-965,311	£-1,042,284	£-1,093,600
35% SR : 35% THLR : 30% LLR	43%	£-1,259,461	£-1,363,162	£-1,383,856	£-1,383,856	£-1,461,457	£-1,513,190
35% SR : 35% THLR : 30% LLR	50%	£-1,699,062	£-1,784,611	£-1,805,484	£-1,805,484	£-1,883,760	£-1,935,943

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,592,823	£1,390,576	£1,370,983	£1,370,983	£1,297,507	£1,248,524
35% SR : 35% THLR : 30% LLR	10%	£1,038,661	£859,649	£840,103	£840,103	£766,086	£716,741
35% SR : 35% THLR : 30% LLR	20%	£479,034	£323,735	£303,831	£303,831	£229,189	£179,428
35% SR : 35% THLR : 30% LLR	25%	£197,172	£53,668	£33,672	£33,672	£-61,313	£-81,303
35% SR : 35% THLR : 30% LLR	30%	£-86,057	£-217,741	£-237,834	£-237,834	£-313,184	£-363,417
35% SR : 35% THLR : 30% LLR	35%	£-370,652	£-490,493	£-510,874	£-510,874	£-587,847	£-639,163
35% SR : 35% THLR : 30% LLR	43%	£-805,024	£-908,725	£-929,418	£-929,418	£-1,007,020	£-1,058,753
35% SR : 35% THLR : 30% LLR	50%	£-1,244,625	£-1,330,174	£-1,351,047	£-1,351,047	£-1,429,323	£-1,481,506

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,797,692	£17,528,353	£17,483,983	£17,483,983	£17,317,594	£17,206,667
35% SR : 35% THLR : 30% LLR	10%	£16,164,407	£15,029,596	£14,984,916	£14,984,916	£14,817,366	£14,705,666
35% SR : 35% THLR : 30% LLR	20%	£13,519,152	£12,518,041	£12,472,267	£12,472,267	£12,300,616	£12,186,181
35% SR : 35% THLR : 30% LLR	25%	£12,192,035	£11,250,611	£11,204,637	£11,204,637	£11,032,237	£10,917,304
35% SR : 35% THLR : 30% LLR	30%	£10,856,324	£9,980,186	£9,934,001	£9,934,001	£9,760,806	£9,645,344
35% SR : 35% THLR : 30% LLR	35%	£9,514,479	£8,706,768	£8,660,359	£8,660,359	£8,486,324	£8,370,301
35% SR : 35% THLR : 30% LLR	43%	£7,496,001	£6,791,027	£6,744,260	£6,744,260	£6,568,880	£6,451,961
35% SR : 35% THLR : 30% LLR	50%	£5,470,668	£4,868,551	£4,821,397	£4,821,397	£4,644,571	£4,526,687

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,498,925	£10,229,586	£10,185,216	£10,185,216	£10,018,827	£9,907,900
35% SR : 35% THLR : 30% LLR	10%	£8,865,640	£7,730,829	£7,686,149	£7,686,149	£7,518,599	£7,406,899
35% SR : 35% THLR : 30% LLR	20%	£6,220,385	£5,219,275	£5,173,500	£5,173,500	£5,001,849	£4,887,414
35% SR : 35% THLR : 30% LLR	25%	£4,893,268	£3,951,844	£3,905,870	£3,905,870	£3,733,470	£3,618,537
35% SR : 35% THLR : 30% LLR	30%	£3,557,557	£2,681,419	£2,635,234	£2,635,234	£2,462,039	£2,346,577
35% SR : 35% THLR : 30% LLR	35%	£2,215,712	£1,408,001	£1,361,592	£1,361,592	£1,187,558	£1,071,534
35% SR : 35% THLR : 30% LLR	43%	£197,234	£-507,739	£-554,507	£-554,507	£-729,887	£-846,806
35% SR : 35% THLR : 30% LLR	50%	£-1,828,099	£-2,430,216	£-2,477,370	£-2,477,370	£-2,654,196	£-2,772,080

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,766,460	£13,497,121	£13,452,751	£13,452,751	£13,286,362	£13,175,435
35% SR : 35% THLR : 30% LLR	10%	£12,133,175	£10,998,364	£10,953,684	£10,953,684	£10,786,134	£10,674,434
35% SR : 35% THLR : 30% LLR	20%	£9,487,920	£8,486,810	£8,441,035	£8,441,035	£8,269,384	£8,154,949
35% SR : 35% THLR : 30% LLR	25%	£8,160,803	£7,219,379	£7,173,405	£7,173,405	£7,001,054	£6,886,072
35% SR : 35% THLR : 30% LLR	30%	£6,825,092	£5,948,955	£5,902,770	£5,902,770	£5,729,574	£5,614,112
35% SR : 35% THLR : 30% LLR	35%	£5,483,248	£4,675,536	£4,629,127	£4,629,127	£4,455,093	£4,339,069
35% SR : 35% THLR : 30% LLR	43%	£3,464,769	£2,759,796	£2,713,029	£2,713,029	£2,537,648	£2,420,729
35% SR : 35% THLR : 30% LLR	50%	£1,439,436	£837,319	£790,165	£790,165	£613,339	£495,455

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,915,111	£15,645,772	£15,601,402	£15,601,402	£15,435,013	£15,324,086
35% SR : 35% THLR : 30% LLR	10%	£14,281,827	£13,147,015	£13,102,335	£13,102,335	£12,934,786	£12,823,085
35% SR : 35% THLR : 30% LLR	20%	£11,636,571	£10,635,461	£10,589,686	£10,589,686	£10,418,035	£10,303,600
35% SR : 35% THLR : 30% LLR	25%	£10,309,454	£9,368,030	£9,322,056	£9,322,056	£9,149,656	£9,034,723
35% SR : 35% THLR : 30% LLR	30%	£8,973,743	£8,097,606	£8,051,421	£8,051,421	£7,878,225	£7,762,763
35% SR : 35% THLR : 30% LLR	35%	£7,631,899	£6,824,187	£6,777,778	£6,777,778	£6,603,744	£6,487,721
35% SR : 35% THLR : 30% LLR	43%	£5,613,420	£4,908,447	£4,861,680	£4,861,680	£4,686,299	£4,569,380
35% SR : 35% THLR : 30% LLR	50%	£3,588,087	£2,985,971	£2,938,816	£2,938,816	£2,761,990	£2,644,106

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£17,812,027	£16,542,688	£16,498,318	£16,498,318	£16,331,929	£16,221,002
35% SR : 35% THLR : 30% LLR	10%	£15,178,742	£14,043,931	£13,999,251	£13,999,251	£13,831,701	£13,720,001
35% SR : 35% THLR : 30% LLR	20%	£12,533,487	£11,532,376	£11,486,602	£11,486,602	£11,314,951	£11,200,516
35% SR : 35% THLR : 30% LLR	25%	£11,206,370	£10,264,946	£10,218,972	£10,218,972	£10,046,572	£9,931,639
35% SR : 35% THLR : 30% LLR	30%	£9,870,659	£8,994,521	£8,948,336	£8,948,336	£8,775,141	£8,659,679
35% SR : 35% THLR : 30% LLR	35%	£8,528,814	£7,721,103	£7,674,694	£7,674,694	£7,500,659	£7,384,636
35% SR : 35% THLR : 30% LLR	43%	£6,510,336	£5,805,362	£5,758,595	£5,758,595	£5,583,215	£5,466,296
35% SR : 35% THLR : 30% LLR	50%	£4,485,003	£3,882,886	£3,835,732	£3,835,732	£3,658,906	£3,541,022

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,822,168	£9,674,528	£9,629,432	£9,629,432	£9,460,321	£9,347,581
35% SR : 35% THLR : 30% LLR	10%	£8,929,390	£7,905,001	£7,859,590	£7,859,590	£7,689,300	£7,575,773
35% SR : 35% THLR : 30% LLR	20%	£7,024,428	£6,123,499	£6,077,725	£6,077,725	£5,906,074	£5,791,639
35% SR : 35% THLR : 30% LLR	25%	£6,067,378	£5,228,257	£5,182,283	£5,182,283	£5,009,883	£4,894,950
35% SR : 35% THLR : 30% LLR	30%	£5,107,281	£4,330,022	£4,283,836	£4,283,836	£4,110,641	£3,995,178
35% SR : 35% THLR : 30% LLR	35%	£4,144,138	£3,428,792	£3,382,383	£3,382,383	£3,208,349	£3,092,325
35% SR : 35% THLR : 30% LLR	43%	£2,693,712	£2,071,335	£2,024,566	£2,024,566	£1,849,187	£1,732,267
35% SR : 35% THLR : 30% LLR	50%	£1,236,432	£707,140	£659,986	£659,986	£483,160	£365,276

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,523,401	£2,375,761	£2,330,665	£2,330,665	£2,161,554	£2,048,814
35% SR : 35% THLR : 30% LLR	10%	£1,630,623	£606,234	£560,823	£560,823	£390,533	£277,006
35% SR : 35% THLR : 30% LLR	20%	£-274,339	£-1,175,268	£-1,221,042	£-1,221,042	£-1,392,693	£-1,507,128
35% SR : 35% THLR : 30% LLR	25%	£-1,231,389	£-2,070,510	£-2,116,484	£-2,116,484	£-2,288,884	£-2,403,817
35% SR : 35% THLR : 30% LLR	30%	£-2,191,486	£-2,968,745	£-3,014,931	£-3,014,931	£-3,188,126	£-3,303,589
35% SR : 35% THLR : 30% LLR	35%	£-3,154,629	£-3,869,975	£-3,916,384	£-3,916,384	£-4,090,418	£-4,206,441
35% SR : 35% THLR : 30% LLR	43%	£-4,605,055	£-5,227,432	£-5,274,200	£-5,274,200	£-5,449,580	£-5,566,500
35% SR : 35% THLR : 30% LLR	50%	£-6,062,335	£-6,591,627	£-6,638,781	£-6,638,781	£-6,815,607	£-6,933,491

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,790,936	£5,643,296	£5,598,200	£5,598,200	£5,429,089	£5,316,349
35% SR : 35% THLR : 30% LLR	10%	£4,898,158	£3,873,769	£3,828,358	£3,828,358	£3,658,068	£3,544,541
35% SR : 35% THLR : 30% LLR	20%	£2,993,196	£2,092,267	£2,046,493	£2,046,493	£1,874,842	£1,760,407
35% SR : 35% THLR : 30% LLR	25%	£2,036,146	£1,197,025	£1,151,051	£1,151,051	£978,651	£863,718
35% SR : 35% THLR : 30% LLR	30%	£1,076,049	£298,790	£252,604	£252,604	£79,410	£-36,054
35% SR : 35% THLR : 30% LLR	35%	£-112,906	£-602,440	£-648,849	£-648,849	£-822,883	£-938,906
35% SR : 35% THLR : 30% LLR	43%	£-1,337,520	£-1,959,897	£-2,006,665	£-2,006,665	£-2,182,045	£-2,298,965
35% SR : 35% THLR : 30% LLR	50%	£-2,794,800	£-3,324,091	£-3,371,246	£-3,371,246	£-3,548,072	£-3,665,956

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,939,587	£7,791,947	£7,746,851	£7,746,851	£7,577,740	£7,465,000
35% SR : 35% THLR : 30% LLR	10%	£7,046,809	£6,022,420	£5,977,009	£5,977,009	£5,806,719	£5,693,192
35% SR : 35% THLR : 30% LLR	20%	£5,141,847	£4,240,918	£4,195,145	£4,195,145	£4,023,493	£3,909,058
35% SR : 35% THLR : 30% LLR	25%	£4,184,797	£3,345,676	£3,299,702	£3,299,702	£3,127,302	£3,012,369
35% SR : 35% THLR : 30% LLR	30%	£3,224,700	£2,447,441	£2,401,255	£2,401,255	£2,228,061	£2,112,597
35% SR : 35% THLR : 30% LLR	35%	£2,261,557	£1,546,211	£1,499,802	£1,499,802	£1,325,768	£1,209,745
35% SR : 35% THLR : 30% LLR	43%	£811,131	£188,754	£141,986	£141,986	£-33,394	£-150,314
35% SR : 35% THLR : 30% LLR	50%	£-646,149	£-1,175,440	£-1,222,595	£-1,222,595	£-1,399,421	£-1,517,305

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,836,503	£8,688,863	£8,643,767	£8,643,767	£8,474,656	£8,361,916
35% SR : 35% THLR : 30% LLR	10%	£7,943,725	£6,919,336	£6,873,925	£6,873,925	£6,703,635	£6,590,108
35% SR : 35% THLR : 30% LLR	20%	£6,038,763	£5,137,834	£5,092,060	£5,092,060	£4,920,409	£4,805,974
35% SR : 35% THLR : 30% LLR	25%	£5,081,713	£4,242,592	£4,196,618	£4,196,618	£4,024,218	£3,909,285
35% SR : 35% THLR : 30% LLR	30%	£4,121,616	£3,344,357	£3,298,171	£3,298,171	£3,124,976	£3,009,513
35% SR : 35% THLR : 30% LLR	35%	£3,158,473	£2,443,127	£2,396,718	£2,396,718	£2,222,684	£2,106,660
35% SR : 35% THLR : 30% LLR	43%	£1,708,047	£1,085,670	£1,038,901	£1,038,901	£863,522	£746,602
35% SR : 35% THLR : 30% LLR	50%	£250,767	£-278,525	£-325,679	£-325,679	£-502,505	£-620,389

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,479,978	£6,389,821	£6,344,725	£6,344,725	£6,175,615	£6,062,873
35% SR : 35% THLR : 30% LLR	10%	£5,885,607	£4,913,568	£4,868,158	£4,868,158	£4,697,867	£4,584,340
35% SR : 35% THLR : 30% LLR	20%	£4,279,052	£3,425,340	£3,379,566	£3,379,566	£3,207,915	£3,093,480
35% SR : 35% THLR : 30% LLR	25%	£3,471,204	£2,676,735	£2,630,762	£2,630,762	£2,458,362	£2,343,428
35% SR : 35% THLR : 30% LLR	30%	£2,660,310	£1,925,136	£1,878,951	£1,878,951	£1,705,757	£1,590,293
35% SR : 35% THLR : 30% LLR	35%	£1,846,371	£1,170,544	£1,124,135	£1,124,135	£950,100	£834,078
35% SR : 35% THLR : 30% LLR	43%	£619,749	£33,042	£-13,950	£-13,950	£-192,198	£-311,030
35% SR : 35% THLR : 30% LLR	50%	£-623,763	£-1,129,370	£-1,177,295	£-1,177,295	£-1,357,013	£-1,476,826

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£181,211	£-908,945	£-954,042	£-954,042	£-1,123,152	£-1,235,893
35% SR : 35% THLR : 30% LLR	10%	£-1,413,160	£-2,385,199	£-2,430,609	£-2,430,609	£-2,600,900	£-2,714,427
35% SR : 35% THLR : 30% LLR	20%	£-3,019,715	£-3,873,427	£-3,919,201	£-3,919,201	£-4,090,852	£-4,205,287
35% SR : 35% THLR : 30% LLR	25%	£-3,827,563	£-4,622,031	£-4,668,005	£-4,668,005	£-4,840,405	£-4,955,339
35% SR : 35% THLR : 30% LLR	30%	£-4,638,456	£-5,373,631	£-5,419,816	£-5,419,816	£-5,593,010	£-5,708,473
35% SR : 35% THLR : 30% LLR	35%	£-5,452,396	£-6,128,223	£-6,174,632	£-6,174,632	£-6,348,667	£-6,464,689
35% SR : 35% THLR : 30% LLR	43%	£-6,679,017	£-7,265,725	£-7,312,717	£-7,312,717	£-7,490,965	£-7,609,797
35% SR : 35% THLR : 30% LLR	50%	£-7,922,530	£-8,428,137	£-8,476,062	£-8,476,062	£-8,655,780	£-8,775,593

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,448,746	£2,358,590	£2,313,493	£2,313,493	£2,144,383	£2,031,642
35% SR : 35% THLR : 30% LLR	10%	£1,854,375	£882,336	£836,926	£836,926	£666,635	£553,108
35% SR : 35% THLR : 30% LLR	20%	£247,820	£-605,892	£-651,666	£-651,666	£-823,317	£-937,752
35% SR : 35% THLR : 30% LLR	25%	£-560,028	£-1,354,496	£-1,400,470	£-1,400,470	£-1,572,870	£-1,687,804
35% SR : 35% THLR : 30% LLR	30%	£-1,370,921	£-2,106,096	£-2,152,281	£-2,152,281	£-2,325,475	£-2,440,938
35% SR : 35% THLR : 30% LLR	35%	£-2,184,861	£-2,860,688	£-2,907,097	£-2,907,097	£-3,081,132	£-3,197,154
35% SR : 35% THLR : 30% LLR	43%	£-3,411,482	£-3,998,190	£-4,045,182	£-4,045,182	£-4,223,430	£-4,342,262
35% SR : 35% THLR : 30% LLR	50%	£-4,654,994	£-5,160,602	£-5,208,527	£-5,208,527	£-5,388,245	£-5,508,058

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,597,397	£4,507,241	£4,462,144	£4,462,144	£4,293,034	£4,180,293
35% SR : 35% THLR : 30% LLR	10%	£4,003,027	£3,030,987	£2,985,577	£2,985,577	£2,815,286	£2,701,760
35% SR : 35% THLR : 30% LLR	20%	£2,396,471	£1,542,759	£1,496,985	£1,496,985	£1,326,334	£1,210,899
35% SR : 35% THLR : 30% LLR	25%	£1,588,623	£794,155	£748,181	£748,181	£575,781	£460,847
35% SR : 35% THLR : 30% LLR	30%	£777,730	£42,555	£-3,630	£-3,630	£-178,824	£-292,287
35% SR : 35% THLR : 30% LLR	35%	£-36,210	£-712,037	£-759,445	£-759,445	£-932,481	£-1,048,503
35% SR : 35% THLR : 30% LLR	43%	£-1,262,831	£-1,849,539	£-1,896,531	£-1,896,531	£-2,074,779	£-2,193,611
35% SR : 35% THLR : 30% LLR	50%	£-2,506,343	£-3,011,951	£-3,059,876	£-3,059,876	£-3,239,594	£-3,359,407

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,494,313	£5,404,156	£5,359,060	£5,359,060	£5,189,950	£5,077,208
35% SR : 35% THLR : 30% LLR	10%	£4,899,942	£3,927,903	£3,882,493	£3,882,493	£3,712,202	£3,598,675
35% SR : 35% THLR : 30% LLR	20%	£3,293,387	£2,439,675	£2,393,901	£2,393,901	£2,222,250	£2,107,815
35% SR : 35% THLR : 30% LLR	25%	£2,485,539	£1,691,070	£1,645,097	£1,645,097	£1,472,697	£1,357,763
35% SR : 35% THLR : 30% LLR	30%	£1,674,645	£939,471	£893,286	£893,286	£720,092	£604,628
35% SR : 35% THLR : 30% LLR	35%	£860,706	£184,879	£138,470	£138,470	£-35,965	£-151,587
35% SR : 35% THLR : 30% LLR	43%	£-365,316	£-952,623	£-999,615	£-999,615	£-1,177,863	£-1,296,695
35% SR : 35% THLR : 30% LLR	50%	£-1,609,428	£-2,115,035	£-2,162,960	£-2,162,960	£-2,342,678	£-2,462,491

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,485,292	£8,869,435	£8,824,339	£8,824,339	£8,655,228	£8,542,487
35% SR : 35% THLR : 30% LLR	10%	£7,770,924	£7,224,370	£7,178,959	£7,178,959	£7,008,669	£6,895,142
35% SR : 35% THLR : 30% LLR	20%	£6,044,370	£5,567,329	£5,521,556	£5,521,556	£5,349,904	£5,235,470
35% SR : 35% THLR : 30% LLR	25%	£5,176,525	£4,734,319	£4,688,345	£4,688,345	£4,515,944	£4,401,011
35% SR : 35% THLR : 30% LLR	30%	£4,305,633	£3,898,314	£3,852,128	£3,852,128	£3,678,934	£3,563,470
35% SR : 35% THLR : 30% LLR	35%	£3,431,695	£3,059,315	£3,012,906	£3,012,906	£2,838,871	£2,722,848
35% SR : 35% THLR : 30% LLR	43%	£2,115,075	£1,795,203	£1,748,436	£1,748,436	£1,573,057	£1,456,137
35% SR : 35% THLR : 30% LLR	50%	£791,603	£524,356	£477,203	£477,203	£300,376	£182,491

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,186,525	£1,570,668	£1,525,572	£1,525,572	£1,356,461	£1,243,720
35% SR : 35% THLR : 30% LLR	10%	£472,157	£-74,397	£-119,808	£-119,808	£-290,098	£-403,625
35% SR : 35% THLR : 30% LLR	20%	£-1,254,397	£-1,731,438	£-1,777,211	£-1,777,211	£-1,948,863	£-2,063,297
35% SR : 35% THLR : 30% LLR	25%	£-2,122,242	£-2,564,448	£-2,610,422	£-2,610,422	£-2,782,823	£-2,897,756
35% SR : 35% THLR : 30% LLR	30%	£-2,993,134	£-3,400,453	£-3,446,639	£-3,446,639	£-3,619,833	£-3,735,297
35% SR : 35% THLR : 30% LLR	35%	£-3,867,072	£-4,239,452	£-4,285,861	£-4,285,861	£-4,459,896	£-4,575,919
35% SR : 35% THLR : 30% LLR	43%	£-5,183,692	£-5,503,564	£-5,550,331	£-5,550,331	£-5,725,710	£-5,842,630
35% SR : 35% THLR : 30% LLR	50%	£-6,507,164	£-6,774,411	£-6,821,564	£-6,821,564	£-6,998,391	£-7,116,276

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,454,060	£4,838,203	£4,793,107	£4,793,107	£4,623,997	£4,511,255
35% SR : 35% THLR : 30% LLR	10%	£3,739,692	£3,193,138	£3,147,727	£3,147,727	£2,977,437	£2,863,910
35% SR : 35% THLR : 30% LLR	20%	£2,013,138	£1,536,097	£1,490,324	£1,490,324	£1,318,673	£1,204,238
35% SR : 35% THLR : 30% LLR	25%	£1,145,293	£703,087	£657,113	£657,113	£484,712	£369,779
35% SR : 35% THLR : 30% LLR	30%	£274,401	£-132,918	£-179,104	£-179,104	£-352,298	£-467,762
35% SR : 35% THLR : 30% LLR	35%	£-599,537	£-971,917	£-1,018,326	£-1,018,326	£-1,192,381	£-1,308,384
35% SR : 35% THLR : 30% LLR	43%	£-1,916,157	£-2,236,029	£-2,282,796	£-2,282,796	£-2,458,175	£-2,575,095
35% SR : 35% THLR : 30% LLR	50%	£-3,239,629	£-3,506,876	£-3,554,029	£-3,554,029	£-3,730,856	£-3,848,740

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,602,711	£6,986,854	£6,941,758	£6,941,758	£6,772,648	£6,659,906
35% SR : 35% THLR : 30% LLR	10%	£5,888,343	£5,341,789	£5,296,378	£5,296,378	£5,126,088	£5,012,561
35% SR : 35% THLR : 30% LLR	20%	£4,161,790	£3,684,749	£3,638,975	£3,638,975	£3,467,324	£3,352,889
35% SR : 35% THLR : 30% LLR	25%	£3,293,944	£2,851,738	£2,805,764	£2,805,764	£2,633,363	£2,518,430
35% SR : 35% THLR : 30% LLR	30%	£2,423,052	£2,015,733	£1,969,547	£1,969,547	£1,796,353	£1,680,889
35% SR : 35% THLR : 30% LLR	35%	£1,549,114	£1,176,734	£1,130,325	£1,130,325	£956,291	£840,267
35% SR : 35% THLR : 30% LLR	43%	£232,495	£-97,976	£-134,145	£-134,145	£-309,524	£-426,444
35% SR : 35% THLR : 30% LLR	50%	£-1,090,978	£-1,358,225	£-1,405,378	£-1,405,378	£-1,582,205	£-1,700,089

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,499,627	£7,883,770	£7,838,674	£7,838,674	£7,669,563	£7,556,822
35% SR : 35% THLR : 30% LLR	10%	£6,785,259	£6,238,705	£6,193,294	£6,193,294	£6,023,004	£5,909,477
35% SR : 35% THLR : 30% LLR	20%	£5,068,705	£4,581,664	£4,535,891	£4,535,891	£4,364,239	£4,249,805
35% SR : 35% THLR : 30% LLR	25%	£4,190,860	£3,748,654	£3,702,680	£3,702,680	£3,530,279	£3,415,346
35% SR : 35% THLR : 30% LLR	30%	£3,319,968	£2,912,649	£2,866,463	£2,866,463	£2,693,269	£2,577,805
35% SR : 35% THLR : 30% LLR	35%	£2,446,030	£2,073,650	£2,027,241	£2,027,241	£1,853,206	£1,737,183
35% SR : 35% THLR : 30% LLR	43%	£1,129,410	£809,538	£762,771	£762,771	£587,392	£470,472
35% SR : 35% THLR : 30% LLR	50%	£-194,062	£-461,309	£-508,462	£-508,462	£-686,289	£-803,174

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,811,541	£6,241,669	£6,196,573	£6,196,573	£6,027,462	£5,914,722
35% SR : 35% THLR : 30% LLR	10%	£5,302,875	£4,798,769	£4,753,358	£4,753,358	£4,583,068	£4,469,541
35% SR : 35% THLR : 30% LLR	20%	£3,782,025	£3,343,894	£3,298,120	£3,298,120	£3,126,469	£3,012,034
35% SR : 35% THLR : 30% LLR	25%	£3,017,030	£2,611,965	£2,565,992	£2,565,992	£2,393,591	£2,278,658
35% SR : 35% THLR : 30% LLR	30%	£2,248,990	£1,877,042	£1,830,857	£1,830,857	£1,657,663	£1,542,200
35% SR : 35% THLR : 30% LLR	35%	£1,477,903	£1,139,127	£1,092,718	£1,092,718	£918,683	£802,660
35% SR : 35% THLR : 30% LLR	43%	£315,561	£26,639	£-20,458	£-20,458	£-198,706	£-317,538
35% SR : 35% THLR : 30% LLR	50%	£-867,596	£-1,110,454	£-1,158,379	£-1,158,379	£-1,338,098	£-1,457,910

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-487,226	£-1,057,098	£-1,102,194	£-1,102,194	£-1,271,304	£-1,384,045
35% SR : 35% THLR : 30% LLR	10%	£-1,995,892	£-2,499,998	£-2,545,409	£-2,545,409	£-2,715,699	£-2,829,226
35% SR : 35% THLR : 30% LLR	20%	£-3,516,742	£-3,954,873	£-4,000,647	£-4,000,647	£-4,172,298	£-4,286,733
35% SR : 35% THLR : 30% LLR	25%	£-4,281,737	£-4,886,802	£-4,932,775	£-4,932,775	£-5,104,176	£-5,220,109
35% SR : 35% THLR : 30% LLR	30%	£-5,049,777	£-5,421,725	£-5,467,909	£-5,467,909	£-5,641,104	£-5,756,567
35% SR : 35% THLR : 30% LLR	35%	£-5,820,864	£-6,159,640	£-6,206,049	£-6,206,049	£-6,380,084	£-6,496,107
35% SR : 35% THLR : 30% LLR	43%	£-6,983,206	£-7,272,128	£-7,319,225	£-7,319,225	£-7,497,472	£-7,616,304
35% SR : 35% THLR : 30% LLR	50%	£-8,166,363	£-8,409,221	£-8,457,146	£-8,457,146	£-8,636,885	£-8,756,677

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,780,309	£2,210,437	£2,165,341	£2,165,341	£1,996,231	£1,883,490
35% SR : 35% THLR : 30% LLR	10%	£1,271,643	£767,537	£722,126	£722,126	£551,836	£438,309
35% SR : 35% THLR : 30% LLR	20%	£-249,207	£-687,338	£-733,112	£-733,112	£-904,763	£-1,019,198
35% SR : 35% THLR : 30% LLR	25%	£-1,014,202	£-1,419,267	£-1,465,240	£-1,465,240	£-1,637,641	£-1,752,574
35% SR : 35% THLR : 30% LLR	30%	£-1,782,242	£-2,154,189	£-2,200,374	£-2,200,374	£-2,373,589	£-2,489,032
35% SR : 35% THLR : 30% LLR	35%	£-2,553,329	£-2,892,105	£-2,938,514	£-2,938,514	£-3,112,548	£-3,228,572
35% SR : 35% THLR : 30% LLR	43%	£-3,715,671	£-4,004,593	£-4,051,689	£-4,051,689	£-4,229,937	£-4,348,769
35% SR : 35% THLR : 30% LLR	50%	£-4,898,828	£-5,141,686	£-5,189,611	£-5,189,611	£-5,369,330	£-5,489,142

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,928,960	£4,359,089	£4,313,992	£4,313,992	£4,144,882	£4,032,142
35% SR : 35% THLR : 30% LLR	10%	£3,420,295	£2,916,188	£2,870,777	£2,870,777	£2,700,487	£2,586,961
35% SR : 35% THLR : 30% LLR	20%	£1,899,444	£1,461,313	£1,415,540	£1,415,540	£1,243,868	£1,129,453
35% SR : 35% THLR : 30% LLR	25%	£1,134,449	£729,384	£683,411	£683,411	£511,010	£396,077
35% SR : 35% THLR : 30% LLR	30%	£306,409	£-5,538	£-11,723	£-11,723	£-224,912	£-340,351
35% SR : 35% THLR : 30% LLR	35%	£-494,678	£-743,454	£-789,863	£-789,863	£-963,937	£-1,079,921
35% SR : 35% THLR : 30% LLR	43%	£-1,567,020	£-1,855,942	£-1,903,038	£-1,903,038	£-2,081,286	£-2,200,118
35% SR : 35% THLR : 30% LLR	50%	£-2,750,177	£-2,993,035	£-3,040,960	£-3,040,960	£-3,220,679	£-3,340,491

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,825,876	£5,256,004	£5,210,908	£5,210,908	£5,041,797	£4,929,057
35% SR : 35% THLR : 30% LLR	10%	£4,317,210	£3,813,104	£3,767,693	£3,767,693	£3,597,403	£3,483,876
35% SR : 35% THLR : 30% LLR	20%	£2,796,360	£2,358,229	£2,312,455	£2,312,455	£2,140,804	£2,026,369
35% SR : 35% THLR : 30% LLR	25%	£2,031,365	£1,626,300	£1,580,327	£1,580,327	£1,407,926	£1,292,993
35% SR : 35% THLR : 30% LLR	30%	£1,263,325	£891,377	£845,192	£845,192	£671,998	£556,535
35% SR : 35% THLR : 30% LLR	35%	£492,238	£153,462	£107,053	£107,053	£-66,982	£-183,005
35% SR : 35% THLR : 30% LLR	43%	£-670,104	£-959,026	£-1,006,123	£-1,006,123	£-1,184,371	£-1,303,203
35% SR : 35% THLR : 30% LLR	50%	£-1,853,261	£-2,096,119	£-2,144,044	£-2,144,044	£-2,323,763	£-2,443,575

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,806,227	£4,270,845	£4,225,750	£4,225,750	£4,056,638	£3,943,898
35% SR : 35% THLR : 30% LLR	10%	£3,449,005	£2,976,784	£2,931,373	£2,931,373	£2,761,083	£2,647,556
35% SR : 35% THLR : 30% LLR	20%	£2,079,598	£1,670,746	£1,624,973	£1,624,973	£1,453,322	£1,338,887
35% SR : 35% THLR : 30% LLR	25%	£1,390,325	£1,013,237	£967,264	£967,264	£794,864	£679,929
35% SR : 35% THLR : 30% LLR	30%	£698,006	£352,734	£306,549	£306,549	£133,354	£17,891
35% SR : 35% THLR : 30% LLR	35%	£2,640	£-15,845	£-363,014	£-363,014	£-539,895	£-657,815
35% SR : 35% THLR : 30% LLR	43%	£-1,063,228	£-1,333,073	£-1,380,606	£-1,380,606	£-1,558,854	£-1,677,686
35% SR : 35% THLR : 30% LLR	50%	£-2,136,107	£-2,357,147	£-2,405,073	£-2,405,073	£-2,584,791	£-2,704,603

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,492,540	£-3,027,922	£-3,073,017	£-3,073,017	£-3,242,129	£-3,354,869
35% SR : 35% THLR : 30% LLR	10%	£-3,849,762	£-4,321,983	£-4,367,394	£-4,367,394	£-4,537,684	£-4,651,211
35% SR : 35% THLR : 30% LLR	20%	£-5,219,169	£-5,628,021	£-5,673,794	£-5,673,794	£-5,845,445	£-5,959,880
35% SR : 35% THLR : 30% LLR	25%	£-6,908,442	£-7,285,530	£-7,331,503	£-7,331,503	£-7,503,903	£-7,618,838
35% SR : 35% THLR : 30% LLR	30%	£-8,600,761	£-9,946,033	£-10,002,218	£-10,002,218	£-10,174,618	£-10,289,553
35% SR : 35% THLR : 30% LLR	35%	£-10,292,127	£-11,641,612	£-11,697,780	£-11,697,780	£-11,870,180	£-11,985,115
35% SR : 35% THLR : 30% LLR	43%	£-11,983,493	£-13,338,073	£-13,394,241	£-13,394,241	£-13,566,641	£-13,681,576
35% SR : 35% THLR : 30% LLR	50%	£-13,674,807	£-15,033,514	£-15,089,682	£-15,089,682	£-15,262,082	£-15,377,017

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£774,995	£239,613	£194,518	£194,518	£25,406	£-87,334
35% SR : 35% THLR : 30% LLR	10%	£-582,227	£-1,054,448	£-1,099,859	£-1,099,859	£-1,270,149	£-1,383,676
35% SR : 35% THLR : 30% LLR	20%	£-1,951,634	£-2,360,485	£-2,406,259	£-2,406,259	£-2,577,910	£-2,692,345
35% SR : 35% THLR : 30% LLR	25%	£-2,640,907	£-3,017,994	£-3,063,968	£-3,063,968	£-3,236,368	£-3,351,302
35% SR : 35% THLR : 30% LLR	30%	£-3,333,226	£-3,678,498	£-3,724,683	£-3,724,683	£-3,897,878	£-4,013,340
35% SR : 35% THLR : 30% LLR	35%	£-4,028,592	£-4,347,077	£-4,394,245	£-4,394,245	£-4,571,127	£-4,689,047
35% SR : 35% THLR : 30% LLR	43%	£-4,723,958	£-5,016,657	£-5,063,825	£-5,063,825	£-5,240,707	£-5,358,627
35% SR : 35% THLR : 30% LLR	50%	£-5,419,324	£-5,712,032	£-5,759,200	£-5,759,200	£-5,936,082	£-6,054,002

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,923,646	£2,388,264	£2,343,169	£2,343,169	£2,174,058	£2,061,317
35% SR : 35% THLR : 30% LLR	10%	£1,566,424	£1,094,203	£1,048,792	£1,048,792	£878,502	£764,975
35% SR : 35% THLR : 30% LLR	20%	£197,017	£-211,834	£-257,608	£-257,608	£-429,259	£-543,694
35% SR : 35% THLR : 30% LLR	25%	£-482,256	£-869,343	£-915,317	£-915,317	£-1,087,717	£-1,202,651
35% SR : 35% THLR : 30% LLR	30%	£-1,194,575	£-1,929,847	£-1,976,032	£-1,976,032	£-2,148,432	£-2,263,366
35% SR : 35% THLR : 30% LLR	35%	£-1,879,941	£-2,594,426	£-2,640,611	£-2,640,611	£-2,813,011	£-2,927,945
35% SR : 35% THLR : 30% LLR	43%	£-2,565,307	£-3,269,005	£-3,315,190	£-3,315,190	£-3,487,590	£-3,602,524
35% SR : 35% THLR : 30% LLR	50%	£-3,250,673	£-3,943,584	£-3,989,769	£-3,989,769	£-4,162,169	£-4,277,103

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,820,562	£3,285,180	£3,240,085	£3,240,085	£3,070,973	£2,958,233
35% SR : 35% THLR : 30% LLR	10%	£2,463,340	£1,991,119	£1,945,708	£1,945,708	£1,775,418	£1,661,891
35% SR : 35% THLR : 30% LLR	20%	£1,093,933	£685,081	£639,308	£639,308	£467,657	£353,222
35% SR : 35% THLR : 30% LLR	25%	£404,660	£-77,572	£-181,401	£-181,401	£-190,801	£-305,736
35% SR : 35% THLR : 30% LLR	30%	£-287,659	£-632,831	£-679,116	£-679,116	£-852,311	£-967,774
35% SR : 35% THLR : 30% LLR	35%	£-583,025	£-1,301,510	£-1,348,679	£-1,348,679	£-1,520,560	£-1,634,480
35% SR : 35% THLR : 30% LLR	43%	£-878,391	£-1,996,189	£-2,043,358	£-2,043,358	£-2,215,239	£-2,329,159
35% SR : 35% THLR : 30% LLR	50%	£-1,173,757	£-2,690,868	£-2,738,037	£-2,738,037	£-2,910,918	£-3,024,838

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,148,416	£7,668,616	£7,623,520	£7,623,520	£7,454,410	£7,341,669
35% SR : 35% THLR : 30% LLR	10%	£6,550,264	£6,126,462	£6,081,051	£6,081,051	£5,910,761	£5,797,234
35% SR : 35% THLR : 30% LLR	20%	£4,939,926	£4,572,331	£4,526,557	£4,526,557	£4,354,906	£4,240,471
35% SR : 35% THLR : 30% LLR	25%	£4,130,188	£3,790,775	£3,744,802	£3,744,802	£3,572,402	£3,457,468
35% SR : 35% THLR : 30% LLR	30%	£3,317,404	£3,006,226	£2,960,040	£2,960,040	£2,786,846	£2,671,382
35% SR : 35% THLR : 30% LLR	35%	£2,501,573	£2,218,682	£2,172,273	£2,172,273	£1,998,239	£1,882,215
35% SR : 35% THLR : 30% LLR	43%	£1,272,115	£1,031,754	£984,985	£984,985	£809,606	£692,687
35% SR : 35% THLR : 30% LLR	50%	£35,804	£-164,560	£-212,485	£-212,485	£-392,203	£-512,016

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£849,649	£369,850	£324,753	£324,753	£155,643	£42,902
35% SR : 35% THLR : 30% LLR	10%	£-748,503	£-1,172,305	£-1,217,716	£-1,217,716	£-1,388,006	£-1,501,533
35% SR : 35% THLR : 30% LLR	20%	£-2,358,841	£-2,726,436	£-2,772,210	£-2,772,210	£-2,943,861	£-3,058,296
35% SR : 35% THLR : 30% LLR	25%	£-3,168,579	£-3,507,991	£-3,553,965	£-3,553,965	£-3,726,365	£-3,841,299
35% SR : 35% THLR : 30% LLR	30%	£-3,981,363	£-4,292,541	£-4,338,727	£-4,338,727	£-4,511,921	£-4,627,385
35% SR : 35% THLR : 30% LLR	35%	£-4,797,194	£-5,080,085	£-5,126,494	£-5,126,494	£-5,300,528	£-5,416,551
35% SR : 35% THLR : 30% LLR	43%	£-6,026,651	£-6,267,013	£-6,313,781	£-6,313,781	£-6,489,161	£-6,606,080
35% SR : 35% THLR : 30% LLR	50%	£-7,262,963	£-7,463,327	£-7,511,251	£-7,511,251	£-7,690,970	£-7,810,783

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,117,184	£3,637,385	£3,592,288	£3,592,288	£3,423,178	£3,310,438
35% SR : 35% THLR : 30% LLR	10%	£2,519,032	£2,095,230	£2,049,819	£2,049,819	£1,879,529	£1,766,002
35% SR : 35% THLR : 30% LLR	20%	£908,694	£541,099	£495,325	£495,325	£323,674	£209,239
35% SR : 35% THLR : 30% LLR	25%	£98,956	£-240,456	£-286,430	£-286,430	£-458,830	£-573,764
35% SR : 35% THLR : 30% LLR	30%	£-713,828	£-1,025,006	£-1,071,192	£-1,071,192	£-1,244,386	£-1,359,850
35% SR : 35% THLR : 30% LLR	35%	£-1,529,659	£-1,812,550	£-1,858,959	£-1,858,959	£-2,032,993	£-2,149,016
35% SR : 35% THLR : 30% LLR	43%	£-2,759,116	£-2,999,478	£-3,046,246	£-3,046,246	£-3,221,626	£-3,338,545
35% SR : 35% THLR : 30% LLR	50%	£-3,995,428	£-4,195,792	£-4,243,716	£-4,243,716	£-4,423,435	£-4,543,248

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,265,835	£5,786,036	£5,740,939	£5,740,939	£5,571,829	£5,459,089
35% SR : 35% THLR : 30% LLR	10%	£4,667,683	£4,243,881	£4,198,470	£4,198,470	£4,028,180	£3,914,653
35% SR : 35% THLR : 30% LLR	20%	£3,057,345	£2,689,750	£2,643,977	£2,643,977	£2,472,325	£2,357,890
35% SR : 35% THLR : 30% LLR	25%	£2,247,607	£1,908,195	£1,862,221	£1,862,221	£1,689,821	£1,574,887
35% SR : 35% THLR : 30% LLR	30%	£1,434,823	£1,123,645	£1,077,459	£1,077,459	£904,265	£786,802
35% SR : 35% THLR : 30% LLR	35%	£618,992	£336,101	£289,692	£289,692	£115,659	£366
35% SR : 35% THLR : 30% LLR	43%	£-510,465	£-350,837	£-397,595	£-397,595	£-572,975	£-689,894
35% SR : 35% THLR : 30% LLR	50%	£-1,846,777	£-2,047,141	£-2,095,065	£-2,095,065	£-2,274,793	£-2,394,596

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,162,751	£6,682,951	£6,637,855	£6,637,855	£6,468,745	£6,356,004
35% SR : 35% THLR : 30% LLR	10%	£5,564,599	£5,140,797	£5,095,386	£5,095,386	£4,925,096	£4,811,569
35% SR : 35% THLR : 30% LLR	20%	£3,954,261	£3,586,666	£3,540,892	£3,540,892	£3,369,241	£3,254,806
35% SR : 35% THLR : 30% LLR	25%	£3,144,523	£2,805,110	£2,759,137	£2,759,137	£2,586,737	£2,471,803
35% SR : 35% THLR : 30% LLR	30%	£2,331,739	£2,020,561	£1,974,375	£1,974,375	£1,801,181	£1,685,517
35% SR : 35% THLR : 30% LLR	35%	£1,515,908	£1,233,017	£1,186,608	£1,186,608	£1,012,574	£896,550
35% SR : 35% THLR : 30% LLR	43%	£286,450	£46,089	£-680	£-680	£-176,059	£-292,976
35% SR : 35% THLR : 30% LLR	50%	£-949,861	£-1,150,225	£-1,198,150	£-1,198,150	£-1,377,868	£-1,497,681

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,806,227	£4,383,910	£4,338,813	£4,338,813	£4,169,703	£4,056,962
35% SR : 35% THLR : 30% LLR	10%	£3,479,232	£3,108,248	£3,062,837	£3,062,837	£2,892,547	£2,779,020
35% SR : 35% THLR : 30% LLR	20%	£2,140,050	£1,820,611	£1,774,837	£1,774,837	£1,603,185	£1,488,752
35% SR : 35% THLR : 30% LLR	25%	£1,465,891	£1,172,301	£1,126,329	£1,126,329	£953,928	£838,994
35% SR : 35% THLR : 30% LLR	30%	£788,684	£520,998	£474,813	£474,813	£301,618	£186,156
35% SR : 35% THLR : 30% LLR	35%	£108,433	£135,478	£182,647	£182,647	£359,527	£477,448
35% SR : 35% THLR : 30% LLR	43%	£-932,665	£-1,138,680	£-1,186,213	£-1,186,213	£-1,364,461	£-1,483,293
35% SR : 35% THLR : 30% LLR	50%	£-1,982,504	£-2,148,729	£-2,196,654	£-2,196,654	£-2,376,373	£-2,496,185

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,492,540	£-2,914,857	£-2,959,954	£-2,959,954	£-3,129,064	£-3,241,805
35% SR : 35% THLR : 30% LLR	10%	£-3,819,535	£-4,190,519	£-4,235,930	£-4,235,930	£-4,406,220	£-4,519,747
35% SR : 35% THLR : 30% LLR	20%	£-5,158,717	£-5,478,156	£-5,523,930	£-5,523,930	£-5,895,582	£-6,010,015
35% SR : 35% THLR : 30% LLR	25%	£-6,832,876	£-7,126,466	£-7,172,438	£-7,172,438	£-7,644,839	£-7,769,773
35% SR : 35% THLR : 30% LLR	30%	£-8,510,083	£-8,777,769	£-8,823,954	£-8,823,954	£-9,397,149	£-9,522,111
35% SR : 35% THLR : 30% LLR	35%	£-10,190,334	£-10,434,245	£-10,481,414	£-10,481,414	£-11,154,228	£-11,279,215
35% SR : 35% THLR : 30% LLR	43%	£-11,870,585	£-12,088,447	£-12,134,616	£-12,134,616	£-12,908,830	£-13,033,817
35% SR : 35% THLR : 30% LLR	50%	£-13,550,836	£-13,752,648	£-13,798,817	£-13,798,817	£-14,673,431	£-14,800,418

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£774,995	£352,678	£307,582	£307,582	£138,471	£25,730
35% SR : 35% THLR : 30% LLR	10%	£-552,000	£-922,984	£-968,395	£-968,395	£-1,138,685	£-1,252,212
35% SR : 35% THLR : 30% LLR	20%	£-1,891,182	£-2,210,621	£-2,256,395	£-2,256,395	£-2,428,047	£-2,542,480
35% SR : 35% THLR : 30% LLR	25%	£-2,565,341	£-2,858,931	£-2,904,903	£-2,904,903	£-3,077,304	£-3,200,238
35% SR : 35% THLR : 30% LLR	30%	£-3,240,500	£-3,510,234	£-3,556,419	£-3,556,419	£-3,729,614	£-3,845,076
35% SR : 35% THLR : 30% LLR	35%	£-3,922,799	£-4,166,710	£-4,213,879	£-4,213,879	£-4,390,759	£-4,508,680
35% SR : 35% THLR : 30% LLR	43%	£-4,963,897	£-5,169,912	£-5,217,445	£-5,217,445	£-5,395,693	£-5,514,525
35% SR : 35% THLR : 30% LLR	50%	£-6,013,736	£-6,179,961	£-6,227,886	£-6,227,886	£-6,407,605	£-6,527,417

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,923,646	£2,501,329	£2,456,233	£2,456,233	£2,287,122	£2,174,381
35% SR : 35% THLR : 30% LLR	10%	£1,596,651	£1,225,667	£1,180,256	£1,180,256	£1,009,966	£896,440
35% SR : 35% THLR : 30% LLR	20%	£257,470	£-61,970	£-107,744	£-107,744	£-279,396	£-393,829
35% SR : 35% THLR : 30% LLR	25%	£-416,690	£-710,279	£-756,252	£-756,252	£-928,653	£-1,043,586
35% SR : 35% THLR : 30% LLR	30%	£-1,093,897	£-1,361,583	£-1,407,768	£-1,407,768	£-1,580,963	£-1,696,425
35% SR : 35% THLR : 30% LLR	35%	£-1,774,148	£-2,018,059	£-2,064,243	£-2,064,243	£-2,242,108	£-2,360,029
35% SR : 35% THLR : 30% LLR	43%	£-2,615,246	£-2,821,281	£-2,867,465	£-2,867,465	£-3,047,042	£-3,165,874
35% SR : 35% THLR : 30% LLR	50%	£-3,665,084	£-3,831,310	£-3,877,494	£-3,877,494	£-4,057,969	£-4,177,816

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,820,562	£3,398,245	£3,353,148	£3,353,148	£3,184,038	£3,071,297
35% SR : 35% THLR : 30% LLR	10%	£2,493,567	£2,122,583	£2,077,172	£2,077,172	£1,906,882	£1,793,355
35% SR : 35% THLR : 30% LLR	20%	£1,154,385	£834,946	£789,172	£789,172	£617,520	£503,087
35% SR : 35% THLR : 30% LLR	25%	£480,226	£186,636	£140,664	£140,664	£-31,737	£-146,671
35% SR : 35% THLR : 30% LLR	30%	£-196,981	£-464,667	£-510,852	£-510,852	£-684,047	£-799,509
35% SR : 35% THLR : 30% LLR	35%	£-877,232	£-1,121,143	£-1,168,312	£-1,168,312	£-1,345,192	£-1,463,113
35% SR : 35% THLR : 30% LLR	43%	£-1,918,330	£-2,124,345	£-2,171,878	£-2,171,878	£-2,350,126	£-2,468,958
35% SR : 35% THLR : 30% LLR	50%	£-2,968,169	£-3,134,394	£-3,182,319	£-3,182,319	£-3,362,038	£-3,481,850

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,132,476	£1,756,144	£1,711,048	£1,711,048	£1,541,937	£1,429,197
35% SR : 35% THLR : 30% LLR	10%	£1,042,628	£713,552	£668,141	£668,141	£497,852	£384,325
35% SR : 35% THLR : 30% LLR	20%	£60,375	£346,592	£393,114	£393,114	£567,573	£683,879
35% SR : 35% THLR : 30% LLR	25%	£625,047	£887,064	£933,789	£933,789	£1,109,008	£1,225,822
35% SR : 35% THLR : 30% LLR	30%	£1,192,815	£1,430,577	£1,477,518	£1,477,518	£1,653,545	£1,770,897
35% SR : 35% THLR : 30% LLR	35%	£1,763,679	£1,977,135	£2,024,303	£2,024,303	£2,201,184	£2,319,104
35% SR : 35% THLR : 30% LLR	43%	£2,625,780	£2,802,675	£2,850,208	£2,850,208	£3,028,456	£3,147,288
35% SR : 35% THLR : 30% LLR	50%	£3,494,847	£3,635,062	£3,682,987	£3,682,987	£3,862,706	£3,982,518

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,166,291	£5,542,623	£5,587,718	£5,587,718	£5,756,830	£5,869,570
35% SR : 35% THLR : 30% LLR	10%	£6,256,139	£6,585,215	£6,630,626	£6,630,626	£6,800,915	£6,914,442
35% SR : 35% THLR : 30% LLR	20%	£7,359,142	£7,645,359	£7,691,881	£7,691,881	£7,866,340	£7,982,646
35% SR : 35% THLR : 30% LLR	25%	£7,923,814	£8,185,831	£8,232,556	£8,232,556	£8,407,775	£8,524,588
35% SR : 35% THLR : 30% LLR	30%	£8,491,582	£8,729,344	£8,776,285	£8,776,285	£8,952,312	£9,069,664
35% SR : 35% THLR : 30% LLR	35%	£9,062,446	£9,275,902	£9,323,070	£9,323,070	£9,499,951	£9,617,871
35% SR : 35% THLR : 30% LLR	43%	£9,924,547	£10,101,442	£10,148,975	£10,148,975	£10,327,223	£10,446,055
35% SR : 35% THLR : 30% LLR	50%	£10,793,614	£10,933,829	£10,981,754	£10,981,754	£11,161,473	£11,281,285

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,898,756	£2,275,088	£2,320,183	£2,320,183	£2,489,295	£2,602,035
35% SR : 35% THLR : 30% LLR	10%	£2,988,604	£3,317,680	£3,363,090	£3,363,090	£3,533,380	£3,646,907
35% SR : 35% THLR : 30% LLR	20%	£4,091,607	£4,377,823	£4,424,346	£4,424,346	£4,598,805	£4,715,111
35% SR : 35% THLR : 30% LLR	25%	£4,656,279	£4,918,295	£4,965,021	£4,965,021	£5,140,240	£5,257,053
35% SR : 35% THLR : 30% LLR	30%	£5,224,047	£5,461,809	£5,508,750	£5,508,750	£5,684,777	£5,802,129
35% SR : 35% THLR : 30% LLR	35%	£5,794,911	£6,008,387	£6,055,534	£6,055,534	£6,232,416	£6,350,336
35% SR : 35% THLR : 30% LLR	43%	£6,657,011	£6,833,907	£6,881,440	£6,881,440	£7,059,688	£7,178,520
35% SR : 35% THLR : 30% LLR	50%	£7,526,079	£7,666,294	£7,714,219	£7,714,219	£7,893,938	£8,013,750

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£249,895	£126,437	£171,532	£171,532	£340,644	£453,384
35% SR : 35% THLR : 30% LLR	10%	£839,953	£1,169,028	£1,214,439	£1,214,439	£1,384,729	£1,498,256
35% SR : 35% THLR : 30% LLR	20%	£1,942,956	£2,229,172	£2,275,695	£2,275,695	£2,450,154	£2,566,460
35% SR : 35% THLR : 30% LLR	25%	£2,507,628	£2,769,644	£2,816,370	£2,816,370	£2,991,589	£3,108,402
35% SR : 35% THLR : 30% LLR	30%	£3,075,396	£3,313,158	£3,360,099	£3,360,099	£3,536,126	£3,653,476
35% SR : 35% THLR : 30% LLR	35%	£3,646,260	£3,859,716	£3,906,883	£3,906,883	£4,083,765	£4,201,685
35% SR : 35% THLR : 30% LLR	43%	£4,508,360	£4,685,256	£4,732,789	£4,732,789	£4,911,037	£5,029,869
35% SR : 35% THLR : 30% LLR	50%	£5,377,428	£5,517,643	£5,565,568	£5,565,568	£5,745,287	£5,865,099

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,146,811	£770,479	£725,383	£725,383	£556,272	£443,532
35% SR : 35% THLR : 30% LLR	10%	£56,963	£272,113	£317,524	£317,524	£487,813	£601,340
35% SR : 35% THLR : 30% LLR	20%	£1,046,040	£1,332,257	£1,378,779	£1,378,779	£1,553,238	£1,669,544
35% SR : 35% THLR : 30% LLR	25%	£1,610,712	£1,872,729	£1,919,454	£1,919,454	£2,094,673	£2,211,487
35% SR : 35% THLR : 30% LLR	30%	£2,178,480	£2,416,242	£2,463,183	£2,463,183	£2,639,210	£2,756,562
35% SR : 35% THLR : 30% LLR	35%	£2,749,344	£2,962,800	£3,009,968	£3,009,968	£3,186,849	£3,304,769
35% SR : 35% THLR : 30% LLR	43%	£3,611,445	£3,788,340	£3,835,873	£3,835,873	£4,014,121	£4,132,953
35% SR : 35% THLR : 30% LLR	50%	£4,480,512	£4,620,727	£4,668,652	£4,668,652	£4,848,371	£4,968,183

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£34,701,338	£32,251,248	£32,166,380	£32,166,380	£31,848,128	£31,635,959
35% SR : 35% THLR : 30% LLR	10%	£29,789,957	£27,599,151	£27,513,692	£27,513,692	£27,193,219	£26,979,571
35% SR : 35% THLR : 30% LLR	20%	£24,855,593	£22,915,424	£22,827,873	£22,827,873	£22,499,556	£22,280,677
35% SR : 35% THLR : 30% LLR	25%	£22,379,508	£20,555,212	£20,467,278	£20,467,278	£20,137,529	£19,917,696
35% SR : 35% THLR : 30% LLR	30%	£19,881,753	£18,189,252	£18,100,913	£18,100,913	£17,769,644	£17,548,799
35% SR : 35% THLR : 30% LLR	35%	£17,378,150	£15,817,544	£15,728,778	£15,728,778	£15,395,902	£15,173,985
35% SR : 35% THLR : 30% LLR	43%	£13,611,779	£12,249,205	£12,159,753	£12,159,753	£11,824,304	£11,600,673
35% SR : 35% THLR : 30% LLR	50%	£9,832,250	£8,667,934	£8,577,743	£8,577,743	£8,239,527	£8,014,050

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,286,753	£5,836,663	£5,751,795	£5,751,795	£5,433,543	£5,221,374
35% SR : 35% THLR : 30% LLR	10%	£3,375,372	£1,184,566	£1,099,107	£1,099,107	£778,634	£564,986
35% SR : 35% THLR : 30% LLR	20%	£-1,588,992	£-3,499,161	£-3,586,712	£-3,586,712	£-3,915,029	£-4,133,908
35% SR : 35% THLR : 30% LLR	25%	£-4,035,077	£-8,859,373	£-8,947,307	£-8,947,307	£-9,277,056	£-9,496,899
35% SR : 35% THLR : 30% LLR	30%	£-6,532,832	£-12,225,333	£-12,313,672	£-12,313,672	£-12,644,941	£-12,865,786
35% SR : 35% THLR : 30% LLR	35%	£-9,030,435	£-16,597,041	£-16,685,807	£-16,685,807	£-17,018,683	£-17,240,600
35% SR : 35% THLR : 30% LLR	43%	£-12,802,806	£-21,165,380	£-21,254,832	£-21,254,832	£-21,590,281	£-21,813,912
35% SR : 35% THLR : 30% LLR	50%	£-16,582,338	£-25,746,651	£-25,836,842	£-25,836,842	£-26,175,058	£-26,400,535

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,112,118	£17,662,028	£17,577,160	£17,577,160	£17,258,908	£17,046,739
35% SR : 35% THLR : 30% LLR	10%	£15,200,737	£13,009,931	£12,924,472	£12,924,472	£12,603,999	£12,390,351
35% SR : 35% THLR : 30% LLR	20%	£10,266,373	£8,326,204	£8,238,653	£8,238,653	£7,910,336	£7,691,457
35% SR : 35% THLR : 30% LLR	25%	£7,790,288	£5,965,992	£5,878,058	£5,878,058	£5,548,309	£5,328,476
35% SR : 35% THLR : 30% LLR	30%	£5,292,533	£3,600,032	£3,511,693	£3,511,693	£3,180,424	£2,959,579
35% SR : 35% THLR : 30% LLR	35%	£2,788,930	£1,228,324	£1,139,558	£1,139,558	£806,682	£584,765
35% SR : 35% THLR : 30% LLR	43%	£-977,441	£-2,340,015	£-2,429,467	£-2,429,467	£-2,764,916	£-2,988,547
35% SR : 35% THLR : 30% LLR	50%	£-4,756,971	£-9,921,286	£-10,011,477	£-10,011,477	£-10,349,693	£-10,575,170

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£27,888,188	£25,438,098	£25,353,231	£25,353,231	£25,034,978	£24,822,810
35% SR : 35% THLR : 30% LLR	10%	£22,976,808	£20,786,002	£20,700,542	£20,700,542	£20,380,070	£20,166,422
35% SR : 35% THLR : 30% LLR	20%	£18,042,444	£16,102,274	£16,014,723	£16,014,723	£15,686,406	£15,467,527
35% SR : 35% THLR : 30% LLR	25%	£15,566,359	£13,742,063	£13,654,129	£13,654,129	£13,324,379	£13,104,547
35% SR : 35% THLR : 30% LLR	30%	£13,068,604	£11,376,102	£11,287,764	£11,287,764	£10,956,495	£10,735,650
35% SR : 35% THLR : 30% LLR	35%	£10,565,000	£9,004,395	£8,915,628	£8,915,628	£8,582,753	£8,360,836
35% SR : 35% THLR : 30% LLR	43%	£6,798,630	£5,436,056	£5,346,603	£5,346,603	£5,011,155	£4,787,524
35% SR : 35% THLR : 30% LLR	50%	£3,019,100	£1,854,785	£1,764,593	£1,764,593	£1,426,378	£1,200,901

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£31,134,169	£28,684,079	£28,599,212	£28,599,212	£28,280,959	£28,068,790
35% SR : 35% THLR : 30% LLR	10%	£26,222,789	£24,031,983	£23,946,523	£23,946,523	£23,628,051	£23,412,402
35% SR : 35% THLR : 30% LLR	20%	£21,288,425	£19,348,255	£19,260,704	£19,260,704	£18,932,387	£18,713,508
35% SR : 35% THLR : 30% LLR	25%	£18,812,339	£16,988,044	£16,900,110	£16,900,110	£16,570,360	£16,350,528
35% SR : 35% THLR : 30% LLR	30%	£16,314,585	£14,622,083	£14,533,744	£14,533,744	£14,202,476	£13,981,630
35% SR : 35% THLR : 30% LLR	35%	£13,810,981	£12,250,375	£12,161,609	£12,161,609	£11,828,734	£11,606,817
35% SR : 35% THLR : 30% LLR	43%	£10,044,611	£8,682,037	£8,592,584	£8,592,584	£8,257,136	£8,033,505
35% SR : 35% THLR : 30% LLR	50%	£6,265,081	£5,100,765	£5,010,574	£5,010,574	£4,672,359	£4,446,881

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 p/sf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,751,869	£17,528,584	£17,442,330	£17,442,330	£17,118,872	£16,903,233
35% SR : 35% THLR : 30% LLR	10%	£16,226,325	£14,241,349	£14,154,492	£14,154,492	£13,828,778	£13,611,635
35% SR : 35% THLR : 30% LLR	20%	£12,677,386	£10,931,121	£10,843,569	£10,843,569	£10,515,253	£10,296,374
35% SR : 35% THLR : 30% LLR	25%	£10,894,145	£9,267,386	£9,179,453	£9,179,453	£8,849,703	£8,629,869
35% SR : 35% THLR : 30% LLR	30%	£9,105,055	£7,595,902	£7,506,118	£7,506,118	£7,169,431	£6,944,973
35% SR : 35% THLR : 30% LLR	35%	£7,310,117	£5,902,264	£5,812,045	£5,812,045	£5,473,726	£5,248,180
35% SR : 35% THLR : 30% LLR	43%	£4,576,478	£3,350,847	£3,259,931	£3,259,931	£2,918,997	£2,691,707
35% SR : 35% THLR : 30% LLR	50%	£1,829,223	£786,275	£694,609	£694,609	£350,862	£121,697

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£6,662,716	-£8,886,001	-£8,972,255	-£8,972,255	-£9,295,713	-£9,511,352
35% SR : 35% THLR : 30% LLR	10%	-£10,188,260	-£12,173,236	-£12,260,093	-£12,260,093	-£12,585,807	-£12,802,950
35% SR : 35% THLR : 30% LLR	20%	-£13,737,199	-£15,483,464	-£15,571,016	-£15,571,016	-£15,899,332	-£16,118,211
35% SR : 35% THLR : 30% LLR	25%	-£15,520,440	-£17,147,199	-£17,235,132	-£17,235,132	-£17,564,882	-£17,784,716
35% SR : 35% THLR : 30% LLR	30%	-£17,309,530	-£18,818,683	-£18,908,467	-£18,908,467	-£19,245,154	-£19,469,812
35% SR : 35% THLR : 30% LLR	35%	-£19,104,469	-£20,512,321	-£20,602,540	-£20,602,540	-£20,940,859	-£21,166,405
35% SR : 35% THLR : 30% LLR	43%	-£21,838,107	-£23,063,738	-£23,154,654	-£23,154,654	-£23,495,588	-£23,722,878
35% SR : 35% THLR : 30% LLR	50%	-£24,585,362	-£25,628,310	-£25,719,976	-£25,719,976	-£26,063,723	-£26,292,888

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,162,649	£2,939,364	£2,853,110	£2,853,110	£2,529,652	£2,314,013
35% SR : 35% THLR : 30% LLR	10%	£1,637,105	-£347,871	-£434,728	-£434,728	-£780,442	-£977,585
35% SR : 35% THLR : 30% LLR	20%	-£1,911,834	-£3,658,099	-£3,745,651	-£3,745,651	-£4,073,967	-£4,292,846
35% SR : 35% THLR : 30% LLR	25%	-£3,695,075	-£5,321,834	-£5,409,767	-£5,409,767	-£5,739,517	-£5,959,351
35% SR : 35% THLR : 30% LLR	30%	-£5,484,165	-£6,993,318	-£7,083,102	-£7,083,102	-£7,419,789	-£7,644,247
35% SR : 35% THLR : 30% LLR	35%	-£7,279,104	-£8,686,956	-£8,777,175	-£8,777,175	-£9,115,494	-£9,341,040
35% SR : 35% THLR : 30% LLR	43%	-£10,012,742	-£11,238,373	-£11,329,289	-£11,329,289	-£11,670,223	-£11,897,513
35% SR : 35% THLR : 30% LLR	50%	-£12,759,997	-£13,802,945	-£13,894,611	-£13,894,611	-£14,238,358	-£14,467,523

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,938,720	£10,715,435	£10,629,180	£10,629,180	£10,305,723	£10,090,084
35% SR : 35% THLR : 30% LLR	10%	£9,413,175	£7,428,200	£7,341,342	£7,341,342	£7,015,628	£6,798,486
35% SR : 35% THLR : 30% LLR	20%	£5,864,237	£4,117,971	£4,030,420	£4,030,420	£3,702,103	£3,483,224
35% SR : 35% THLR : 30% LLR	25%	£4,080,995	£2,454,236	£2,366,303	£2,366,303	£2,036,554	£1,816,720
35% SR : 35% THLR : 30% LLR	30%	£2,291,906	£762,753	£692,969	£692,969	£356,282	£131,824
35% SR : 35% THLR : 30% LLR	35%	£496,967	-£910,885	-£1,001,104	-£1,001,104	-£1,338,424	-£1,564,969
35% SR : 35% THLR : 30% LLR	43%	-£2,236,671	-£3,462,302	-£3,553,219	-£3,553,219	-£3,894,153	-£4,121,442
35% SR : 35% THLR : 30% LLR	50%	-£4,983,926	-£6,626,874	-£6,118,540	-£6,118,540	-£6,462,287	-£6,691,452

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,184,701	£13,961,416	£13,875,161	£13,875,161	£13,551,703	£13,336,065
35% SR : 35% THLR : 30% LLR	10%	£12,659,156	£10,674,180	£10,587,323	£10,587,323	£10,261,609	£10,044,467
35% SR : 35% THLR : 30% LLR	20%	£9,110,218	£7,363,952	£7,276,401	£7,276,401	£6,948,084	£6,729,205
35% SR : 35% THLR : 30% LLR	25%	£7,326,976	£5,700,217	£5,612,284	£5,612,284	£5,282,534	£5,062,701
35% SR : 35% THLR : 30% LLR	30%	£5,537,887	£4,028,733	£3,938,950	£3,938,950	£3,602,262	£3,377,805
35% SR : 35% THLR : 30% LLR	35%	£3,742,948	£2,335,096	£2,244,877	£2,244,877	£1,906,557	£1,681,012
35% SR : 35% THLR : 30% LLR	43%	£1,009,310	-£216,322	-£307,238	-£307,238	-£648,172	-£875,461
35% SR : 35% THLR : 30% LLR	50%	-£1,737,946	-£2,780,894	-£2,872,560	-£2,872,560	-£3,216,306	-£3,445,471

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,489,915	£11,374,331	£11,288,076	£11,288,076	£10,964,617	£10,748,980
35% SR : 35% THLR : 30% LLR	10%	£10,522,068	£8,635,200	£8,548,247	£8,548,247	£8,217,206	£7,996,512
35% SR : 35% THLR : 30% LLR	20%	£7,527,441	£5,844,755	£5,755,772	£5,755,772	£5,422,084	£5,199,627
35% SR : 35% THLR : 30% LLR	25%	£6,006,336	£4,440,101	£4,350,730	£4,350,730	£4,015,587	£3,792,159
35% SR : 35% THLR : 30% LLR	30%	£4,479,284	£3,029,601	£2,939,819	£2,939,819	£2,603,131	£2,378,674
35% SR : 35% THLR : 30% LLR	35%	£2,946,283	£1,613,256	£1,523,037	£1,523,037	£1,184,717	£959,172
35% SR : 35% THLR : 30% LLR	43%	£635,629	£-530,766	£-623,168	£-623,168	£-969,678	£-1,200,684
35% SR : 35% THLR : 30% LLR	50%	£-1,716,024	£-2,714,540	£-2,807,705	£-2,807,705	£-3,157,075	£-3,389,988

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-12,924,670	£-15,040,254	£-15,126,509	£-15,126,509	£-15,449,968	£-15,665,805
35% SR : 35% THLR : 30% LLR	10%	£-15,892,517	£-17,779,385	£-17,866,338	£-17,866,338	£-18,197,379	£-18,418,073
35% SR : 35% THLR : 30% LLR	20%	£-18,887,144	£-20,569,830	£-20,658,813	£-20,658,813	£-20,992,501	£-21,214,959
35% SR : 35% THLR : 30% LLR	25%	£-20,408,249	£-21,974,484	£-22,063,855	£-22,063,855	£-22,398,998	£-22,622,427
35% SR : 35% THLR : 30% LLR	30%	£-21,935,301	£-23,384,984	£-23,474,767	£-23,474,767	£-23,811,454	£-24,035,911
35% SR : 35% THLR : 30% LLR	35%	£-23,468,302	£-24,801,329	£-24,891,548	£-24,891,548	£-25,228,868	£-25,455,413
35% SR : 35% THLR : 30% LLR	43%	£-25,778,956	£-26,945,351	£-27,037,753	£-27,037,753	£-27,384,263	£-27,615,269
35% SR : 35% THLR : 30% LLR	50%	£-28,130,609	£-29,129,125	£-29,222,290	£-29,222,290	£-29,571,660	£-29,804,573

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,099,305	£-3,214,889	£-3,301,144	£-3,301,144	£-3,624,603	£-3,840,240
35% SR : 35% THLR : 30% LLR	10%	£-4,067,152	£-5,954,020	£-6,040,973	£-6,040,973	£-6,372,014	£-6,592,708
35% SR : 35% THLR : 30% LLR	20%	£-7,061,779	£-8,744,465	£-8,833,448	£-8,833,448	£-9,167,136	£-9,389,594
35% SR : 35% THLR : 30% LLR	25%	£-8,582,884	£-10,149,119	£-10,238,490	£-10,238,490	£-10,573,633	£-10,797,061
35% SR : 35% THLR : 30% LLR	30%	£-10,109,936	£-11,559,619	£-11,649,402	£-11,649,402	£-11,986,089	£-12,210,546
35% SR : 35% THLR : 30% LLR	35%	£-11,642,937	£-12,975,964	£-13,066,183	£-13,066,183	£-13,404,503	£-13,630,048
35% SR : 35% THLR : 30% LLR	43%	£-13,963,591	£-15,119,986	£-15,212,388	£-15,212,388	£-15,558,898	£-15,789,904
35% SR : 35% THLR : 30% LLR	50%	£-16,305,244	£-17,303,760	£-17,396,925	£-17,396,925	£-17,746,295	£-17,979,208

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,676,766	£4,561,181	£4,474,927	£4,474,927	£4,151,468	£3,935,830
35% SR : 35% THLR : 30% LLR	10%	£3,708,918	£1,822,050	£1,735,097	£1,735,097	£1,404,056	£1,183,362
35% SR : 35% THLR : 30% LLR	20%	£714,292	£-968,994	£-1,057,378	£-1,057,378	£-1,391,065	£-1,613,523
35% SR : 35% THLR : 30% LLR	25%	£-806,813	£-2,373,048	£-2,462,419	£-2,462,419	£-2,797,563	£-3,020,991
35% SR : 35% THLR : 30% LLR	30%	£-2,333,865	£-3,783,548	£-3,873,331	£-3,873,331	£-4,210,018	£-4,434,476
35% SR : 35% THLR : 30% LLR	35%	£-3,866,866	£-5,199,893	£-5,290,112	£-5,290,112	£-5,628,432	£-5,853,977
35% SR : 35% THLR : 30% LLR	43%	£-5,177,520	£-7,343,915	£-7,436,317	£-7,436,317	£-7,782,827	£-8,013,834
35% SR : 35% THLR : 30% LLR	50%	£-8,529,174	£-9,527,689	£-9,620,855	£-9,620,855	£-9,970,224	£-10,203,437

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,922,747	£7,807,162	£7,720,907	£7,720,907	£7,397,449	£7,181,811
35% SR : 35% THLR : 30% LLR	10%	£6,954,899	£5,068,031	£4,981,078	£4,981,078	£4,650,037	£4,429,343
35% SR : 35% THLR : 30% LLR	20%	£3,960,273	£2,277,587	£2,188,603	£2,188,603	£1,854,916	£1,632,458
35% SR : 35% THLR : 30% LLR	25%	£2,439,168	£872,933	£783,562	£783,562	£448,418	£224,990
35% SR : 35% THLR : 30% LLR	30%	£912,115	£-537,567	£-627,350	£-627,350	£-964,037	£-1,188,495
35% SR : 35% THLR : 30% LLR	35%	£-620,885	£-1,953,912	£-2,044,131	£-2,044,131	£-2,382,451	£-2,607,997
35% SR : 35% THLR : 30% LLR	43%	£-2,931,539	£-4,097,934	£-4,190,337	£-4,190,337	£-4,536,847	£-4,767,853
35% SR : 35% THLR : 30% LLR	50%	£-5,283,193	£-6,281,708	£-6,374,874	£-6,374,874	£-6,724,244	£-6,957,156

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£17,247,088	£16,063,589	£15,977,334	£15,977,334	£15,653,876	£15,438,237
35% SR : 35% THLR : 30% LLR	10%	£14,057,560	£13,006,920	£12,920,063	£12,920,063	£12,594,350	£12,377,207
35% SR : 35% THLR : 30% LLR	20%	£10,844,639	£9,927,260	£9,839,709	£9,839,709	£9,511,392	£9,292,513
35% SR : 35% THLR : 30% LLR	25%	£9,229,407	£8,378,809	£8,290,875	£8,290,875	£7,961,125	£7,740,097
35% SR : 35% THLR : 30% LLR	30%	£7,608,325	£6,816,921	£6,727,138	£6,727,138	£6,390,451	£6,165,993
35% SR : 35% THLR : 30% LLR	35%	£5,966,472	£5,239,956	£5,149,737	£5,149,737	£4,811,417	£4,585,871
35% SR : 35% THLR : 30% LLR	43%	£3,487,977	£2,863,546	£2,772,630	£2,772,630	£2,431,696	£2,204,406
35% SR : 35% THLR : 30% LLR	50%	£996,098	£473,983	£382,317	£382,317	£38,569	£-193,712

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-9,167,497	£-10,350,996	£-10,437,251	£-10,437,251	£-10,760,709	£-10,976,348
35% SR : 35% THLR : 30% LLR	10%	£-12,357,025	£-13,407,665	£-13,494,522	£-13,494,522	£-13,820,235	£-14,037,378
35% SR : 35% THLR : 30% LLR	20%	£-15,569,946	£-16,487,325	£-16,574,877	£-16,574,877	£-16,903,193	£-17,122,072
35% SR : 35% THLR : 30% LLR	25%	£-17,185,178	£-18,035,776	£-18,123,710	£-18,123,710	£-18,453,460	£-18,674,488
35% SR : 35% THLR : 30% LLR	30%	£-18,806,260	£-19,597,664	£-19,687,447	£-19,687,447	£-20,024,134	£-20,248,592
35% SR : 35% THLR : 30% LLR	35%	£-20,448,113	£-21,174,629	£-21,264,848	£-21,264,848	£-21,603,168	£-21,828,714
35% SR : 35% THLR : 30% LLR	43%	£-22,926,608	£-23,551,039	£-23,641,955	£-23,641,955	£-23,982,889	£-24,210,179
35% SR : 35% THLR : 30% LLR	50%	£-25,418,487	£-25,940,602	£-26,032,268	£-26,032,268	£-26,376,016	£-26,608,297

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,657,868	£1,474,369	£1,388,114	£1,388,114	£1,064,656	£849,017
35% SR : 35% THLR : 30% LLR	10%	£-531,660	£-1,582,300	£-1,669,157	£-1,669,157	£-1,994,870	£-2,212,013
35% SR : 35% THLR : 30% LLR	20%	£-3,744,581	£-4,661,980	£-4,749,512	£-4,749,512	£-5,077,828	£-5,296,707
35% SR : 35% THLR : 30% LLR	25%	£-5,359,813	£-6,210,411	£-6,298,345	£-6,298,345	£-6,628,095	£-6,849,123
35% SR : 35% THLR : 30% LLR	30%	£-6,980,895	£-7,772,299	£-7,862,082	£-7,862,082	£-8,198,769	£-8,423,227
35% SR : 35% THLR : 30% LLR	35%	£-8,622,748	£-9,349,284	£-9,439,483	£-9,439,483	£-9,777,803	£-10,003,349
35% SR : 35% THLR : 30% LLR	43%	£-11,101,243	£-11,725,674	£-11,816,590	£-11,816,590	£-12,157,524	£-12,384,814
35% SR : 35% THLR : 30% LLR	50%	£-13,593,122	£-14,115,237	£-14,206,903	£-14,206,903	£-14,550,651	£-14,782,932

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,433,939	£9,250,439	£9,164,185	£9,164,185	£8,840,727	£8,625,088
35% SR : 35% THLR : 30% LLR	10%	£7,244,411	£6,193,771	£6,106,914	£6,106,914	£5,781,200	£5,564,058
35% SR : 35% THLR : 30% LLR	20%	£4,031,490	£3,114,110	£3,026,559	£3,026,559	£2,698,242	£2,479,363
35% SR : 35% THLR : 30% LLR	25%	£2,416,257	£1,565,659	£1,477,725	£1,477,725	£1,147,976	£926,948
35% SR : 35% THLR : 30% LLR	30%	£795,176	£3,771	£-86,012	£-86,012	£-422,699	£-647,156
35% SR : 35% THLR : 30% LLR	35%	£-946,677	£-1,973,194	£-1,663,413	£-1,663,413	£-2,001,793	£-2,227,278
35% SR : 35% THLR : 30% LLR	43%	£-3,325,173	£-3,949,603	£-4,040,519	£-4,040,519	£-4,381,453	£-4,608,743
35% SR : 35% THLR : 30% LLR	50%	£-5,817,051	£-6,339,166	£-6,430,832	£-6,430,832	£-6,774,580	£-7,006,862

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,679,919	£12,496,420	£12,410,165	£12,410,165	£12,086,708	£11,871,069
35% SR : 35% THLR : 30% LLR	10%	£10,490,392	£9,439,751	£9,352,894	£9,352,894	£9,027,181	£8,810,039
35% SR : 35% THLR : 30% LLR	20%	£7,277,471	£6,360,091	£6,272,540	£6,272,540	£5,944,223	£5,725,344
35% SR : 35% THLR : 30% LLR	25%	£5,662,238	£4,811,640	£4,723,706	£4,723,706	£4,393,956	£4,172,929
35% SR : 35% THLR : 30% LLR	30%	£4,041,156	£3,249,752	£3,159,969	£3,159,969	£2,823,282	£2,598,824
35% SR : 35% THLR : 30% LLR	35%	£2,399,304	£1,672,787	£1,582,568	£1,582,568	£1,244,248	£1,018,703
35% SR : 35% THLR : 30% LLR	43%	£-79,192	£-703,623	£-794,539	£-794,539	£-1,135,473	£-1,362,762
35% SR : 35% THLR : 30% LLR	50%	£-2,571,071	£-3,093,186	£-3,184,852	£-3,184,852	£-3,528,599	£-3,760,881

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,237,525	£11,140,186	£11,053,931	£11,053,931	£10,730,473	£10,514,834
35% SR : 35% THLR : 30% LLR	10%	£9,430,994	£8,459,926	£8,373,068	£8,373,068	£8,043,539	£7,822,846
35% SR : 35% THLR : 30% LLR	20%	£6,586,523	£5,730,425	£5,641,443	£5,641,443	£5,307,755	£5,085,297
35% SR : 35% THLR : 30% LLR	25%	£5,147,143	£4,355,440	£4,266,069	£4,266,069	£3,930,926	£3,707,498
35% SR : 35% THLR : 30% LLR	30%	£3,701,814	£2,974,609	£2,884,826	£2,884,826	£2,548,139	£2,323,681
35% SR : 35% THLR : 30% LLR	35%	£2,250,539	£1,587,931	£1,497,713	£1,497,713	£1,159,394	£933,847
35% SR : 35% THLR : 30% LLR	43%	£62,470	£-11,273	£-603,676	£-603,676	£-950,186	£-1,181,193
35% SR : 35% THLR : 30% LLR	50%	£-2,173,965	£-2,649,818	£-2,742,982	£-2,742,982	£-3,092,352	£-3,325,265

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-14,177,060	£-15,274,399	£-15,360,654	£-15,360,654	£-15,684,112	£-15,899,751
35% SR : 35% THLR : 30% LLR	10%	£-16,983,591	£-17,954,659	£-18,041,517	£-18,041,517	£-18,371,046	£-18,591,740
35% SR : 35% THLR : 30% LLR	20%	£-19,828,062	£-20,684,160	£-20,773,142	£-20,773,142	£-21,106,830	£-21,329,288
35% SR : 35% THLR : 30% LLR	25%	£-21,267,442	£-22,059,145	£-22,148,516	£-22,148,516	£-22,483,659	£-22,707,084
35% SR : 35% THLR : 30% LLR	30%	£-22,712,771	£-23,439,977	£-23,529,759	£-23,529,759	£-23,866,447	£-24,090,907
35% SR : 35% THLR : 30% LLR	35%	£-24,164,046	£-24,826,654	£-24,916,872	£-24,916,872	£-25,255,192	£-25,480,738
35% SR : 35% THLR : 30% LLR	43%	£-26,352,115	£-26,925,858	£-27,018,261	£-27,018,261	£-27,364,771	£-27,595,778
35% SR : 35% THLR : 30% LLR	50%	£-28,588,550	£-29,064,403	£-29,157,567	£-29,157,567	£-29,506,937	£-29,739,850

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,351,695	£-3,449,034	£-3,535,289	£-3,535,289	£-3,858,747	£-4,074,386
35% SR : 35% THLR : 30% LLR	10%	£-5,158,226	£-6,129,294	£-6,216,152	£-6,216,152	£-6,545,681	£-6,766,375
35% SR : 35% THLR : 30% LLR	20%	£-8,002,697	£-8,858,795	£-8,947,777	£-8,947,777	£-9,281,465	£-9,503,923
35% SR : 35% THLR : 30% LLR	25%	£-9,442,077	£-10,233,780	£-10,323,151	£-10,323,151	£-10,658,294	£-10,881,722
35% SR : 35% THLR : 30% LLR	30%	£-10,887,406	£-11,614,611	£-11,704,394	£-11,704,394	£-12,041,082	£-12,265,539
35% SR : 35% THLR : 30% LLR	35%	£-12,338,681	£-13,001,289	£-13,091,507	£-13,091,507	£-13,428,826	£-13,653,373
35% SR : 35% THLR : 30% LLR	43%	£-14,526,750	£-15,100,493	£-15,192,896	£-15,192,896	£-15,530,406	£-15,770,413
35% SR : 35% THLR : 30% LLR	50%	£-16,763,185	£-17,239,038	£-17,332,202	£-17,332,202	£-17,681,572	£-17,914,485

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,424,375	£4,327,037	£4,240,781	£4,240,781	£3,917,324	£3,701,685
35% SR : 35% THLR : 30% LLR	10%	£2,617,845	£1,646,776	£1,559,919	£1,559,919	£1,230,390	£1,009,696
35% SR : 35% THLR : 30% LLR	20%	£-226,626	£-1,082,724	£-1,171,707	£-1,171,707	£-1,505,394	£-1,727,852
35% SR : 35% THLR : 30% LLR	25%	£-1,696,007	£-2,457,709	£-2,547,080	£-2,547,080	£-2,882,224	£-3,105,652
35% SR : 35% THLR : 30% LLR	30%	£-3,111,335	£-3,838,541	£-3,928,324	£-3,928,324	£-4,265,011	£-4,489,469
35% SR : 35% THLR : 30% LLR	35%	£-4,562,611	£-5,225,218	£-5,315,436	£-5,315,436	£-5,653,756	£-5,879,302
35% SR : 35% THLR : 30% LLR	43%	£-6,750,679	£-7,324,423	£-7,416,825	£-7,416,825	£-7,763,335	£-7,994,342
35% SR : 35% THLR : 30% LLR	50%	£-8,987,115	£-9,462,967	£-9,556,132	£-9,556,132	£-9,905,502	£-10,138,414

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,670,356	£7,573,018	£7,486,762	£7,486,762	£7,163,304	£6,947,666
35% SR : 35% THLR : 30% LLR	10%	£5,863,825	£4,892,757	£4,805,900	£4,805,900	£4,476,371	£4,255,677
35% SR : 35% THLR : 30% LLR	20%	£3,019,354	£2,163,257	£2,074,274	£2,074,274	£1,740,587	£1,518,129
35% SR : 35% THLR : 30% LLR	25%	£1,579,974	£788,272	£698,901	£698,901	£363,757	£140,329
35% SR : 35% THLR : 30% LLR	30%	£134,646	£-592,560	£-682,343	£-682,343	£-1,019,030	£-1,243,488
35% SR : 35% THLR : 30% LLR	35%	£-1,316,630	£-1,979,237	£-2,069,455	£-2,069,455	£-2,407,775	£-2,633,322
35% SR : 35% THLR : 30% LLR	43%	£-3,504,698	£-4,078,442	£-4,170,844	£-4,170,844	£-4,517,354	£-4,748,361
35% SR : 35% THLR : 30% LLR	50%	£-5,741,134	£-6,216,896	£-6,310,151	£-6,310,151	£-6,658,521	£-6,892,433

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,480,353	£7,433,876	£7,346,209	£7,346,209	£7,017,462	£6,798,297
35% SR : 35% THLR : 30% LLR	10%	£5,928,910	£5,004,846	£4,916,567	£4,916,567	£4,585,528	£4,364,834
35% SR : 35% THLR : 30% LLR	20%	£3,352,914	£2,552,431	£2,463,447	£2,463,447	£2,129,761	£1,907,303
35% SR : 35% THLR : 30% LLR	25%	£2,055,993	£1,317,455	£1,228,083	£1,228,083	£892,940	£669,512
35% SR : 35% THLR : 30% LLR	30%	£753,123	£76,632	£-13,366	£-13,366	£-355,560	£-583,689
35% SR : 35% THLR : 30% LLR	35%	£-564,783	£-1,189,172	£-1,280,866	£-1,280,866	£-1,624,719	£-1,853,955
35% SR : 35% THLR : 30% LLR	43%	£-2,571,453	£-3,100,900	£-3,193,302	£-3,193,302	£-3,539,812	£-3,770,820
35% SR : 35% THLR : 30% LLR	50%	£-4,591,726	£-5,025,996	£-5,119,161	£-5,119,161	£-5,468,530	£-5,701,444

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-17,934,232	£-18,980,709	£-19,068,376	£-19,068,376	£-19,397,123	£-19,616,288
35% SR : 35% THLR : 30% LLR	10%	£-20,485,675	£-21,409,739	£-21,498,018	£-21,498,018	£-21,829,057	£-22,049,751
35% SR : 35% THLR : 30% LLR	20%	£-23,061,671	£-23,862,154	£-23,951,138	£-23,951,138	£-24,284,824	£-24,507,282
35% SR : 35% THLR : 30% LLR	25%	£-24,358,592	£-25,097,130	£-25,186,502	£-25,186,502	£-25,521,645	£-25,745,073
35% SR : 35% THLR : 30% LLR	30%	£-25,861,462	£-26,337,953	£-26,427,952	£-26,427,952	£-26,770,145	£-26,998,274
35% SR : 35% THLR : 30% LLR	35%	£-26,979,368	£-27,603,757	£-27,695,451	£-27,695,451	£-28,039,304	£-28,268,540
35% SR : 35% THLR : 30% LLR	43%	£-28,986,038	£-29,515,485	£-29,607,887	£-29,607,887	£-29,954,377	£-30,185,405
35% SR : 35% THLR : 30% LLR	50%	£-31,006,311	£-31,440,581	£-31,533,746	£-31,533,746	£-31,883,115	£-32,116,029

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-6,108,867	£-7,155,344	£-7,243,011	£-7,243,011	£-7,571,758	£-7,790,923
35% SR : 35% THLR : 30% LLR	10%	£-8,660,310	£-9,584,374	£-9,672,653	£-9,672,653	£-10,003,692	£-10,224,386
35% SR : 35% THLR : 30% LLR	20%	£-11,236,306	£-12,036,789	£-12,125,773	£-12,125,773	£-12,459,459	£-12,681,917
35% SR : 35% THLR : 30% LLR	25%	£-12,533,227	£-13,271,765	£-13,361,137	£-13,361,137	£-13,696,266	£-13,919,708
35% SR : 35% THLR : 30% LLR	30%	£-13,836,097	£-14,512,588	£-14,602,587	£-14,602,587	£-14,944,780	£-15,172,909
35% SR : 35% THLR : 30% LLR	35%	£-15,154,003	£-15,778,392	£-15,870,086	£-15,870,086	£-16,213,939	£-16,443,175
35% SR : 35% THLR : 30% LLR	43%	£-17,160,673	£-17,690,120	£-17,782,522	£-17,782,522	£-18,129,032	£-18,360,040
35% SR : 35% THLR : 30% LLR	50%	£-19,180,946	£-19,615,216	£-19,708,381	£-19,708,381	£-20,057,750	£-20,290,664

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,667,204	£620,726	£533,060	£533,060	£204,312	£-14,853
35% SR : 35% THLR : 30% LLR	10%	£-884,239	£-1,808,303	£-1,896,582	£-1,896,582	£-2,227,622	£-2,448,316
35% SR : 35% THLR : 30% LLR	20%	£-3,460,236	£-4,260,719	£-4,349,702	£-4,349,702	£-4,683,389	£-4,905,846
35% SR : 35% THLR : 30% LLR	25%	£-4,757,157	£-5,495,695	£-5,585,067	£-5,585,067	£-5,920,209	£-6,143,637
35% SR : 35% THLR : 30% LLR	30%	£-6,060,026	£-6,736,517	£-6,826,516	£-6,826,516	£-7,169,709	£-7,396,838
35% SR : 35% THLR : 30% LLR	35%	£-7,377,932	£-8,002,322	£-8,094,016	£-8,094,016	£-8,437,388	£-8,667,104
35% SR : 35% THLR : 30% LLR	43%	£-9,384,602	£-9,914,049	£-10,006,452	£-10,006,452	£-10,352,362	£-10,583,969
35% SR : 35% THLR : 30% LLR	50%	£-11,404,876	£-11,839,145	£-11,932,311	£-11,932,311	£-12,281,680	£-12,514,593

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,913,185	£3,866,707	£3,779,041	£3,779,041	£3,450,293	£3,231,128
35% SR : 35% THLR : 30% LLR	10%	£2,361,742	£1,437,677	£1,349,399	£1,349,399	£1,018,359	£797,665
35% SR : 35% THLR : 30% LLR	20%	£-214,265	£-1,014,738	£-1,103,721	£-1,103,721	£-1,437,408	£-1,659,966
35% SR : 35% THLR : 30% LLR	25%	£-1,511,176	£-2,249,714	£-2,339,086	£-2,339,086	£-2,674,228	£-2,897,656
35% SR : 35% THLR : 30% LLR	30%	£-2,814,045	£-3,490,536	£-3,580,535	£-3,580,535	£-3,922,729	£-4,150,857
35% SR : 35% THLR : 30% LLR	35%	£-4,131,951	£-4,756,341	£-4,848,035	£-4,848,035	£-5,191,888	£-5,421,123
35% SR : 35% THLR : 30% LLR	43%	£-6,138,622	£-6,668,068	£-6,760,471	£-6,760,471	£-7,106,981	£-7,337,988
35% SR : 35% THLR : 30% LLR	50%	£-8,158,895	£-8,593,164	£-8,686,330	£-8,686,330	£-9,036,699	£-9,268,612

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,742,306	£13,823,377	£13,737,123	£13,737,123	£13,413,665	£13,198,026
35% SR : 35% THLR : 30% LLR	10%	£11,769,838	£10,957,886	£10,871,029	£10,871,029	£10,545,315	£10,328,172
35% SR : 35% THLR : 30% LLR	20%	£8,773,977	£8,069,402	£7,981,851	£7,981,851	£7,650,355	£7,427,896
35% SR : 35% THLR : 30% LLR	25%	£7,263,676	£6,604,405	£6,515,034	£6,515,034	£6,179,892	£5,956,463
35% SR : 35% THLR : 30% LLR	30%	£5,734,529	£5,129,941	£5,040,158	£5,040,158	£4,703,471	£4,479,013
35% SR : 35% THLR : 30% LLR	35%	£4,199,433	£3,649,630	£3,559,411	£3,559,411	£3,221,093	£2,995,546
35% SR : 35% THLR : 30% LLR	43%	£1,885,635	£1,418,203	£1,327,287	£1,327,287	£986,353	£759,064
35% SR : 35% THLR : 30% LLR	50%	£-448,766	£-839,894	£-933,059	£-933,059	£-1,282,428	£-1,515,342

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-11,672,279	£-12,591,208	£-12,677,462	£-12,677,462	£-13,000,920	£-13,216,559
35% SR : 35% THLR : 30% LLR	10%	£-14,644,747	£-15,456,699	£-15,543,556	£-15,543,556	£-15,869,270	£-16,086,413
35% SR : 35% THLR : 30% LLR	20%	£-17,640,808	£-18,345,183	£-18,432,734	£-18,432,734	£-18,764,230	£-18,986,689
35% SR : 35% THLR : 30% LLR	25%	£-19,150,909	£-19,810,180	£-19,899,551	£-19,899,551	£-20,234,693	£-20,458,122
35% SR : 35% THLR : 30% LLR	30%	£-20,680,056	£-21,284,644	£-21,374,427	£-21,374,427	£-21,711,114	£-21,935,572
35% SR : 35% THLR : 30% LLR	35%	£-22,215,152	£-22,764,955	£-22,855,174	£-22,855,174	£-23,193,492	£-23,419,039
35% SR : 35% THLR : 30% LLR	43%	£-24,528,950	£-24,996,382	£-25,087,298	£-25,087,298	£-25,428,232	£-25,655,521
35% SR : 35% THLR : 30% LLR	50%	£-26,863,351	£-27,254,479	£-27,347,644	£-27,347,644	£-27,697,013	£-27,929,927

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£153,086	£-765,843	£-852,097	£-852,097	£-1,175,555	£-1,391,194
35% SR : 35% THLR : 30% LLR	10%	£-2,819,382	£-3,631,334	£-3,718,191	£-3,718,191	£-4,043,905	£-4,261,048
35% SR : 35% THLR : 30% LLR	20%	£-5,815,243	£-6,519,818	£-6,607,369	£-6,607,369	£-6,938,865	£-7,161,324
35% SR : 35% THLR : 30% LLR	25%	£-7,325,544	£-7,984,815	£-8,074,186	£-8,074,186	£-8,409,328	£-8,632,757
35% SR : 35% THLR : 30% LLR	30%	£-8,854,691	£-9,459,279	£-9,549,062	£-9,549,062	£-9,885,749	£-10,110,207
35% SR : 35% THLR : 30% LLR	35%	£-10,389,787	£-10,939,590	£-11,029,809	£-11,029,809	£-11,368,127	£-11,593,674
35% SR : 35% THLR : 30% LLR	43%	£-12,703,585	£-13,171,017	£-13,261,933	£-13,261,933	£-13,602,867	£-13,830,156
35% SR : 35% THLR : 30% LLR	50%	£-15,037,986	£-15,429,114	£-15,522,279	£-15,522,279	£-15,871,649	£-16,104,582

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,929,157	£7,010,228	£6,923,973	£6,923,973	£6,600,516	£6,384,877
35% SR : 35% THLR : 30% LLR	10%	£4,956,689	£4,144,737	£4,057,880	£4,057,880	£3,732,166	£3,515,023
35% SR : 35% THLR : 30% LLR	20%	£1,960,828	£1,256,253	£1,168,702	£1,168,702	£837,205	£614,747
35% SR : 35% THLR : 30% LLR	25%	£450,527	£-206,744	£-298,115	£-298,115	£-633,257	£-856,886
35% SR : 35% THLR : 30% LLR	30%	£-1,076,620	£-1,683,209	£-1,772,992	£-1,772,992	£-2,109,979	£-2,334,156
35% SR : 35% THLR : 30% LLR	35%	£-2,613,716	£-3,163,519	£-3,253,738	£-3,253,738	£-3,592,057	£-3,817,603
35% SR : 35% THLR : 30% LLR	43%	£-4,927,514	£-5,394,947	£-5,485,863	£-5,485,863	£-5,826,797	£-6,054,095
35% SR : 35% THLR : 30% LLR	50%	£-7,261,916	£-7,653,043	£-7,746,209	£-7,746,209	£-8,095,577	£-8,328,491

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,175,139	£10,256,209	£10,169,954	£10,169,954	£9,846,496	£9,630,858
35% SR : 35% THLR : 30% LLR	10%	£8,202,669	£7,390,718	£7,303,861	£7,303,861	£6,978,146	£6,761,004
35% SR : 35% THLR : 30% LLR	20%	£5,206,808	£4,502,234	£4,414,683	£4,414,683	£4,083,186	£3,860,727
35% SR : 35% THLR : 30% LLR	25%	£3,696,508	£3,037,237	£2,947,866	£2,947,866	£2,612,724	£2,389,294
35% SR : 35% THLR : 30% LLR	30%	£2,167,361	£1,562,772	£1,472,989	£1,472,989	£1,136,302	£911,844
35% SR : 35% THLR : 30% LLR	35%	£632,265	£82,462	£-77,577	£-77,577	£-346,076	£-571,822
35% SR : 35% THLR : 30% LLR	43%	£-1,681,533	£-2,148,966	£-2,239,882	£-2,239,882	£-2,590,816	£-2,808,104
35% SR : 35% THLR : 30% LLR	50%	£-4,015,935	£-4,407,062	£-4,500,228	£-4,500,228	£-4,849,597	£-5,082,510

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,480,353	£7,658,989	£7,571,323	£7,571,323	£7,242,575	£7,023,409
35% SR : 35% THLR : 30% LLR	10%	£5,987,669	£5,265,196	£5,176,918	£5,176,918	£4,845,877	£4,625,183
35% SR : 35% THLR : 30% LLR	20%	£3,470,433	£2,848,019	£2,759,035	£2,759,035	£2,425,348	£2,202,890
35% SR : 35% THLR : 30% LLR	25%	£2,202,891	£1,630,661	£1,541,289	£1,541,289	£1,206,147	£982,718
35% SR : 35% THLR : 30% LLR	30%	£929,402	£407,457	£317,674	£317,674	£19,324	£-247,453
35% SR : 35% THLR : 30% LLR	35%	£-355,761	£-835,030	£-926,724	£-926,724	£-1,270,577	£-1,499,402
35% SR : 35% THLR : 30% LLR	43%	£-2,317,642	£-2,719,898	£-2,812,300	£-2,812,300	£-3,158,810	£-3,389,816
35% SR : 35% THLR : 30% LLR	50%	£-4,293,125	£-4,618,133	£-4,711,298	£-4,711,298	£-5,060,668	£-5,293,580

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-17,934,232	£-18,755,596	£-18,843,262	£-18,843,262	£-19,172,010	£-19,391,176
35% SR : 35% THLR : 30% LLR	10%	£-20,426,916	£-21,149,390	£-21,237,667	£-21,237,667	£-21,568,708	£-21,789,402
35% SR : 35% THLR : 30% LLR	20%	£-22,944,153	£-23,566,566	£-23,655,550	£-23,655,550	£-23,989,237	£-24,211,695
35% SR : 35% THLR : 30% LLR	25%	£-24,211,694	£-24,783,924	£-24,873,296	£-24,873,296	£-25,208,438	£-25,431,867
35% SR : 35% THLR : 30% LLR	30%	£-25,485,183	£-26,007,128	£-26,096,911	£-26,096,911	£-26,433,909	£-26,662,038
35% SR : 35% THLR : 30% LLR	35%	£-26,770,346	£-27,249,615	£-27,341,309	£-27,341,309	£-27,685,162	£-27,914,397
35% SR : 35% THLR : 30% LLR	43%	£-28,732,227	£-29,134,483	£-29,226,885	£-29,226,885	£-29,573,395	£-29,804,401
35% SR : 35% THLR : 30% LLR	50%	£-30,707,710	£-31,032,718	£-31,125,883	£-31,125,883	£-31,475,253	£-31,708,165

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-6,108,867	£-6,930,231	£-7,017,897	£-7,017,897	£-7,346,645	£-7,565,811
35% SR : 35% THLR : 30% LLR	10%	£-8,601,551	£-9,324,025	£-9,412,302	£-9,412,302	£-9,743,343	£-9,964,037
35% SR : 35% THLR : 30% LLR	20%	£-11,118,788	£-11,741,201	£-11,830,185	£-11,830,185	£-12,163,872	£-12,386,330
35% SR : 35% THLR : 30% LLR	25%	£-12,386,329	£-12,958,559	£-13,047,931	£-13,047,931	£-13,383,073	£-13,606,502
35% SR : 35% THLR : 30% LLR	30%	£-13,659,818	£-14,181,763	£-14,271,546	£-14,271,546	£-14,608,544	£-14,836,673
35% SR : 35% THLR : 30% LLR	35%	£-14,944,981	£-15,424,250	£-15,515,944	£-15,515,944	£-15,859,797	£-16,089,032
35% SR : 35% THLR : 30% LLR	43%	£-16,906,862	£-17,309,118	£-17,401,520	£-17,401,520	£-17,748,030	£-17,979,036
35% SR : 35% THLR : 30% LLR	50%	£-18,882,345	£-19,207,353	£-19,300,518	£-19,300,518	£-19,649,888	£-19,882,800

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,667,204	£845,840	£758,173	£758,173	£429,425	£210,260
35% SR : 35% THLR : 30% LLR	10%	£-825,480	£-1,547,954	£-1,636,231	£-1,636,231	£-1,967,272	£-2,187,966
35% SR : 35% THLR : 30% LLR	20%	£-3,342,717	£-3,965,131	£-4,054,114	£-4,054,114	£-4,387,802	£-4,610,259
35% SR : 35% THLR : 30% LLR	25%	£-4,610,259	£-5,182,488	£-5,271,860	£-5,271,860	£-5,607,003	£-5,830,431
35% SR : 35% THLR : 30% LLR	30%	£-5,883,748	£-6,405,693	£-6,495,476	£-6,495,476	£-6,832,473	£-7,060,602
35% SR : 35% THLR : 30% LLR	35%	£-7,168,911	£-7,648,179	£-7,739,873	£-7,739,873	£-8,083,726	£-8,312,962
35% SR : 35% THLR : 30% LLR	43%	£-9,130,792	£-9,633,047	£-9,625,449	£-9,625,449	£-9,971,959	£-10,202,965
35% SR : 35% THLR : 30% LLR	50%	£-11,106,275	£-11,431,283	£-11,524,447	£-11,524,447	£-11,873,617	£-12,106,730

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,913,185	£4,091,820	£4,004,154	£4,004,154	£3,675,406	£3,456,240
35% SR : 35% THLR : 30% LLR	10%	£2,420,500	£1,898,027	£1,609,750	£1,609,750	£1,278,709	£1,059,015
35% SR : 35% THLR : 30% LLR	20%	£-36,736	£-119,150	£-808,133	£-808,133	£-1,141,821	£-1,364,279
35% SR : 35% THLR : 30% LLR	25%	£-1,364,278	£-1,936,508	£-2,025,880	£-2,025,880	£-2,361,022	£-2,584,450
35% SR : 35% THLR : 30% LLR	30%	£-2,637,767	£-3,159,712	£-3,249,495	£-3,249,495	£-3,586,493	£-3,814,621
35% SR : 35% THLR : 30% LLR	35%	£-3,922,930	£-4,402,198	£-4,493,893	£-4,493,893	£-4,837,745	£-5,066,981
35% SR : 35% THLR : 30% LLR	43%	£-5,884,811	£-6,287,066	£-6,379,469	£-6,379,469	£-6,725,978	£-6,956,985
35% SR : 35% THLR : 30% LLR	50%	£-7,860,294	£-8,165,302	£-8,278,466	£-8,278,466	£-8,627,836	£-8,860,749

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,409,853	£2,674,948	£2,587,282	£2,587,282	£2,258,534	£2,039,369
35% SR : 35% THLR : 30% LLR	10%	£1,364,775	£721,811	£633,533	£633,533	£302,492	£81,798
35% SR : 35% THLR : 30% LLR	20%	-£715,611	-£1,275,232	-£1,365,671	-£1,365,671	-£1,704,815	-£1,930,912
35% SR : 35% THLR : 30% LLR	25%	-£1,776,033	-£2,288,569	-£2,379,403	-£2,379,403	-£2,720,026	-£2,947,109
35% SR : 35% THLR : 30% LLR	30%	-£2,842,501	-£3,307,847	-£3,399,099	-£3,399,099	-£3,741,292	-£3,969,422
35% SR : 35% THLR : 30% LLR	35%	-£3,915,014	-£4,333,067	-£4,424,761	-£4,424,761	-£4,768,613	-£4,997,849
35% SR : 35% THLR : 30% LLR	43%	-£5,535,120	-£5,882,037	-£5,974,440	-£5,974,440	-£6,320,950	-£6,551,957
35% SR : 35% THLR : 30% LLR	50%	-£7,168,827	-£7,444,376	-£7,537,542	-£7,537,542	-£7,886,911	-£8,119,824

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£23,004,733	-£23,739,637	-£23,827,303	-£23,827,303	-£24,156,051	-£24,375,216
35% SR : 35% THLR : 30% LLR	10%	-£25,049,810	-£25,692,774	-£25,781,052	-£25,781,052	-£26,112,093	-£26,332,787
35% SR : 35% THLR : 30% LLR	20%	-£27,130,196	-£27,689,817	-£27,780,256	-£27,780,256	-£28,119,400	-£28,345,497
35% SR : 35% THLR : 30% LLR	25%	-£28,190,618	-£28,703,154	-£28,793,988	-£28,793,988	-£29,134,611	-£29,361,694
35% SR : 35% THLR : 30% LLR	30%	-£29,257,086	-£29,722,432	-£29,813,684	-£29,813,684	-£30,155,877	-£30,384,007
35% SR : 35% THLR : 30% LLR	35%	-£30,329,599	-£30,747,652	-£30,839,346	-£30,839,346	-£31,183,199	-£31,412,434
35% SR : 35% THLR : 30% LLR	43%	-£31,949,705	-£32,296,622	-£32,389,026	-£32,389,026	-£32,735,535	-£32,966,542
35% SR : 35% THLR : 30% LLR	50%	-£33,583,412	-£33,858,962	-£33,952,127	-£33,952,127	-£34,301,496	-£34,534,409

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£11,179,368	-£11,914,272	-£12,001,938	-£12,001,938	-£12,330,686	-£12,549,851
35% SR : 35% THLR : 30% LLR	10%	-£13,224,445	-£13,867,409	-£13,955,687	-£13,955,687	-£14,286,728	-£14,507,422
35% SR : 35% THLR : 30% LLR	20%	-£15,304,831	-£15,864,452	-£15,954,891	-£15,954,891	-£16,294,035	-£16,520,132
35% SR : 35% THLR : 30% LLR	25%	-£16,365,253	-£16,877,789	-£16,968,623	-£16,968,623	-£17,300,246	-£17,536,329
35% SR : 35% THLR : 30% LLR	30%	-£17,431,721	-£17,897,067	-£17,988,319	-£17,988,319	-£18,330,512	-£18,558,642
35% SR : 35% THLR : 30% LLR	35%	-£18,504,234	-£18,922,287	-£19,013,981	-£19,013,981	-£19,357,834	-£19,587,069
35% SR : 35% THLR : 30% LLR	43%	-£20,124,340	-£20,471,257	-£20,563,660	-£20,563,660	-£20,910,170	-£21,141,177
35% SR : 35% THLR : 30% LLR	50%	-£21,758,047	-£22,033,597	-£22,126,762	-£22,126,762	-£22,476,131	-£22,709,044

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£3,403,297	-£4,138,201	-£4,225,868	-£4,225,868	-£4,554,615	-£4,773,780
35% SR : 35% THLR : 30% LLR	10%	-£5,448,375	-£6,991,339	-£6,179,616	-£6,179,616	-£6,510,657	-£6,731,351
35% SR : 35% THLR : 30% LLR	20%	-£7,528,760	-£9,985,381	-£8,178,821	-£8,178,821	-£8,517,965	-£8,744,061
35% SR : 35% THLR : 30% LLR	25%	-£9,589,182	-£12,101,718	-£9,192,552	-£9,192,552	-£9,533,175	-£9,760,258
35% SR : 35% THLR : 30% LLR	30%	-£11,655,650	-£14,120,997	-£10,212,248	-£10,212,248	-£10,554,441	-£10,782,571
35% SR : 35% THLR : 30% LLR	35%	-£13,728,163	-£16,146,216	-£11,237,910	-£11,237,910	-£11,581,763	-£11,810,998
35% SR : 35% THLR : 30% LLR	43%	-£15,848,269	-£18,269,188	-£12,267,590	-£12,267,590	-£12,613,100	-£12,843,106
35% SR : 35% THLR : 30% LLR	50%	-£17,981,977	-£20,425,526	-£14,350,691	-£14,350,691	-£14,700,060	-£14,932,973

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£157,316	-£392,221	-£379,887	-£379,887	-£1,308,635	-£1,527,800
35% SR : 35% THLR : 30% LLR	10%	-£2,202,394	-£2,845,358	-£2,933,635	-£2,933,635	-£3,264,676	-£3,485,370
35% SR : 35% THLR : 30% LLR	20%	-£4,282,790	-£4,842,401	-£4,932,840	-£4,932,840	-£5,271,994	-£5,498,081
35% SR : 35% THLR : 30% LLR	25%	-£5,343,202	-£5,855,738	-£5,946,571	-£5,946,571	-£6,287,195	-£6,514,278
35% SR : 35% THLR : 30% LLR	30%	-£6,409,659	-£6,875,016	-£6,966,267	-£6,966,267	-£7,308,461	-£7,536,590
35% SR : 35% THLR : 30% LLR	35%	-£7,482,182	-£7,900,235	-£7,991,929	-£7,991,929	-£8,335,782	-£8,565,018
35% SR : 35% THLR : 30% LLR	43%	-£9,102,288	-£9,449,206	-£9,541,609	-£9,541,609	-£9,888,119	-£10,119,125
35% SR : 35% THLR : 30% LLR	50%	-£10,735,996	-£11,011,545	-£11,104,711	-£11,104,711	-£11,454,080	-£11,686,982

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£82,215,679	£76,418,295	£76,220,719	£76,220,719	£75,479,805	£74,985,862
35% SR : 35% THLR : 30% LLR	10%	£70,638,790	£65,453,987	£65,255,032	£65,255,032	£64,508,950	£64,011,562
35% SR : 35% THLR : 30% LLR	20%	£59,008,491	£54,435,583	£54,231,758	£54,231,758	£53,467,412	£52,957,849
35% SR : 35% THLR : 30% LLR	25%	£53,173,315	£48,872,761	£48,668,046	£48,668,046	£47,900,366	£47,388,579
35% SR : 35% THLR : 30% LLR	30%	£47,304,521	£43,296,583	£43,090,925	£43,090,925	£42,319,707	£41,805,563
35% SR : 35% THLR : 30% LLR	35%	£41,403,376	£37,707,047	£37,500,392	£37,500,392	£36,725,436	£36,208,797
35% SR : 35% THLR : 30% LLR	43%	£32,526,176	£29,263,623	£29,051,965	£29,051,965	£28,258,247	£27,729,102
35% SR : 35% THLR : 30% LLR	50%	£23,550,317	£20,752,893	£20,539,489	£20,539,489	£19,727,146	£19,184,910

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£32,688,332	£26,890,949	£26,693,372	£26,693,372	£25,952,458	£25,458,515
35% SR : 35% THLR : 30% LLR	10%	£21,111,443	£15,926,640	£15,727,685	£15,727,685	£14,981,603	£14,484,215
35% SR : 35% THLR : 30% LLR	20%	£9,481,144	£4,908,236	£4,704,411	£4,704,411	£3,940,065	£3,430,502
35% SR : 35% THLR : 30% LLR	25%	£3,645,968	£-654,586	£-859,301	£-859,301	£-1,626,981	£-2,138,768
35% SR : 35% THLR : 30% LLR	30%	£-2,222,826	£-6,230,764	£-6,436,422	£-6,436,422	£-7,207,640	£-7,721,784
35% SR : 35% THLR : 30% LLR	35%	£-8,123,971	£-11,820,300	£-12,026,955	£-12,026,955	£-12,801,911	£-13,318,550
35% SR : 35% THLR : 30% LLR	43%	£-17,001,171	£-20,263,724	£-20,475,382	£-20,475,382	£-21,269,100	£-21,798,245
35% SR : 35% THLR : 30% LLR	50%	£-25,977,030	£-28,774,454	£-28,987,858	£-28,987,858	£-29,800,201	£-30,342,437

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£54,860,891	£49,063,508	£48,865,931	£48,865,931	£48,125,017	£47,631,074
35% SR : 35% THLR : 30% LLR	10%	£43,284,002	£38,099,200	£37,900,244	£37,900,244	£37,154,163	£36,656,775
35% SR : 35% THLR : 30% LLR	20%	£31,653,704	£27,080,796	£26,876,970	£26,876,970	£26,112,625	£25,603,061
35% SR : 35% THLR : 30% LLR	25%	£25,818,527	£21,517,973	£21,313,258	£21,313,258	£20,545,578	£20,033,792
35% SR : 35% THLR : 30% LLR	30%	£19,949,734	£15,941,795	£15,736,137	£15,736,137	£14,964,920	£14,450,775
35% SR : 35% THLR : 30% LLR	35%	£14,048,589	£10,352,260	£10,145,605	£10,145,605	£9,370,648	£8,854,010
35% SR : 35% THLR : 30% LLR	43%	£5,171,388	£1,908,835	£1,697,177	£1,697,177	£903,469	£374,314
35% SR : 35% THLR : 30% LLR	50%	£-3,804,470	£-6,601,895	£-6,815,299	£-6,815,299	£-7,627,641	£-8,169,878

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£69,441,024	£63,643,640	£63,446,064	£63,446,064	£62,705,150	£62,211,207
35% SR : 35% THLR : 30% LLR	10%	£57,864,135	£52,679,332	£52,480,377	£52,480,377	£51,734,295	£51,236,907
35% SR : 35% THLR : 30% LLR	20%	£46,233,836	£41,660,928	£41,457,103	£41,457,103	£40,692,757	£40,183,194
35% SR : 35% THLR : 30% LLR	25%	£40,398,660	£36,098,106	£35,893,391	£35,893,391	£35,125,711	£34,613,924
35% SR : 35% THLR : 30% LLR	30%	£34,529,866	£30,521,928	£30,316,270	£30,316,270	£29,545,052	£29,030,908
35% SR : 35% THLR : 30% LLR	35%	£28,628,721	£24,932,392	£24,725,737	£24,725,737	£23,950,761	£23,434,142
35% SR : 35% THLR : 30% LLR	43%	£19,751,521	£16,488,968	£16,277,310	£16,277,310	£15,483,592	£14,954,447
35% SR : 35% THLR : 30% LLR	50%	£10,775,662	£7,978,238	£7,764,834	£7,764,834	£6,952,491	£6,410,255

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£75,527,238	£69,729,854	£69,532,278	£69,532,278	£68,791,364	£68,297,421
35% SR : 35% THLR : 30% LLR	10%	£63,950,349	£58,765,546	£58,566,591	£58,566,591	£57,820,509	£57,323,121
35% SR : 35% THLR : 30% LLR	20%	£52,320,050	£47,747,142	£47,543,316	£47,543,316	£46,778,971	£46,269,408
35% SR : 35% THLR : 30% LLR	25%	£46,484,874	£42,184,320	£41,979,605	£41,979,605	£41,211,292	£40,700,138
35% SR : 35% THLR : 30% LLR	30%	£40,616,080	£36,608,141	£36,402,483	£36,402,483	£35,631,266	£35,117,122
35% SR : 35% THLR : 30% LLR	35%	£34,714,935	£31,018,606	£30,811,951	£30,811,951	£30,036,995	£29,520,356
35% SR : 35% THLR : 30% LLR	43%	£25,837,735	£22,575,181	£22,363,523	£22,363,523	£21,569,806	£21,040,660
35% SR : 35% THLR : 30% LLR	50%	£16,861,876	£14,064,452	£13,851,048	£13,851,048	£13,038,705	£12,496,469

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£47,076,588	£41,811,871	£41,611,064	£41,611,064	£40,856,135	£40,345,903
35% SR : 35% THLR : 30% LLR	10%	£38,759,590	£34,012,055	£33,806,539	£33,806,539	£33,035,853	£32,522,063
35% SR : 35% THLR : 30% LLR	20%	£30,339,682	£26,144,172	£25,937,013	£25,937,013	£25,160,167	£24,642,268
35% SR : 35% THLR : 30% LLR	25%	£26,098,864	£22,175,725	£21,964,259	£21,964,259	£21,171,263	£20,642,598
35% SR : 35% THLR : 30% LLR	30%	£21,843,363	£18,167,989	£17,955,549	£17,955,549	£17,158,898	£16,627,798
35% SR : 35% THLR : 30% LLR	35%	£17,530,582	£14,146,428	£13,932,958	£13,932,958	£13,129,298	£12,586,895
35% SR : 35% THLR : 30% LLR	43%	£11,019,262	£8,027,572	£7,808,933	£7,808,933	£6,989,041	£6,442,445
35% SR : 35% THLR : 30% LLR	50%	£4,397,533	£1,810,205	£1,586,158	£1,586,158	£745,979	£185,859

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,450,759	£7,715,476	£7,916,283	£7,916,283	£8,671,212	£9,181,444
35% SR : 35% THLR : 30% LLR	10%	£10,767,757	£5,515,292	£5,720,808	£5,720,808	£6,491,494	£7,005,284
35% SR : 35% THLR : 30% LLR	20%	£19,187,665	£23,383,175	£23,590,334	£23,590,334	£24,367,180	£24,885,079
35% SR : 35% THLR : 30% LLR	25%	£23,428,483	£27,351,622	£27,563,088	£27,563,088	£28,356,084	£28,884,749
35% SR : 35% THLR : 30% LLR	30%	£27,683,984	£31,359,358	£31,571,798	£31,571,798	£32,368,449	£32,899,549
35% SR : 35% THLR : 30% LLR	35%	£31,996,765	£35,380,919	£35,594,389	£35,594,389	£36,398,049	£36,940,452
35% SR : 35% THLR : 30% LLR	43%	£38,508,085	£41,499,775	£41,718,414	£41,718,414	£42,538,306	£43,084,902
35% SR : 35% THLR : 30% LLR	50%	£45,129,814	£47,717,142	£47,941,189	£47,941,189	£48,781,368	£49,341,487

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,721,800	£14,457,084	£14,256,276	£14,256,276	£13,501,347	£12,991,115
35% SR : 35% THLR : 30% LLR	10%	£11,404,802	£6,657,268	£6,451,752	£6,451,752	£5,681,066	£5,167,275
35% SR : 35% THLR : 30% LLR	20%	£2,984,894	£1,210,616	£1,417,775	£1,417,775	£2,194,621	£2,712,519
35% SR : 35% THLR : 30% LLR	25%	£1,255,924	£5,179,063	£5,390,528	£5,390,528	£6,183,525	£6,712,189
35% SR : 35% THLR : 30% LLR	30%	£5,511,425	£9,186,798	£9,399,238	£9,399,238	£10,195,889	£10,726,989
35% SR : 35% THLR : 30% LLR	35%	£9,824,205	£13,208,359	£13,421,829	£13,421,829	£14,225,489	£14,767,893
35% SR : 35% THLR : 30% LLR	43%	£16,335,625	£19,327,216	£19,545,854	£19,545,854	£20,365,747	£20,912,342
35% SR : 35% THLR : 30% LLR	50%	£22,957,254	£25,544,582	£25,768,630	£25,768,630	£26,608,809	£27,168,928

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£34,301,933	£29,037,216	£28,836,409	£28,836,409	£28,081,480	£27,571,248
35% SR : 35% THLR : 30% LLR	10%	£25,984,935	£21,237,400	£21,031,884	£21,031,884	£20,261,198	£19,747,408
35% SR : 35% THLR : 30% LLR	20%	£17,565,027	£13,369,517	£13,162,358	£13,162,358	£12,385,512	£11,867,613
35% SR : 35% THLR : 30% LLR	25%	£13,324,209	£9,401,070	£9,189,604	£9,189,604	£8,396,608	£7,867,943
35% SR : 35% THLR : 30% LLR	30%	£9,068,708	£5,393,334	£5,180,894	£5,180,894	£4,384,243	£3,853,143
35% SR : 35% THLR : 30% LLR	35%	£4,755,927	£1,371,773	£1,158,303	£1,158,303	£354,643	£187,760
35% SR : 35% THLR : 30% LLR	43%	£1,755,393	£4,747,083	£4,965,722	£4,965,722	£5,785,614	£6,332,210
35% SR : 35% THLR : 30% LLR	50%	£8,377,122	£10,964,450	£11,188,497	£11,188,497	£12,028,676	£12,588,796

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£40,388,147	£35,123,430	£34,922,823	£34,922,823	£34,167,694	£33,657,462
35% SR : 35% THLR : 30% LLR	10%	£32,071,149	£27,323,614	£27,118,098	£27,118,098	£26,347,412	£25,833,622
35% SR : 35% THLR : 30% LLR	20%	£23,651,240	£19,455,731	£19,248,572	£19,248,572	£18,471,726	£17,953,827
35% SR : 35% THLR : 30% LLR	25%	£19,410,423	£15,487,284	£15,275,818	£15,275,818	£14,482,822	£13,954,157
35% SR : 35% THLR : 30% LLR	30%	£15,154,922	£11,479,548	£11,267,108	£11,267,108	£10,470,457	£9,939,357
35% SR : 35% THLR : 30% LLR	35%	£10,842,141	£7,457,987	£7,244,517	£7,244,517	£6,440,857	£5,899,454
35% SR : 35% THLR : 30% LLR	43%	£4,330,821	£1,339,131	£1,120,492	£1,120,492	£300,600	£245,936
35% SR : 35% THLR : 30% LLR	50%	£2,290,908	£4,878,236	£5,102,283	£5,102,283	£5,942,462	£6,502,582

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£32,288,855	£27,205,611	£27,001,518	£27,001,518	£26,231,953	£25,713,376
35% SR : 35% THLR : 30% LLR	10%	£25,229,521	£20,643,280	£20,434,403	£20,434,403	£19,651,113	£19,128,919
35% SR : 35% THLR : 30% LLR	20%	£18,058,382	£14,012,084	£13,798,093	£13,798,093	£12,995,628	£12,460,651
35% SR : 35% THLR : 30% LLR	25%	£14,443,800	£10,636,580	£10,421,656	£10,421,656	£9,615,690	£9,078,379
35% SR : 35% THLR : 30% LLR	30%	£10,786,188	£7,247,019	£7,031,104	£7,031,104	£6,221,424	£5,673,409
35% SR : 35% THLR : 30% LLR	35%	£7,098,548	£3,812,305	£3,591,796	£3,591,796	£2,764,883	£2,213,608
35% SR : 35% THLR : 30% LLR	43%	£1,480,846	£-1,415,399	£-1,641,246	£-1,641,246	£-2,488,178	£-3,052,799
35% SR : 35% THLR : 30% LLR	50%	£-4,258,605	£-6,738,135	£-6,965,847	£-6,965,847	£-7,819,768	£-8,389,048

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-17,238,492	£-22,321,736	£-22,525,829	£-22,525,829	£-23,299,394	£-23,813,971
35% SR : 35% THLR : 30% LLR	10%	£-24,297,826	£-28,884,066	£-29,092,944	£-29,092,944	£-29,876,234	£-30,398,428
35% SR : 35% THLR : 30% LLR	20%	£-31,468,965	£-35,515,263	£-35,729,254	£-35,729,254	£-36,531,719	£-37,066,896
35% SR : 35% THLR : 30% LLR	25%	£-35,083,547	£-38,890,767	£-39,105,891	£-39,105,891	£-39,911,657	£-40,448,968
35% SR : 35% THLR : 30% LLR	30%	£-38,741,159	£-42,280,328	£-42,496,243	£-42,496,243	£-43,305,923	£-43,853,938
35% SR : 35% THLR : 30% LLR	35%	£-42,428,799	£-45,715,042	£-45,935,551	£-45,935,551	£-46,762,464	£-47,313,739
35% SR : 35% THLR : 30% LLR	43%	£-48,046,501	£-50,942,746	£-51,168,593	£-51,168,593	£-52,015,525	£-52,580,146
35% SR : 35% THLR : 30% LLR	50%	£-53,785,952	£-56,265,482	£-56,493,194	£-56,493,194	£-57,347,115	£-57,916,395

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,934,068	£-149,177	£-353,270	£-353,270	£-1,122,834	£-1,641,411
35% SR : 35% THLR : 30% LLR	10%	£-2,125,267	£-6,711,507	£-6,920,385	£-6,920,385	£-7,703,675	£-8,225,868
35% SR : 35% THLR : 30% LLR	20%	£-9,296,406	£-13,342,704	£-13,556,695	£-13,556,695	£-14,359,160	£-14,894,136
35% SR : 35% THLR : 30% LLR	25%	£-12,910,988	£-16,718,208	£-16,933,131	£-16,933,131	£-17,739,098	£-18,276,408
35% SR : 35% THLR : 30% LLR	30%	£-16,568,600	£-20,107,769	£-20,323,684	£-20,323,684	£-21,133,363	£-21,681,379
35% SR : 35% THLR : 30% LLR	35%	£-20,256,239	£-23,542,482	£-23,762,992	£-23,762,992	£-24,589,905	£-25,141,179
35% SR : 35% THLR : 30% LLR	43%	£-25,873,941	£-28,770,186	£-28,996,034	£-28,996,034	£-29,842,965	£-30,407,586
35% SR : 35% THLR : 30% LLR	50%	£-31,613,393	£-34,092,923	£-34,320,635	£-34,320,635	£-35,174,555	£-35,743,836

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,514,200	£14,430,956	£14,226,863	£14,226,863	£13,457,298	£12,938,721
35% SR : 35% THLR : 30% LLR	10%	£12,454,866	£7,868,625	£7,659,748	£7,659,748	£6,876,458	£6,354,264
35% SR : 35% THLR : 30% LLR	20%	£5,283,727	£1,237,429	£1,023,438	£1,023,438	£220,973	£-314,004
35% SR : 35% THLR : 30% LLR	25%	£1,669,145	£-2,135,075	£-2,352,999	£-2,352,999	£-3,158,965	£-3,696,276
35% SR : 35% THLR : 30% LLR	30%	£-1,998,467	£-5,327,636	£-5,743,551	£-5,743,551	£-6,553,231	£-7,101,246
35% SR : 35% THLR : 30% LLR	35%	£-5,676,107	£-8,962,350	£-9,182,859	£-9,182,859	£-10,009,772	£-10,561,047
35% SR : 35% THLR : 30% LLR	43%	£-11,293,809	£-14,190,054	£-14,415,901	£-14,415,901	£-15,262,833	£-15,827,454
35% SR : 35% THLR : 30% LLR	50%	£-17,033,260	£-19,512,790	£-19,740,502	£-19,740,502	£-20,594,423	£-21,163,703

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£25,600,414	£20,517,169	£20,313,077	£20,313,077	£19,543,512	£19,024,935
35% SR : 35% THLR : 30% LLR	10%	£18,541,080	£13,954,839	£13,745,962	£13,745,962	£12,962,672	£12,440,478
35% SR : 35% THLR : 30% LLR	20%	£11,369,941	£7,323,643	£7,109,652	£7,109,652	£6,307,187	£5,772,210
35% SR : 35% THLR : 30% LLR	25%	£7,755,359	£3,948,139	£3,733,215	£3,733,215	£2,927,249	£2,389,938
35% SR : 35% THLR : 30% LLR	30%	£4,097,746	£558,578	£342,663	£342,663	£-467,017	£-1,015,032
35% SR : 35% THLR : 30% LLR	35%	£410,107	£-2,876,136	£-3,096,645	£-3,096,645	£-3,923,558	£-4,474,833
35% SR : 35% THLR : 30% LLR	43%	£-5,207,595	£-8,103,840	£-8,329,687	£-8,329,687	£-9,176,619	£-9,741,240
35% SR : 35% THLR : 30% LLR	50%	£-10,947,047	£-13,426,576	£-13,654,289	£-13,654,289	£-14,508,209	£-15,077,489

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£41,185,019	£38,373,566	£38,169,473	£38,169,473	£37,404,125	£36,893,893
35% SR : 35% THLR : 30% LLR	10%	£33,626,937	£31,104,163	£30,898,646	£30,898,646	£30,127,961	£29,614,170
35% SR : 35% THLR : 30% LLR	20%	£25,984,217	£23,780,398	£23,573,238	£23,573,238	£22,789,274	£22,262,906
35% SR : 35% THLR : 30% LLR	25%	£22,141,765	£20,070,585	£19,859,118	£19,859,118	£19,066,123	£18,537,458
35% SR : 35% THLR : 30% LLR	30%	£18,246,876	£16,337,971	£16,125,531	£16,125,531	£15,328,881	£14,797,781
35% SR : 35% THLR : 30% LLR	35%	£14,337,922	£12,541,533	£12,374,589	£12,374,589	£11,560,983	£11,018,579
35% SR : 35% THLR : 30% LLR	43%	£8,400,841	£6,877,304	£6,658,667	£6,658,667	£5,838,773	£5,287,605
35% SR : 35% THLR : 30% LLR	50%	£2,365,270	£1,070,629	£846,581	£846,581	£6,403	£-562,772

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£8,342,328	-£11,153,781	-£11,357,874	-£11,357,874	-£12,123,222	-£12,633,454
35% SR : 35% THLR : 30% LLR	10%	-£15,900,410	-£18,423,184	-£18,628,701	-£18,628,701	-£19,399,386	-£19,913,177
35% SR : 35% THLR : 30% LLR	20%	-£23,543,130	-£25,746,949	-£25,954,109	-£25,954,109	-£26,738,073	-£27,264,441
35% SR : 35% THLR : 30% LLR	25%	-£27,385,582	-£29,456,762	-£29,668,228	-£29,668,228	-£30,461,224	-£30,989,889
35% SR : 35% THLR : 30% LLR	30%	-£31,280,471	-£33,189,376	-£33,401,816	-£33,401,816	-£34,198,466	-£34,729,565
35% SR : 35% THLR : 30% LLR	35%	-£35,189,425	-£36,935,814	-£37,152,758	-£37,152,758	-£37,966,364	-£38,508,768
35% SR : 35% THLR : 30% LLR	43%	-£41,126,506	-£42,650,043	-£42,868,680	-£42,868,680	-£43,688,574	-£44,239,742
35% SR : 35% THLR : 30% LLR	50%	-£47,162,077	-£48,456,718	-£48,680,766	-£48,680,766	-£49,520,944	-£50,090,119

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,830,231	£11,018,778	£10,814,686	£10,814,686	£10,049,338	£9,539,106
35% SR : 35% THLR : 30% LLR	10%	£6,272,150	£3,749,375	£3,543,858	£3,543,858	£2,773,173	£2,259,382
35% SR : 35% THLR : 30% LLR	20%	-£1,370,571	-£3,574,390	-£3,781,550	-£3,781,550	-£4,565,514	-£5,091,881
35% SR : 35% THLR : 30% LLR	25%	-£5,213,023	-£7,284,203	-£7,495,669	-£7,495,669	-£8,288,665	-£8,819,329
35% SR : 35% THLR : 30% LLR	30%	-£9,107,911	-£11,016,816	-£11,229,256	-£11,229,256	-£12,025,906	-£12,557,008
35% SR : 35% THLR : 30% LLR	35%	-£13,016,866	-£14,763,254	-£14,980,199	-£14,980,199	-£15,793,804	-£16,336,208
35% SR : 35% THLR : 30% LLR	43%	-£18,953,947	-£20,477,484	-£20,696,121	-£20,696,121	-£21,516,014	-£22,087,182
35% SR : 35% THLR : 30% LLR	50%	-£24,989,517	-£26,284,159	-£26,508,206	-£26,508,206	-£27,348,385	-£27,917,560

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£28,410,364	£25,598,911	£25,394,818	£25,394,818	£24,629,470	£24,119,238
35% SR : 35% THLR : 30% LLR	10%	£20,852,282	£18,329,508	£18,123,991	£18,123,991	£17,353,306	£16,839,515
35% SR : 35% THLR : 30% LLR	20%	£13,209,562	£11,005,743	£10,798,583	£10,798,583	£10,014,619	£9,488,251
35% SR : 35% THLR : 30% LLR	25%	£9,367,110	£7,295,950	£7,084,463	£7,084,463	£6,291,468	£5,762,803
35% SR : 35% THLR : 30% LLR	30%	£5,472,221	£3,563,316	£3,350,876	£3,350,876	£2,554,226	£2,023,126
35% SR : 35% THLR : 30% LLR	35%	£1,563,267	£-183,122	£-400,066	£-400,066	£-1,213,672	£-1,756,076
35% SR : 35% THLR : 30% LLR	43%	-£4,373,814	£5,997,351	£5,115,959	£5,115,959	£6,935,892	£7,467,050
35% SR : 35% THLR : 30% LLR	50%	-£10,409,385	£-11,704,026	£-11,928,074	£-11,928,074	£-12,768,252	£-13,337,427

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£34,496,578	£31,685,125	£31,481,032	£31,481,032	£30,715,684	£30,205,452
35% SR : 35% THLR : 30% LLR	10%	£26,938,496	£24,415,722	£24,210,205	£24,210,205	£23,439,520	£22,925,728
35% SR : 35% THLR : 30% LLR	20%	£19,295,776	£17,091,957	£16,884,797	£16,884,797	£16,100,833	£15,574,465
35% SR : 35% THLR : 30% LLR	25%	£15,453,323	£13,382,144	£13,170,677	£13,170,677	£12,377,682	£11,849,017
35% SR : 35% THLR : 30% LLR	30%	£11,558,435	£9,649,530	£9,437,090	£9,437,090	£8,640,440	£8,109,340
35% SR : 35% THLR : 30% LLR	35%	£7,649,481	£5,903,092	£5,686,148	£5,686,148	£4,872,542	£4,330,138
35% SR : 35% THLR : 30% LLR	43%	£1,712,400	£188,863	£-229,774	£-229,774	£-849,658	£-1,400,836
35% SR : 35% THLR : 30% LLR	50%	-£4,323,171	£-5,617,812	£-5,841,860	£-5,841,860	£-6,682,038	£-7,251,213

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£29,313,692	£26,677,594	£26,473,501	£26,473,501	£25,708,153	£25,190,581
35% SR : 35% THLR : 30% LLR	10%	£22,623,357	£20,258,032	£20,049,155	£20,049,155	£19,265,864	£18,743,671
35% SR : 35% THLR : 30% LLR	20%	£15,824,123	£13,766,313	£13,553,732	£13,553,732	£12,751,265	£12,216,290
35% SR : 35% THLR : 30% LLR	25%	£12,392,810	£10,461,655	£10,246,731	£10,246,731	£9,440,766	£8,903,454
35% SR : 35% THLR : 30% LLR	30%	£8,916,041	£7,141,530	£6,925,616	£6,925,616	£6,115,936	£5,569,429
35% SR : 35% THLR : 30% LLR	35%	£5,421,153	£3,778,666	£3,558,156	£3,558,156	£2,731,244	£2,179,969
35% SR : 35% THLR : 30% LLR	43%	£82,270	£-1,342,350	£-1,568,198	£-1,568,198	£-2,415,130	£-2,979,750
35% SR : 35% THLR : 30% LLR	50%	£-5,375,840	£-6,557,850	£-6,785,562	£-6,785,562	£-7,639,482	£-8,208,762

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-20,213,665	£-22,849,753	£-23,053,846	£-23,053,846	£-23,819,194	£-24,336,766
35% SR : 35% THLR : 30% LLR	10%	£-26,903,990	£-29,269,315	£-29,478,192	£-29,478,192	£-30,261,483	£-30,783,676
35% SR : 35% THLR : 30% LLR	20%	£-33,703,224	£-35,761,034	£-35,973,615	£-35,973,615	£-36,776,081	£-37,311,057
35% SR : 35% THLR : 30% LLR	25%	£-37,134,537	£-39,065,692	£-39,280,616	£-39,280,616	£-40,086,582	£-40,623,893
35% SR : 35% THLR : 30% LLR	30%	£-40,811,306	£-42,385,817	£-42,601,731	£-42,601,731	£-43,411,411	£-43,957,918
35% SR : 35% THLR : 30% LLR	35%	£-44,106,194	£-45,748,681	£-45,969,191	£-45,969,191	£-46,796,103	£-47,347,378
35% SR : 35% THLR : 30% LLR	43%	£-49,445,077	£-50,869,697	£-51,095,545	£-51,095,545	£-51,942,477	£-52,507,097
35% SR : 35% THLR : 30% LLR	50%	£-54,903,187	£-56,085,197	£-56,312,909	£-56,312,909	£-57,166,829	£-57,736,109

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,958,905	£-677,194	£-881,287	£-881,287	£-1,646,634	£-2,164,206
35% SR : 35% THLR : 30% LLR	10%	£-4,731,430	£-7,096,755	£-7,305,633	£-7,305,633	£-8,088,923	£-8,611,117
35% SR : 35% THLR : 30% LLR	20%	£-11,530,664	£-13,588,474	£-13,801,056	£-13,801,056	£-14,603,521	£-15,138,498
35% SR : 35% THLR : 30% LLR	25%	£-14,961,978	£-16,893,132	£-17,108,057	£-17,108,057	£-17,914,022	£-18,451,333
35% SR : 35% THLR : 30% LLR	30%	£-18,438,747	£-20,213,258	£-20,429,172	£-20,429,172	£-21,238,852	£-21,785,359
35% SR : 35% THLR : 30% LLR	35%	£-21,933,634	£-23,576,122	£-23,796,631	£-23,796,631	£-24,623,543	£-25,174,819
35% SR : 35% THLR : 30% LLR	43%	£-27,272,518	£-28,697,138	£-28,922,986	£-28,922,986	£-29,769,917	£-30,334,538
35% SR : 35% THLR : 30% LLR	50%	£-32,730,628	£-33,912,638	£-34,140,350	£-34,140,350	£-34,994,270	£-35,563,549

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,539,037	£13,902,939	£13,698,846	£13,698,846	£12,933,498	£12,415,926
35% SR : 35% THLR : 30% LLR	10%	£9,848,702	£7,483,377	£7,274,500	£7,274,500	£6,491,209	£5,969,016
35% SR : 35% THLR : 30% LLR	20%	£3,049,468	£991,658	£779,077	£779,077	£-23,389	£-558,365
35% SR : 35% THLR : 30% LLR	25%	£-981,948	£-2,313,000	£-2,527,924	£-2,527,924	£-3,333,890	£-3,871,201
35% SR : 35% THLR : 30% LLR	30%	£-3,858,614	£-5,933,125	£-6,849,039	£-6,849,039	£-8,659,719	£-9,205,226
35% SR : 35% THLR : 30% LLR	35%	£-7,393,502	£-9,995,999	£-10,216,499	£-10,216,499	£-10,043,411	£-10,594,896
35% SR : 35% THLR : 30% LLR	43%	£-12,692,385	£-14,117,005	£-14,342,853	£-14,342,853	£-15,189,785	£-15,784,405
35% SR : 35% THLR : 30% LLR	50%	£-18,150,495	£-19,332,505	£-19,560,217	£-19,560,217	£-20,414,137	£-20,983,417

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,625,251	£19,989,152	£19,785,060	£19,785,060	£19,019,712	£18,502,140
35% SR : 35% THLR : 30% LLR	10%	£15,934,916	£13,569,591	£13,360,714	£13,360,714	£12,577,423	£12,055,230
35% SR : 35% THLR : 30% LLR	20%	£9,135,682	£7,077,872	£6,865,290	£6,865,290	£6,062,825	£5,527,849
35% SR : 35% THLR : 30% LLR	25%	£5,704,369	£3,773,214	£3,558,290	£3,558,290	£2,752,324	£2,215,013
35% SR : 35% THLR : 30% LLR	30%	£2,227,600	£453,089	£237,175	£237,175	£-572,505	£-1,119,012
35% SR : 35% THLR : 30% LLR	35%	£-1,267,288	£-2,909,775	£-3,130,285	£-3,130,285	£-3,957,197	£-4,508,472
35% SR : 35% THLR : 30% LLR	43%	£-6,606,171	£-8,030,791	£-8,256,640	£-8,256,640	£-9,103,571	£-9,668,191
35% SR : 35% THLR : 30% LLR	50%	£-12,064,281	£-13,246,291	£-13,474,003	£-13,474,003	£-14,327,923	£-14,897,203

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,337,159	£17,820,580	£17,613,149	£17,613,149	£16,835,285	£16,316,708
35% SR : 35% THLR : 30% LLR	10%	£14,271,314	£12,019,981	£11,807,687	£11,807,687	£11,011,586	£10,480,852
35% SR : 35% THLR : 30% LLR	20%	£8,077,391	£6,122,980	£5,905,489	£5,905,489	£5,089,899	£4,546,173
35% SR : 35% THLR : 30% LLR	25%	£4,942,544	£3,111,429	£2,892,989	£2,892,989	£2,073,842	£1,527,744
35% SR : 35% THLR : 30% LLR	30%	£1,763,597	£85,586	£-136,048	£-136,048	£-972,429	£-1,530,017
35% SR : 35% THLR : 30% LLR	35%	£-1,453,277	£-3,002,870	£-3,226,986	£-3,226,986	£-4,067,422	£-4,627,713
35% SR : 35% THLR : 30% LLR	43%	£-6,349,568	£-7,664,890	£-7,890,738	£-7,890,738	£-8,737,670	£-9,302,290
35% SR : 35% THLR : 30% LLR	50%	£-11,279,114	£-12,359,593	£-12,587,305	£-12,587,305	£-13,441,225	£-14,010,505

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-29,190,188	£-31,706,767	£-31,914,198	£-31,914,198	£-32,692,062	£-33,210,639
35% SR : 35% THLR : 30% LLR	10%	£-35,256,033	£-37,507,366	£-37,719,660	£-37,719,660	£-38,515,761	£-39,046,495
35% SR : 35% THLR : 30% LLR	20%	£-41,449,956	£-43,404,367	£-43,621,858	£-43,621,858	£-44,437,448	£-44,981,174
35% SR : 35% THLR : 30% LLR	25%	£-44,584,803	£-46,415,918	£-46,634,358	£-46,634,358	£-47,453,505	£-47,999,603
35% SR : 35% THLR : 30% LLR	30%	£-47,763,750	£-49,441,760	£-49,663,395	£-49,663,395	£-50,499,776	£-51,057,363
35% SR : 35% THLR : 30% LLR	35%	£-50,980,624	£-52,530,217	£-52,754,333	£-52,754,333	£-53,594,769	£-54,155,060
35% SR : 35% THLR : 30% LLR	43%	£-55,876,915	£-57,192,237	£-57,418,085	£-57,418,085	£-58,265,017	£-58,829,637
35% SR : 35% THLR : 30% LLR	50%	£-60,806,461	£-61,886,940	£-62,114,652	£-62,114,652	£-62,968,572	£-63,537,852

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-7,017,628	£-9,534,207	£-9,741,838	£-9,741,838	£-10,519,503	£-11,038,080
35% SR : 35% THLR : 30% LLR	10%	£-13,083,473	£-15,334,807	£-15,547,101	£-15,547,101	£-16,343,202	£-16,873,936
35% SR : 35% THLR : 30% LLR	20%	£-19,277,397	£-21,231,808	£-21,449,299	£-21,449,299	£-22,264,888	£-22,808,615
35% SR : 35% THLR : 30% LLR	25%	£-22,412,243	£-24,243,358	£-24,461,798	£-24,461,798	£-25,290,945	£-25,827,044
35% SR : 35% THLR : 30% LLR	30%	£-25,591,190	£-27,269,201	£-27,490,836	£-27,490,836	£-28,327,216	£-28,884,804
35% SR : 35% THLR : 30% LLR	35%	£-28,808,065	£-30,357,658	£-30,581,774	£-30,581,774	£-31,422,210	£-31,982,501
35% SR : 35% THLR : 30% LLR	43%	£-33,704,356	£-35,019,677	£-35,245,526	£-35,245,526	£-36,092,457	£-36,657,077
35% SR : 35% THLR : 30% LLR	50%	£-38,633,901	£-39,714,381	£-39,942,093	£-39,942,093	£-40,796,013	£-41,365,292

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,562,504	£5,045,925	£4,838,494	£4,838,494	£4,060,630	£3,542,053
35% SR : 35% THLR : 30% LLR	10%	£1,496,659	£-154,674	£-966,968	£-966,968	£-1,763,069	£-2,293,803
35% SR : 35% THLR : 30% LLR	20%	£-4,697,264	£-6,651,675	£-6,869,166	£-6,869,166	£-7,684,756	£-8,228,482
35% SR : 35% THLR : 30% LLR	25%	£-7,832,111	£-9,663,226	£-9,881,666	£-9,881,666	£-10,700,813	£-11,246,911
35% SR : 35% THLR : 30% LLR	30%	£-11,011,058	£-12,689,069	£-12,910,703	£-12,910,703	£-13,747,084	£-14,304,672
35% SR : 35% THLR : 30% LLR	35%	£-14,227,932	£-15,777,525	£-16,001,641	£-16,001,641	£-16,849,077	£-17,402,368
35% SR : 35% THLR : 30% LLR	43%	£-19,124,223	£-20,439,545	£-20,665,393	£-20,665,393	£-21,512,325	£-22,076,945
35% SR : 35% THLR : 30% LLR	50%	£-24,053,769	£-25,134,248	£-25,361,960	£-25,361,960	£-26,215,880	£-26,785,160

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,648,718	£11,132,139	£10,924,708	£10,924,708	£10,146,844	£9,628,267
35% SR : 35% THLR : 30% LLR	10%	£7,582,873	£5,331,540	£5,119,246	£5,119,246	£4,323,145	£3,792,411
35% SR : 35% THLR : 30% LLR	20%	£1,388,950	£-565,462	£-782,953	£-782,953	£-1,598,542	£-2,142,268
35% SR : 35% THLR : 30% LLR	25%	£-1,745,837	£-3,577,012	£-3,795,452	£-3,795,452	£-4,614,599	£-5,160,697
35% SR : 35% THLR : 30% LLR	30%	£-4,924,844	£-6,602,855	£-6,824,490	£-6,824,490	£-7,660,870	£-8,218,458
35% SR : 35% THLR : 30% LLR	35%	£-8,141,718	£-9,691,311	£-9,915,427	£-9,915,427	£-10,755,863	£-11,316,155
35% SR : 35% THLR : 30% LLR	43%	£-13,038,009	£-14,353,331	£-14,579,179	£-14,579,179	£-15,426,111	£-15,990,731
35% SR : 35% THLR : 30% LLR	50%	£-17,967,555	£-19,048,034	£-19,275,746	£-19,275,746	£-20,129,667	£-20,698,946

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£35,264,018	£33,058,019	£32,853,926	£32,853,926	£32,088,578	£31,578,346
35% SR : 35% THLR : 30% LLR	10%	£28,192,569	£26,242,456	£26,036,940	£26,036,940	£25,266,254	£24,752,463
35% SR : 35% THLR : 30% LLR	20%	£21,046,297	£19,331,588	£19,121,041	£19,121,041	£18,331,489	£17,805,121
35% SR : 35% THLR : 30% LLR	25%	£17,426,263	£15,842,046	£15,630,579	£15,630,579	£14,837,583	£14,308,919
35% SR : 35% THLR : 30% LLR	30%	£13,792,163	£12,331,706	£12,115,791	£12,115,791	£11,306,112	£10,766,325
35% SR : 35% THLR : 30% LLR	35%	£10,112,599	£8,771,853	£8,554,891	£8,554,891	£7,741,285	£7,198,882
35% SR : 35% THLR : 30% LLR	43%	£4,533,760	£3,375,600	£3,153,386	£3,153,386	£2,320,084	£1,764,548
35% SR : 35% THLR : 30% LLR	50%	£-1,163,261	£-2,133,656	£-2,361,367	£-2,361,367	£-3,215,287	£-3,784,567

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-14,263,329	£-16,469,328	£-16,673,421	£-16,673,421	£-17,438,769	£-17,949,001
35% SR : 35% THLR : 30% LLR	10%	£-21,334,778	£-23,284,891	£-23,490,407	£-23,490,407	£-24,261,093	£-24,774,884
35% SR : 35% THLR : 30% LLR	20%	£-28,481,050	£-30,195,759	£-30,406,306	£-30,406,306	£-31,195,858	£-31,722,226
35% SR : 35% THLR : 30% LLR	25%	£-32,101,084	£-33,685,301	£-33,896,768	£-33,896,768	£-34,689,764	£-35,218,428
35% SR : 35% THLR : 30% LLR	30%	£-35,735,184	£-37,195,641	£-37,411,556	£-37,411,556	£-38,221,235	£-38,761,022
35% SR : 35% THLR : 30% LLR	35%	£-39,414,748	£-40,755,494	£-40,972,456	£-40,972,456	£-41,786,062	£-42,328,465
35% SR : 35% THLR : 30% LLR	43%	£-44,993,587	£-46,151,747	£-46,373,961	£-46,373,961	£-47,207,263	£-47,762,799
35% SR : 35% THLR : 30% LLR	50%	£-50,690,608	£-51,661,002	£-51,888,714	£-51,888,714	£-52,742,634	£-53,311,914

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,909,230	£5,703,232	£5,499,138	£5,499,138	£4,733,790	£4,223,558
35% SR : 35% THLR : 30% LLR	10%	£837,781	£-1,112,332	£-1,317,848	£-1,317,848	£-2,088,534	£-2,602,324
35% SR : 35% THLR : 30% LLR	20%	£-6,308,491	£-8,023,199	£-8,233,746	£-8,233,746	£-9,023,299	£-9,549,667
35% SR : 35% THLR : 30% LLR	25%	£-9,928,524	£-11,512,742	£-11,724,209	£-11,724,209	£-12,517,204	£-13,045,889
35% SR : 35% THLR : 30% LLR	30%	£-13,562,625	£-15,023,082	£-15,238,997	£-15,238,997	£-16,048,676	£-16,588,463
35% SR : 35% THLR : 30% LLR	35%	£-17,242,188	£-18,582,935	£-18,799,897	£-18,799,897	£-19,613,602	£-20,155,905
35% SR : 35% THLR : 30% LLR	43%	£-22,821,028	£-23,979,188	£-24,201,402	£-24,201,402	£-25,034,704	£-25,590,239
35% SR : 35% THLR : 30% LLR	50%	£-28,518,048	£-29,488,443	£-29,716,154	£-29,716,154	£-30,570,074	£-31,139,356

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,489,363	£20,283,364	£20,079,271	£20,079,271	£19,313,923	£18,803,691
35% SR : 35% THLR : 30% LLR	10%	£15,417,914	£13,467,801	£13,262,285	£13,262,285	£12,491,599	£11,977,808
35% SR : 35% THLR : 30% LLR	20%	£8,271,642	£6,556,933	£6,346,386	£6,346,386	£5,556,834	£5,030,466
35% SR : 35% THLR : 30% LLR	25%	£4,651,608	£3,067,391	£2,855,924	£2,855,924	£2,062,928	£1,534,264
35% SR : 35% THLR : 30% LLR	30%	£1,017,508	£-442,943	£-658,864	£-658,864	£-1,468,543	£-2,008,330
35% SR : 35% THLR : 30% LLR	35%	£-2,662,056	£-4,002,902	£-4,219,764	£-4,219,764	£-5,033,370	£-5,575,773
35% SR : 35% THLR : 30% LLR	43%	£-9,240,895	£-9,399,055	£-9,621,269	£-9,621,269	£-10,454,571	£-11,010,107
35% SR : 35% THLR : 30% LLR	50%	£-13,937,916	£-14,908,311	£-15,136,022	£-15,136,022	£-16,989,942	£-17,559,222

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£28,575,577	£26,369,578	£26,165,484	£26,165,484	£25,400,137	£24,889,905
35% SR : 35% THLR : 30% LLR	10%	£21,504,128	£19,554,014	£19,348,499	£19,348,499	£18,577,813	£18,064,022
35% SR : 35% THLR : 30% LLR	20%	£14,357,856	£12,643,147	£12,432,600	£12,432,600	£11,643,048	£11,116,680
35% SR : 35% THLR : 30% LLR	25%	£10,737,822	£9,153,605	£8,942,138	£8,942,138	£8,149,142	£7,620,478
35% SR : 35% THLR : 30% LLR	30%	£7,103,722	£5,643,265	£5,427,350	£5,427,350	£4,617,671	£4,077,884
35% SR : 35% THLR : 30% LLR	35%	£3,424,158	£2,083,412	£1,866,450	£1,866,450	£1,052,844	£510,441
35% SR : 35% THLR : 30% LLR	43%	£-2,154,681	£-3,312,841	£-3,535,055	£-3,535,055	£-4,368,357	£-4,923,893
35% SR : 35% THLR : 30% LLR	50%	£-7,851,702	£-8,822,097	£-9,049,808	£-9,049,808	£-9,903,728	£-10,473,008

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,337,159	£18,361,727	£18,154,297	£18,154,297	£17,376,432	£16,857,856
35% SR : 35% THLR : 30% LLR	10%	£14,410,348	£12,653,855	£12,441,562	£12,441,562	£11,645,460	£11,114,726
35% SR : 35% THLR : 30% LLR	20%	£8,360,004	£6,841,363	£6,627,372	£6,627,372	£5,819,389	£5,275,663
35% SR : 35% THLR : 30% LLR	25%	£5,301,590	£3,883,544	£3,665,105	£3,665,105	£2,845,957	£2,299,858
35% SR : 35% THLR : 30% LLR	30%	£2,194,452	£900,326	£680,880	£680,880	£144,365	£-701,953
35% SR : 35% THLR : 30% LLR	35%	£-942,393	£-2,131,484	£-2,355,600	£-2,355,600	£-3,196,037	£-3,756,327
35% SR : 35% THLR : 30% LLR	43%	£-5,729,208	£-6,728,522	£-6,954,371	£-6,954,371	£-7,801,301	£-8,365,922
35% SR : 35% THLR : 30% LLR	50%	£-10,549,279	£-11,358,243	£-11,585,955	£-11,585,955	£-12,439,876	£-13,009,155

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-29,190,188	£-31,165,620	£-31,373,050	£-31,373,050	£-32,150,915	£-32,669,492
35% SR : 35% THLR : 30% LLR	10%	£-35,116,999	£-36,873,492	£-37,085,785	£-37,085,785	£-37,881,887	£-38,412,621
35% SR : 35% THLR : 30% LLR	20%	£-41,167,343	£-42,685,984	£-42,899,975	£-42,899,975	£-43,707,958	£-44,251,684
35% SR : 35% THLR : 30% LLR	25%	£-44,225,757	£-45,643,803	£-45,862,242	£-45,862,242	£-46,681,390	£-47,227,489
35% SR : 35% THLR : 30% LLR	30%	£-47,332,895	£-48,627,021	£-48,846,467	£-48,846,467	£-49,671,712	£-50,229,300
35% SR : 35% THLR : 30% LLR	35%	£-50,469,740	£-51,658,831	£-51,882,947	£-51,882,947	£-52,723,384	£-53,283,674
35% SR : 35% THLR : 30% LLR	43%	£-55,256,555	£-56,255,869	£-56,481,718	£-56,481,718	£-57,328,648	£-57,893,269
35% SR : 35% THLR : 30% LLR	50%	£-60,076,626	£-60,885,590	£-61,113,302	£-61,113,302	£-61,967,223	£-62,536,502

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-7,017,628	£-8,993,060	£-9,200,490	£-9,200,490	£-9,978,356	£-10,496,933
35% SR : 35% THLR : 30% LLR	10%	£-12,944,440	£-14,700,933	£-14,913,226	£-14,913,226	£-15,709,328	£-16,240,062
35% SR : 35% THLR : 30% LLR	20%	£-18,994,783	£-20,513,424	£-20,727,415	£-20,727,415	£-21,535,398	£-22,079,125
35% SR : 35% THLR : 30% LLR	25%	£-22,053,198	£-23,471,244	£-23,689,683	£-23,689,683	£-24,508,831	£-25,054,930
35% SR : 35% THLR : 30% LLR	30%	£-25,160,336	£-26,454,462	£-26,673,908	£-26,673,908	£-27,499,153	£-28,056,740
35% SR : 35% THLR : 30% LLR	35%	£-28,297,181	£-29,486,271	£-29,710,388	£-29,710,388	£-30,550,824	£-31,111,115
35% SR : 35% THLR : 30% LLR	43%	£-33,083,996	£-34,083,310	£-34,309,158	£-34,309,158	£-35,156,089	£-35,720,710
35% SR : 35% THLR : 30% LLR	50%	£-37,904,067	£-38,713,031	£-38,940,743	£-38,940,743	£-39,794,683	£-40,363,943

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,562,504	£5,587,072	£5,379,642	£5,379,642	£4,601,777	£4,083,200
35% SR : 35% THLR : 30% LLR	10%	£1,635,693	£-120,800	£-333,093	£-333,093	£-1,129,195	£-1,659,929
35% SR : 35% THLR : 30% LLR	20%	£-4,414,651	£-5,933,292	£-6,147,283	£-6,147,283	£-6,955,266	£-7,498,992
35% SR : 35% THLR : 30% LLR	25%	£-7,473,065	£-9,891,111	£-9,109,550	£-9,109,550	£-9,928,698	£-10,474,797
35% SR : 35% THLR : 30% LLR	30%	£-10,580,203	£-11,874,329	£-12,093,775	£-12,093,775	£-12,919,020	£-13,476,608
35% SR : 35% THLR : 30% LLR	35%	£-13,717,048	£-14,906,139	£-15,130,255	£-15,130,255	£-15,970,692	£-16,530,982
35% SR : 35% THLR : 30% LLR	43%	£-18,503,863	£-19,503,177	£-19,729,026	£-19,729,026	£-20,575,956	£-21,140,577
35% SR : 35% THLR : 30% LLR	50%	£-23,323,934	£-24,132,899	£-24,360,610	£-24,360,610	£-25,214,531	£-25,783,810

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,648,718	£11,673,286	£11,465,856	£11,465,856	£10,687,991	£10,169,414
35% SR : 35% THLR : 30% LLR	10%	£7,721,906	£5,965,414	£5,753,121	£5,753,121	£4,957,019	£4,426,285
35% SR : 35% THLR : 30% LLR	20%	£1,671,563	£152,922	£-81,069	£-81,069	£-689,052	£-1,412,778
35% SR : 35% THLR : 30% LLR	25%	£-1,386,651	£-2,804,897	£-3,023,336	£-3,023,336	£-3,842,484	£-4,388,583
35% SR : 35% THLR : 30% LLR	30%	£-4,493,989	£-5,788,115	£-6,007,561	£-6,007,561	£-6,832,806	£-7,390,394
35% SR : 35% THLR : 30% LLR	35%	£-7,630,834	£-8,819,925	£-9,044,041	£-9,044,041	£-9,884,478	£-10,444,768
35% SR : 35% THLR : 30% LLR	43%	£-12,417,650	£-13,416,963	£-13,642,812	£-13,642,812	£-14,489,742	£-15,054,364
35% SR : 35% THLR : 30% LLR	50%	£-17,237,720	£-18,046,684	£-18,274,397	£-18,274,397	£-19,128,317	£-19,697,596

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,215,259	£6,419,269	£6,204,998	£6,204,998	£5,401,481	£4,865,801
35% SR : 35% THLR : 30% LLR	10%	£3,251,131	£1,656,912	£1,441,146	£1,441,146	£632,025	£92,610
35% SR : 35% THLR : 30% LLR	20%	£1,825,538	£3,214,338	£3,435,386	£3,435,386	£4,264,315	£4,816,934
35% SR : 35% THLR : 30% LLR	25%	£4,412,629	£5,685,302	£5,907,313	£5,907,313	£6,739,859	£7,294,889
35% SR : 35% THLR : 30% LLR	30%	£7,014,501	£8,170,791	£8,393,826	£8,393,826	£9,230,206	£9,787,794
35% SR : 35% THLR : 30% LLR	35%	£9,631,153	£10,670,805	£10,894,922	£10,894,922	£11,735,358	£12,295,650
35% SR : 35% THLR : 30% LLR	43%	£13,583,842	£14,448,064	£14,673,912	£14,673,912	£15,520,844	£16,085,464
35% SR : 35% THLR : 30% LLR	50%	£17,569,787	£18,258,006	£18,485,718	£18,485,718	£19,339,637	£19,908,918

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£41,312,088	£43,108,078	£43,322,349	£43,322,349	£44,125,866	£44,661,546
35% SR : 35% THLR : 30% LLR	10%	£46,276,215	£47,870,435	£48,086,201	£48,086,201	£48,895,322	£49,434,737
35% SR : 35% THLR : 30% LLR	20%	£51,352,885	£52,741,685	£52,962,733	£52,962,733	£53,791,662	£54,344,281
35% SR : 35% THLR : 30% LLR	25%	£53,939,976	£55,212,649	£55,434,660	£55,434,660	£56,267,206	£56,822,236
35% SR : 35% THLR : 30% LLR	30%	£56,541,848	£57,668,138	£57,921,173	£57,921,173	£58,757,593	£59,315,141
35% SR : 35% THLR : 30% LLR	35%	£59,158,500	£60,198,152	£60,422,269	£60,422,269	£61,262,705	£61,822,997
35% SR : 35% THLR : 30% LLR	43%	£63,111,189	£63,975,411	£64,201,259	£64,201,259	£65,048,191	£65,612,811
35% SR : 35% THLR : 30% LLR	50%	£67,097,134	£67,785,353	£68,013,065	£68,013,065	£68,866,984	£69,436,265

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,139,528	£20,935,519	£21,149,790	£21,149,790	£21,953,307	£22,488,986
35% SR : 35% THLR : 30% LLR	10%	£24,103,656	£25,697,876	£25,913,641	£25,913,641	£26,722,762	£27,262,177
35% SR : 35% THLR : 30% LLR	20%	£29,180,326	£30,569,125	£30,790,174	£30,790,174	£31,619,102	£32,171,721
35% SR : 35% THLR : 30% LLR	25%	£31,767,417	£33,040,089	£33,262,101	£33,262,101	£34,094,646	£34,649,676
35% SR : 35% THLR : 30% LLR	30%	£34,369,289	£35,525,578	£35,748,613	£35,748,613	£36,584,994	£37,142,581
35% SR : 35% THLR : 30% LLR	35%	£36,985,941	£38,025,593	£38,249,710	£38,249,710	£39,090,146	£39,650,437
35% SR : 35% THLR : 30% LLR	43%	£40,938,630	£41,802,851	£42,028,700	£42,028,700	£42,875,631	£43,440,251
35% SR : 35% THLR : 30% LLR	50%	£44,924,575	£45,612,793	£45,840,506	£45,840,506	£46,694,425	£47,263,705

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,559,396	£6,355,396	£6,569,657	£6,569,657	£7,373,174	£7,908,854
35% SR : 35% THLR : 30% LLR	10%	£9,523,624	£11,117,743	£11,333,509	£11,333,509	£12,142,630	£12,682,045
35% SR : 35% THLR : 30% LLR	20%	£14,600,193	£15,988,993	£16,210,041	£16,210,041	£17,038,970	£17,591,589
35% SR : 35% THLR : 30% LLR	25%	£17,187,264	£18,459,957	£18,681,968	£18,681,968	£19,514,514	£20,069,544
35% SR : 35% THLR : 30% LLR	30%	£19,789,156	£20,945,446	£21,168,481	£21,168,481	£22,004,861	£22,562,449
35% SR : 35% THLR : 30% LLR	35%	£22,405,808	£23,445,460	£23,669,577	£23,669,577	£24,510,013	£25,070,305
35% SR : 35% THLR : 30% LLR	43%	£26,358,497	£27,222,719	£27,448,567	£27,448,567	£28,295,499	£28,860,119
35% SR : 35% THLR : 30% LLR	50%	£30,344,442	£31,032,661	£31,260,373	£31,260,373	£32,114,292	£32,683,573

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,526,818	£269,172	£483,443	£483,443	£1,286,961	£1,822,640
35% SR : 35% THLR : 30% LLR	10%	£3,437,310	£5,031,529	£5,247,295	£5,247,295	£6,056,416	£6,595,831
35% SR : 35% THLR : 30% LLR	20%	£8,513,979	£9,902,779	£10,123,827	£10,123,827	£10,952,758	£11,505,375
35% SR : 35% THLR : 30% LLR	25%	£11,101,071	£12,373,743	£12,595,754	£12,595,754	£13,428,300	£13,983,330
35% SR : 35% THLR : 30% LLR	30%	£13,702,942	£14,859,232	£15,082,267	£15,082,267	£15,918,647	£16,476,235
35% SR : 35% THLR : 30% LLR	35%	£16,319,594	£17,359,246	£17,583,364	£17,583,364	£18,423,799	£18,984,091
35% SR : 35% THLR : 30% LLR	43%	£20,272,283	£21,136,505	£21,362,353	£21,362,353	£22,209,285	£22,773,905
35% SR : 35% THLR : 30% LLR	50%	£24,258,228	£24,946,447	£25,174,159	£25,174,159	£26,028,078	£26,597,359

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£105,147,772	£96,810,595	£96,493,243	£96,493,243	£95,303,171	£94,509,790
35% SR : 35% THLR : 30% LLR	10%	£88,855,916	£81,331,876	£81,012,310	£81,012,310	£79,799,520	£78,988,272
35% SR : 35% THLR : 30% LLR	20%	£72,390,674	£65,656,882	£65,324,438	£65,324,438	£64,077,776	£63,246,669
35% SR : 35% THLR : 30% LLR	25%	£64,063,156	£57,730,115	£57,396,223	£57,396,223	£56,144,122	£55,309,388
35% SR : 35% THLR : 30% LLR	30%	£55,652,728	£49,776,577	£49,435,659	£49,435,659	£48,157,217	£47,304,923
35% SR : 35% THLR : 30% LLR	35%	£47,211,537	£41,733,237	£41,390,666	£41,390,666	£40,106,025	£39,249,598
35% SR : 35% THLR : 30% LLR	43%	£34,382,660	£29,549,569	£29,198,705	£29,198,705	£27,882,964	£26,998,923
35% SR : 35% THLR : 30% LLR	50%	£21,326,028	£17,145,105	£16,779,680	£16,779,680	£15,409,332	£14,495,768

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£69,928,325	£61,591,148	£61,273,796	£61,273,796	£60,083,725	£59,290,343
35% SR : 35% THLR : 30% LLR	10%	£53,636,469	£46,112,429	£45,792,863	£45,792,863	£44,580,073	£43,768,825
35% SR : 35% THLR : 30% LLR	20%	£37,171,227	£30,437,435	£30,104,991	£30,104,991	£28,858,330	£28,027,222
35% SR : 35% THLR : 30% LLR	25%	£28,843,710	£22,510,669	£22,176,776	£22,176,776	£20,924,675	£20,089,942
35% SR : 35% THLR : 30% LLR	30%	£20,433,282	£14,557,130	£14,216,212	£14,216,212	£12,937,770	£12,085,476
35% SR : 35% THLR : 30% LLR	35%	£11,992,090	£6,513,790	£6,171,219	£6,171,219	£4,886,578	£4,030,151
35% SR : 35% THLR : 30% LLR	43%	£-836,787	£-6,669,877	£-6,020,742	£-6,020,742	£-7,336,483	£-8,220,524
35% SR : 35% THLR : 30% LLR	50%	£-13,893,418	£-18,074,341	£-18,439,767	£-18,439,767	£-19,810,114	£-20,723,679

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£85,695,478	£77,358,301	£77,040,950	£77,040,950	£75,850,877	£75,057,497
35% SR : 35% THLR : 30% LLR	10%	£69,403,623	£61,879,582	£61,560,017	£61,560,017	£60,347,227	£59,535,978
35% SR : 35% THLR : 30% LLR	20%	£52,938,380	£46,204,588	£45,872,145	£45,872,145	£44,625,483	£43,794,375
35% SR : 35% THLR : 30% LLR	25%	£44,610,863	£38,277,822	£37,943,929	£37,943,929	£36,691,829	£35,857,095
35% SR : 35% THLR : 30% LLR	30%	£36,200,435	£30,324,284	£29,983,365	£29,983,365	£28,704,923	£27,852,629
35% SR : 35% THLR : 30% LLR	35%	£27,759,243	£22,280,944	£21,938,372	£21,938,372	£20,653,731	£19,797,304
35% SR : 35% THLR : 30% LLR	43%	£14,930,366	£10,097,276	£9,746,411	£9,746,411	£8,430,671	£7,546,630
35% SR : 35% THLR : 30% LLR	50%	£1,873,735	£-2,307,188	£-2,672,614	£-2,672,614	£-4,042,961	£-4,966,625

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£96,063,573	£87,726,396	£87,409,044	£87,409,044	£86,218,972	£85,425,591
35% SR : 35% THLR : 30% LLR	10%	£79,771,717	£72,247,677	£71,928,111	£71,928,111	£70,715,321	£69,904,073
35% SR : 35% THLR : 30% LLR	20%	£63,306,475	£56,572,683	£56,240,239	£56,240,239	£54,993,577	£54,162,470
35% SR : 35% THLR : 30% LLR	25%	£54,978,957	£48,645,916	£48,312,023	£48,312,023	£47,059,923	£46,225,169
35% SR : 35% THLR : 30% LLR	30%	£46,568,529	£40,692,378	£40,351,459	£40,351,459	£39,073,018	£38,220,724
35% SR : 35% THLR : 30% LLR	35%	£38,127,336	£32,649,038	£32,306,467	£32,306,467	£31,021,826	£30,165,398
35% SR : 35% THLR : 30% LLR	43%	£25,298,461	£20,465,370	£20,114,505	£20,114,505	£18,798,765	£17,914,724
35% SR : 35% THLR : 30% LLR	50%	£12,241,829	£8,060,906	£7,695,480	£7,695,480	£6,325,133	£5,411,569

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£100,391,547	£92,054,370	£91,737,018	£91,737,018	£90,546,947	£89,753,565
35% SR : 35% THLR : 30% LLR	10%	£84,099,691	£76,575,651	£76,256,085	£76,256,085	£75,043,295	£74,232,047
35% SR : 35% THLR : 30% LLR	20%	£67,634,449	£60,900,657	£60,568,213	£60,568,213	£59,321,552	£58,490,444
35% SR : 35% THLR : 30% LLR	25%	£59,306,932	£52,973,890	£52,639,998	£52,639,998	£51,387,897	£50,553,164
35% SR : 35% THLR : 30% LLR	30%	£50,896,504	£45,020,352	£44,679,434	£44,679,434	£43,400,992	£42,548,698
35% SR : 35% THLR : 30% LLR	35%	£42,455,312	£36,977,012	£36,634,441	£36,634,441	£35,349,800	£34,493,373
35% SR : 35% THLR : 30% LLR	43%	£29,626,435	£24,793,345	£24,442,480	£24,442,480	£23,126,739	£22,242,698
35% SR : 35% THLR : 30% LLR	50%	£16,569,804	£12,388,881	£12,023,455	£12,023,455	£10,653,108	£9,739,543

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£55,275,524	£47,368,658	£47,035,779	£47,035,779	£45,787,482	£44,955,285
35% SR : 35% THLR : 30% LLR	10%	£43,312,435	£36,192,572	£35,851,889	£35,851,889	£34,574,329	£33,722,621
35% SR : 35% THLR : 30% LLR	20%	£31,162,028	£24,820,022	£24,470,999	£24,470,999	£23,162,164	£22,289,608
35% SR : 35% THLR : 30% LLR	25%	£24,995,030	£19,048,489	£18,692,210	£18,692,210	£17,356,165	£16,465,468
35% SR : 35% THLR : 30% LLR	30%	£18,765,345	£13,198,637	£12,840,717	£12,840,717	£11,481,506	£10,572,072
35% SR : 35% THLR : 30% LLR	35%	£12,437,903	£7,254,291	£6,888,753	£6,888,753	£5,513,001	£4,584,211
35% SR : 35% THLR : 30% LLR	43%	£2,736,865	£-1,866,363	£-2,246,873	£-2,246,873	£-3,673,787	£-4,625,064
35% SR : 35% THLR : 30% LLR	50%	£-7,253,587	£-11,185,774	£-11,569,424	£-11,569,424	£-13,008,113	£-13,967,239

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,056,077	£12,149,211	£11,816,332	£11,816,332	£10,568,035	£9,735,838
35% SR : 35% THLR : 30% LLR	10%	£8,092,988	£973,125	£632,443	£632,443	£-645,118	£-1,496,826
35% SR : 35% THLR : 30% LLR	20%	£-4,057,419	£-10,399,424	£-10,748,447	£-10,748,447	£-12,057,282	£-12,929,839
35% SR : 35% THLR : 30% LLR	25%	£-10,224,417	£-16,170,958	£-16,527,236	£-16,527,236	£-17,863,282	£-18,753,978
35% SR : 35% THLR : 30% LLR	30%	£-16,454,101	£-22,020,810	£-22,378,729	£-22,378,729	£-23,737,940	£-24,647,375
35% SR : 35% THLR : 30% LLR	35%	£-22,781,544	£-27,965,156	£-28,330,694	£-28,330,694	£-29,706,446	£-30,635,236
35% SR : 35% THLR : 30% LLR	43%	£-32,482,582	£-37,085,810	£-37,466,320	£-37,466,320	£-38,893,234	£-39,844,510
35% SR : 35% THLR : 30% LLR	50%	£-42,473,034	£-46,405,221	£-46,788,871	£-46,788,871	£-48,227,560	£-49,186,886

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£35,823,231	£27,916,365	£27,583,485	£27,583,485	£26,335,189	£25,502,992
35% SR : 35% THLR : 30% LLR	10%	£23,860,142	£16,740,279	£16,399,596	£16,399,596	£15,122,036	£14,270,328
35% SR : 35% THLR : 30% LLR	20%	£11,709,735	£5,367,729	£5,018,706	£5,018,706	£3,709,871	£2,837,314
35% SR : 35% THLR : 30% LLR	25%	£5,542,737	£-403,805	£-760,083	£-760,083	£-2,096,129	£-2,986,825
35% SR : 35% THLR : 30% LLR	30%	£-686,948	£-6,253,656	£-6,611,576	£-6,611,576	£-7,970,787	£-8,880,222
35% SR : 35% THLR : 30% LLR	35%	£-7,014,391	£-12,198,003	£-12,563,541	£-12,563,541	£-13,939,292	£-14,868,083
35% SR : 35% THLR : 30% LLR	43%	£-16,715,429	£-21,318,656	£-21,699,166	£-21,699,166	£-23,126,080	£-24,077,357
35% SR : 35% THLR : 30% LLR	50%	£-26,706,880	£-30,638,068	£-31,021,718	£-31,021,718	£-32,460,407	£-33,419,533

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£46,191,325	£38,284,459	£37,951,580	£37,951,580	£36,703,283	£35,871,086
35% SR : 35% THLR : 30% LLR	10%	£34,228,236	£27,108,373	£26,767,690	£26,767,690	£25,490,130	£24,638,422
35% SR : 35% THLR : 30% LLR	20%	£22,077,829	£15,735,823	£15,386,800	£15,386,800	£14,077,965	£13,205,408
35% SR : 35% THLR : 30% LLR	25%	£15,910,831	£9,964,289	£9,608,011	£9,608,011	£8,271,965	£7,381,269
35% SR : 35% THLR : 30% LLR	30%	£9,681,146	£4,114,438	£3,756,518	£3,756,518	£2,397,307	£1,487,873
35% SR : 35% THLR : 30% LLR	35%	£3,353,704	£-1,829,908	£-2,196,446	£-2,196,446	£-3,571,198	£-4,489,989
35% SR : 35% THLR : 30% LLR	43%	£-8,347,834	£-10,950,582	£-11,331,072	£-11,331,072	£-12,757,086	£-13,709,263
35% SR : 35% THLR : 30% LLR	50%	£-16,337,796	£-20,269,973	£-20,653,623	£-20,653,623	£-22,092,312	£-23,051,438

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£50,519,299	£42,612,433	£42,279,554	£42,279,554	£41,031,257	£40,199,060
35% SR : 35% THLR : 30% LLR	10%	£38,556,210	£31,436,347	£31,095,665	£31,095,665	£29,818,104	£28,966,396
35% SR : 35% THLR : 30% LLR	20%	£26,405,903	£20,063,798	£19,714,775	£19,714,775	£18,405,940	£17,533,383
35% SR : 35% THLR : 30% LLR	25%	£20,238,805	£14,292,264	£13,935,985	£13,935,985	£12,599,940	£11,709,244
35% SR : 35% THLR : 30% LLR	30%	£14,009,121	£8,442,412	£8,084,493	£8,084,493	£6,725,282	£5,815,847
35% SR : 35% THLR : 30% LLR	35%	£7,681,678	£2,498,066	£2,132,528	£2,132,528	£756,776	£-172,014
35% SR : 35% THLR : 30% LLR	43%	£-2,019,360	£-6,622,588	£-7,003,098	£-7,003,098	£-8,430,012	£-9,381,288
35% SR : 35% THLR : 30% LLR	50%	£-12,009,812	£-15,941,999	£-16,325,649	£-16,325,649	£-17,764,338	£-18,723,464

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£33,920,265	£26,181,279	£25,837,423	£25,837,423	£24,547,960	£23,688,319
35% SR : 35% THLR : 30% LLR	10%	£23,662,174	£16,671,015	£16,319,097	£16,319,097	£14,999,406	£14,119,611
35% SR : 35% THLR : 30% LLR	20%	£13,176,385	£6,928,676	£6,568,143	£6,568,143	£5,200,455	£4,284,382
35% SR : 35% THLR : 30% LLR	25%	£7,813,130	£1,936,431	£1,568,404	£1,568,404	£188,299	£-743,739
35% SR : 35% THLR : 30% LLR	30%	£2,364,811	£-3,143,341	£-3,519,111	£-3,519,111	£-4,928,250	£-5,867,676
35% SR : 35% THLR : 30% LLR	35%	£-3,191,349	£-8,279,814	£-8,657,407	£-8,657,407	£-10,073,378	£-11,017,359
35% SR : 35% THLR : 30% LLR	43%	£-11,631,355	£-16,031,455	£-16,411,965	£-16,411,965	£-17,838,880	£-18,790,156
35% SR : 35% THLR : 30% LLR	50%	£-20,128,666	£-23,839,414	£-24,223,064	£-24,223,064	£-25,661,753	£-26,620,879

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,299,182	£-9,038,167	£-9,382,024	£-9,382,024	£-10,671,487	£-11,531,128
35% SR : 35% THLR : 30% LLR	10%	£-11,557,273	£-18,548,431	£-18,900,350	£-18,900,350	£-20,220,041	£-21,099,836
35% SR : 35% THLR : 30% LLR	20%	£-22,043,062	£-28,290,771	£-28,651,303	£-28,651,303	£-30,018,991	£-30,935,065
35% SR : 35% THLR : 30% LLR	25%	£-27,406,316	£-33,283,015	£-33,651,043	£-33,651,043	£-35,031,148	£-35,963,186
35% SR : 35% THLR : 30% LLR	30%	£-32,854,636	£-38,362,788	£-38,738,558	£-38,738,558	£-40,147,697	£-41,087,123
35% SR : 35% THLR : 30% LLR	35%	£-38,410,796	£-43,499,260	£-43,876,853	£-43,876,853	£-45,292,825	£-46,236,806
35% SR : 35% THLR : 30% LLR	43%	£-46,850,802	£-51,250,902	£-51,631,412	£-51,631,412	£-53,058,327	£-54,009,602
35% SR : 35% THLR : 30% LLR	50%	£-55,348,112	£-59,058,861	£-59,442,511	£-59,442,511	£-60,881,200	£-61,840,326

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,467,972	£6,728,986	£6,385,129	£6,385,129	£5,095,667	£4,236,026
35% SR : 35% THLR : 30% LLR	10%	£4,209,880	£-2,781,278	£-3,133,196	£-3,133,196	£-4,452,888	£-5,332,682
35% SR : 35% THLR : 30% LLR	20%	£-6,275,908	£-12,523,617	£-12,884,150	£-12,884,150	£-14,251,838	£-15,167,911
35% SR : 35% THLR : 30% LLR	25%	£-11,639,163	£-17,515,862	£-17,883,890	£-17,883,890	£-19,263,995	£-20,196,033
35% SR : 35% THLR : 30% LLR	30%	£-17,087,483	£-22,595,635	£-22,971,405	£-22,971,405	£-24,380,544	£-25,319,970
35% SR : 35% THLR : 30% LLR	35%	£-22,643,642	£-27,732,107	£-28,109,700	£-28,109,700	£-29,525,671	£-30,489,653
35% SR : 35% THLR : 30% LLR	43%	£-31,083,649	£-35,483,748	£-35,864,258	£-35,864,258	£-37,291,173	£-38,242,449
35% SR : 35% THLR : 30% LLR	50%	£-39,580,959	£-43,291,707	£-43,675,358	£-43,675,358	£-45,114,046	£-46,073,173

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,836,066	£17,097,080	£16,753,223	£16,753,223	£15,463,761	£14,604,120
35% SR : 35% THLR : 30% LLR	10%	£14,577,974	£7,586,816	£7,234,898	£7,234,898	£5,915,206	£5,035,412
35% SR : 35% THLR : 30% LLR	20%	£4,092,186	£-2,155,523	£-2,516,056	£-2,516,056	£-3,883,744	£-4,799,817
35% SR : 35% THLR : 30% LLR	25%	£-1,271,089	£-7,147,768	£-7,515,795	£-7,515,795	£-8,895,901	£-9,827,938
35% SR : 35% THLR : 30% LLR	30%	£-6,719,389	£-12,227,540	£-12,603,311	£-12,603,311	£-14,012,450	£-14,951,876
35% SR : 35% THLR : 30% LLR	35%	£-12,275,548	£-17,364,013	£-17,741,606	£-17,741,606	£-19,157,577	£-20,101,958
35% SR : 35% THLR : 30% LLR	43%	£-20,715,554	£-25,115,654	£-25,496,164	£-25,496,164	£-26,923,079	£-27,874,355
35% SR : 35% THLR : 30% LLR	50%	£-29,212,865	£-32,923,613	£-33,307,263	£-33,307,263	£-34,745,952	£-35,705,078

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£29,164,040	£21,425,055	£21,061,198	£21,061,198	£19,791,735	£18,932,094
35% SR : 35% THLR : 30% LLR	10%	£18,905,949	£11,914,791	£11,562,872	£11,562,872	£10,243,181	£9,363,386
35% SR : 35% THLR : 30% LLR	20%	£8,420,160	£2,172,451	£1,811,919	£1,811,919	£444,231	£-471,843
35% SR : 35% THLR : 30% LLR	25%	£3,056,906	£-2,819,793	£-3,187,821	£-3,187,821	£-4,567,926	£-5,499,564
35% SR : 35% THLR : 30% LLR	30%	£-2,391,414	£-7,899,566	£-8,275,336	£-8,275,336	£-9,684,475	£-10,623,901
35% SR : 35% THLR : 30% LLR	35%	£-7,947,574	£-13,036,038	£-13,413,832	£-13,413,832	£-14,829,603	£-15,773,584
35% SR : 35% THLR : 30% LLR	43%	£-16,387,580	£-20,787,680	£-21,168,190	£-21,168,190	£-22,595,105	£-23,546,380
35% SR : 35% THLR : 30% LLR	50%	£-24,884,891	£-28,595,639	£-28,979,289	£-28,979,289	£-30,417,978	£-31,377,104

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£46,773,924	£42,689,498	£42,356,618	£42,356,618	£41,088,926	£40,243,117
35% SR : 35% THLR : 30% LLR	10%	£35,903,467	£32,245,554	£31,904,872	£31,904,872	£30,627,310	£29,764,542
35% SR : 35% THLR : 30% LLR	20%	£24,834,423	£21,615,154	£21,266,131	£21,266,131	£19,951,629	£19,064,801
35% SR : 35% THLR : 30% LLR	25%	£19,221,514	£16,204,548	£15,848,270	£15,848,270	£14,512,224	£13,621,528
35% SR : 35% THLR : 30% LLR	30%	£13,516,067	£10,730,693	£10,366,919	£10,366,919	£9,002,767	£8,093,331
35% SR : 35% THLR : 30% LLR	35%	£7,730,603	£5,169,809	£4,798,292	£4,798,292	£3,405,107	£2,476,316
35% SR : 35% THLR : 30% LLR	43%	£-1,145,986	£-3,390,177	£-3,770,687	£-3,770,687	£-5,197,602	£-6,148,878
35% SR : 35% THLR : 30% LLR	50%	£-10,241,759	£-12,091,034	£-12,474,684	£-12,474,684	£-13,913,373	£-14,872,499

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,554,477	£7,470,051	£7,137,171	£7,137,171	£5,869,479	£5,023,670
35% SR : 35% THLR : 30% LLR	10%	£684,020	£-2,973,892	£-3,314,575	£-3,314,575	£-4,592,137	£-5,454,904
35% SR : 35% THLR : 30% LLR	20%	£-10,385,024	£-13,604,293	£-13,953,316	£-13,953,316	£-15,267,817	£-16,154,645
35% SR : 35% THLR : 30% LLR	25%	£-15,997,933	£-19,014,899	£-19,371,177	£-19,371,177	£-20,707,223	£-21,597,919
35% SR : 35% THLR : 30% LLR	30%	£-21,703,380	£-24,488,754	£-24,852,528	£-24,852,528	£-26,216,680	£-27,126,116
35% SR : 35% THLR : 30% LLR	35%	£-27,488,844	£-30,049,638	£-30,421,154	£-30,421,154	£-31,814,340	£-32,743,131
35% SR : 35% THLR : 30% LLR	43%	£-36,365,432	£-38,609,624	£-38,990,134	£-38,990,134	£-40,417,049	£-41,368,324
35% SR : 35% THLR : 30% LLR	50%	£-45,461,205	£-47,310,481	£-47,694,131	£-47,694,131	£-49,132,820	£-50,091,946

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£27,321,630	£23,237,204	£22,904,325	£22,904,325	£21,636,632	£20,790,824
35% SR : 35% THLR : 30% LLR	10%	£16,451,174	£12,793,261	£12,452,578	£12,452,578	£11,175,017	£10,312,249
35% SR : 35% THLR : 30% LLR	20%	£5,382,129	£2,162,861	£1,813,838	£1,813,838	£499,336	£-387,492
35% SR : 35% THLR : 30% LLR	25%	£-230,780	£-3,247,745	£-3,604,024	£-3,604,024	£-4,940,089	£-5,830,766
35% SR : 35% THLR : 30% LLR	30%	£-5,936,226	£-8,721,600	£-9,085,375	£-9,085,375	£-10,449,527	£-11,358,962
35% SR : 35% THLR : 30% LLR	35%	£-11,721,691	£-14,282,484	£-14,654,001	£-14,654,001	£-16,047,187	£-16,975,977
35% SR : 35% THLR : 30% LLR	43%	£-20,598,279	£-22,842,470	£-23,222,980	£-23,222,980	£-24,649,885	£-25,601,171
35% SR : 35% THLR : 30% LLR	50%	£-29,694,052	£-31,543,327	£-31,926,977	£-31,926,977	£-33,365,666	£-34,324,792

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£37,689,725	£33,605,298	£33,272,419	£33,272,419	£32,004,727	£31,158,918
35% SR : 35% THLR : 30% LLR	10%	£26,819,268	£23,161,355	£22,820,673	£22,820,673	£21,543,111	£20,680,343
35% SR : 35% THLR : 30% LLR	20%	£15,750,224	£12,530,955	£12,181,932	£12,181,932	£10,867,430	£9,980,602
35% SR : 35% THLR : 30% LLR	25%	£10,137,314	£7,120,349	£6,764,071	£6,764,071	£5,428,025	£4,537,329
35% SR : 35% THLR : 30% LLR	30%	£4,431,868	£1,646,494	£1,282,720	£1,282,720	£-91,432	£-990,866
35% SR : 35% THLR : 30% LLR	35%	£-1,353,597	£-3,914,390	£-4,285,907	£-4,285,907	£-5,673,092	£-6,607,893
35% SR : 35% THLR : 30% LLR	43%	£-10,230,185	£-12,474,376	£-12,854,886	£-12,854,886	£-14,281,801	£-15,233,077
35% SR : 35% THLR : 30% LLR	50%	£-19,325,958	£-21,175,233	£-21,558,883	£-21,558,883	£-22,997,572	£-23,956,698

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£42,017,699	£37,933,273	£37,600,393	£37,600,393	£36,332,701	£35,486,892
35% SR : 35% THLR : 30% LLR	10%	£31,147,242	£27,489,329	£27,148,647	£27,148,647	£25,871,085	£25,008,318
35% SR : 35% THLR : 30% LLR	20%	£20,078,198	£16,858,929	£16,509,906	£16,509,906	£15,195,405	£14,308,577
35% SR : 35% THLR : 30% LLR	25%	£14,465,289	£11,448,323	£11,092,045	£11,092,045	£9,755,999	£8,865,303
35% SR : 35% THLR : 30% LLR	30%	£8,759,842	£5,974,468	£5,610,694	£5,610,694	£4,246,542	£3,337,106
35% SR : 35% THLR : 30% LLR	35%	£2,974,378	£413,584	£42,068	£42,068	£-1,351,118	£-2,279,909
35% SR : 35% THLR : 30% LLR	43%	£-5,502,210	£-8,146,402	£-8,526,912	£-8,526,912	£-9,953,827	£-10,905,102
35% SR : 35% THLR : 30% LLR	50%	£-14,997,983	£-16,847,259	£-17,230,909	£-17,230,909	£-18,669,598	£-19,628,724

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£29,602,343	£25,705,086	£25,361,229	£25,361,229	£24,071,766	£23,212,125
35% SR : 35% THLR : 30% LLR	10%	£19,857,834	£16,375,625	£16,023,706	£16,023,706	£14,704,015	£13,824,220
35% SR : 35% THLR : 30% LLR	20%	£9,868,225	£6,814,281	£6,453,748	£6,453,748	£5,087,418	£4,171,345
35% SR : 35% THLR : 30% LLR	25%	£4,770,954	£1,913,933	£1,545,905	£1,545,905	£165,800	£-766,605
35% SR : 35% THLR : 30% LLR	30%	£-420,049	£-3,074,189	£-3,449,959	£-3,449,959	£-4,859,099	£-5,798,525
35% SR : 35% THLR : 30% LLR	35%	£-5,714,549	£-8,118,643	£-8,496,235	£-8,496,235	£-9,912,208	£-10,856,189
35% SR : 35% THLR : 30% LLR	43%	£-13,704,051	£-15,732,256	£-16,112,766	£-16,112,766	£-17,539,681	£-18,490,956
35% SR : 35% THLR : 30% LLR	50%	£-21,750,857	£-23,402,186	£-23,785,837	£-23,785,837	£-25,224,526	£-26,183,652

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-5,617,104	£-9,514,361	£-9,858,218	£-9,858,218	£-11,147,680	£-12,007,322
35% SR : 35% THLR : 30% LLR	10%	£-15,361,613	£-18,843,822	£-19,195,740	£-19,195,740	£-20,515,432	£-21,395,227
35% SR : 35% THLR : 30% LLR	20%	£-25,351,221	£-28,405,166	£-28,765,898	£-28,765,898	£-30,132,028	£-31,048,102
35% SR : 35% THLR : 30% LLR	25%	£-30,448,493	£-33,305,514	£-33,673,541	£-33,673,541	£-35,053,646	£-35,986,052
35% SR : 35% THLR : 30% LLR	30%	£-35,639,495	£-38,293,635	£-38,669,406	£-38,669,406	£-40,078,546	£-41,017,972
35% SR : 35% THLR : 30% LLR	35%	£-40,933,995	£-43,338,090	£-43,715,682	£-43,715,682	£-45,131,654	£-46,075,636
35% SR : 35% THLR : 30% LLR	43%	£-48,923,498	£-50,951,702	£-51,332,213	£-51,332,213	£-52,759,127	£-53,710,403
35% SR : 35% THLR : 30% LLR	50%	£-56,970,304	£-58,621,633	£-59,005,284	£-59,005,284	£-60,443,972	£-61,403,099

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,150,050	£6,252,792	£5,908,935	£5,908,935	£4,619,473	£3,759,832
35% SR : 35% THLR : 30% LLR	10%	£405,540	£-3,076,689	£-3,428,587	£-3,428,587	£-4,748,278	£-5,628,073
35% SR : 35% THLR : 30% LLR	20%	£-9,584,068	£-12,638,012	£-12,998,545	£-12,998,545	£-14,364,875	£-15,280,949
35% SR : 35% THLR : 30% LLR	25%	£-14,681,339	£-17,538,360	£-17,906,388	£-17,906,388	£-19,286,493	£-20,218,888
35% SR : 35% THLR : 30% LLR	30%	£-19,872,342	£-22,526,482	£-22,902,252	£-22,902,252	£-24,311,392	£-25,250,818
35% SR : 35% THLR : 30% LLR	35%	£-25,166,842	£-27,570,937	£-27,948,529	£-27,948,529	£-29,364,501	£-30,308,482
35% SR : 35% THLR : 30% LLR	43%	£-33,166,345	£-35,184,549	£-35,565,059	£-35,565,059	£-36,991,974	£-37,943,250
35% SR : 35% THLR : 30% LLR	50%	£-41,203,151	£-42,854,479	£-43,238,130	£-43,238,130	£-44,676,819	£-45,635,945

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,518,144	£16,620,886	£16,277,030	£16,277,030	£14,987,567	£14,127,926
35% SR : 35% THLR : 30% LLR	10%	£10,773,635	£7,291,426	£6,939,507	£6,939,507	£5,619,816	£4,740,021
35% SR : 35% THLR : 30% LLR	20%	£784,026	£-2,269,918	£-2,630,451	£-2,630,451	£-3,996,781	£-4,912,854
35% SR : 35% THLR : 30% LLR	25%	£-4,313,245	£-7,170,266	£-7,538,294	£-7,538,294	£-8,919,399	£-9,850,805
35% SR : 35% THLR : 30% LLR	30%	£-9,504,248	£-12,159,388	£-12,534,158	£-12,534,158	£-13,943,298	£-14,892,724
35% SR : 35% THLR : 30% LLR	35%	£-14,798,748	£-17,202,942	£-17,590,435	£-17,590,435	£-18,996,407	£-19,940,398
35% SR : 35% THLR : 30% LLR	43%	£-22,788,251	£-24,816,455	£-25,196,965	£-25,196,965	£-26,623,980	£-27,575,155
35% SR : 35% THLR : 30% LLR	50%	£-30,835,056	£-32,486,385	£-32,870,036	£-32,870,036	£-34,308,725	£-35,267,851

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,846,118	£20,948,861	£20,605,004	£20,605,004	£19,315,542	£18,455,900
35% SR : 35% THLR : 30% LLR	10%	£15,101,609	£11,619,400	£11,267,482	£11,267,482	£9,947,790	£9,067,995
35% SR : 35% THLR : 30% LLR	20%	£5,112,001	£2,058,056	£1,697,524	£1,697,524	£331,194	£-584,880
35% SR : 35% THLR : 30% LLR	25%	£14,729	£-2,842,292	£-3,210,319	£-3,210,319	£-4,590,424	£-5,522,830
35% SR : 35% THLR : 30% LLR	30%	£-5,176,273	£-7,830,413	£-8,206,184	£-8,206,184	£-9,615,324	£-10,554,750
35% SR : 35% THLR : 30% LLR	35%	£-10,470,773	£-12,874,868	£-13,252,460	£-13,252,460	£-14,668,432	£-15,612,414
35% SR : 35% THLR : 30% LLR	43%	£-18,460,276	£-20,488,481	£-20,868,991	£-20,868,991	£-22,295,905	£-23,247,181
35% SR : 35% THLR : 30% LLR	50%	£-26,507,082	£-28,158,411	£-28,542,062	£-28,542,062	£-29,980,750	£-30,939,877

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,459,832	£12,721,279	£12,366,084	£12,366,084	£11,034,097	£10,146,106
35% SR : 35% THLR : 30% LLR	10%	£7,509,637	£4,157,863	£3,794,339	£3,794,339	£2,431,127	£1,522,319
35% SR : 35% THLR : 30% LLR	20%	-£1,727,681	-£4,677,303	-£5,049,724	-£5,049,724	-£6,446,308	-£7,377,364
35% SR : 35% THLR : 30% LLR	25%	-£6,457,137	-£9,166,431	-£9,540,478	-£9,540,478	-£10,943,154	-£11,878,272
35% SR : 35% THLR : 30% LLR	30%	-£11,212,062	-£13,680,589	-£14,056,360	-£14,056,360	-£15,465,499	-£16,404,925
35% SR : 35% THLR : 30% LLR	35%	-£15,992,454	-£18,219,778	-£18,597,370	-£18,597,370	-£20,013,343	-£20,957,324
35% SR : 35% THLR : 30% LLR	43%	-£23,210,795	-£25,075,493	-£25,456,003	-£25,456,003	-£26,882,917	-£27,834,194
35% SR : 35% THLR : 30% LLR	50%	-£30,486,439	-£31,987,524	-£32,371,175	-£32,371,175	-£33,809,864	-£34,768,990

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£18,759,614	-£22,498,167	-£22,853,363	-£22,853,363	-£24,185,350	-£25,073,340
35% SR : 35% THLR : 30% LLR	10%	-£27,709,810	-£31,061,584	-£31,425,107	-£31,425,107	-£32,788,320	-£33,697,128
35% SR : 35% THLR : 30% LLR	20%	-£36,947,128	-£39,896,749	-£40,269,171	-£40,269,171	-£41,665,755	-£42,596,811
35% SR : 35% THLR : 30% LLR	25%	-£41,676,584	-£44,385,878	-£44,759,925	-£44,759,925	-£46,162,601	-£47,097,719
35% SR : 35% THLR : 30% LLR	30%	-£46,431,508	-£48,900,036	-£49,275,807	-£49,275,807	-£50,684,946	-£51,624,372
35% SR : 35% THLR : 30% LLR	35%	-£51,211,901	-£53,439,225	-£53,816,817	-£53,816,817	-£55,232,789	-£56,176,771
35% SR : 35% THLR : 30% LLR	43%	-£58,430,242	-£60,294,940	-£60,675,450	-£60,675,450	-£62,102,364	-£63,053,640
35% SR : 35% THLR : 30% LLR	50%	-£65,705,886	-£67,206,971	-£67,590,622	-£67,590,622	-£69,029,311	-£69,988,437

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£2,992,461	-£6,731,014	-£7,086,210	-£7,086,210	-£8,418,196	-£9,306,187
35% SR : 35% THLR : 30% LLR	10%	-£11,942,657	-£15,294,431	-£15,657,954	-£15,657,954	-£17,021,166	-£17,929,975
35% SR : 35% THLR : 30% LLR	20%	-£21,179,974	-£24,129,596	-£24,502,018	-£24,502,018	-£25,898,601	-£26,829,657
35% SR : 35% THLR : 30% LLR	25%	-£25,909,430	-£28,618,725	-£28,992,772	-£28,992,772	-£30,395,448	-£31,330,566
35% SR : 35% THLR : 30% LLR	30%	-£30,664,355	-£33,132,883	-£33,508,654	-£33,508,654	-£34,917,793	-£35,857,219
35% SR : 35% THLR : 30% LLR	35%	-£35,444,747	-£37,672,072	-£38,049,664	-£38,049,664	-£39,465,636	-£40,409,617
35% SR : 35% THLR : 30% LLR	43%	-£42,663,088	-£44,527,786	-£44,908,296	-£44,908,296	-£46,335,210	-£47,286,487
35% SR : 35% THLR : 30% LLR	50%	-£49,938,732	-£51,439,818	-£51,823,469	-£51,823,469	-£53,262,158	-£54,221,284

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,375,633	£3,637,080	£3,281,884	£3,281,884	£1,949,898	£1,061,907
35% SR : 35% THLR : 30% LLR	10%	-£1,574,562	-£4,926,336	-£5,289,860	-£5,289,860	-£6,653,072	-£7,561,880
35% SR : 35% THLR : 30% LLR	20%	-£10,811,880	-£13,761,502	-£14,133,924	-£14,133,924	-£15,530,507	-£16,461,563
35% SR : 35% THLR : 30% LLR	25%	-£15,541,336	-£18,250,630	-£18,624,677	-£18,624,677	-£20,021,353	-£20,962,471
35% SR : 35% THLR : 30% LLR	30%	-£20,296,261	-£22,764,788	-£23,140,559	-£23,140,559	-£24,549,698	-£25,499,124
35% SR : 35% THLR : 30% LLR	35%	-£25,076,653	-£27,303,977	-£27,681,570	-£27,681,570	-£29,097,542	-£30,041,523
35% SR : 35% THLR : 30% LLR	43%	-£32,294,994	-£34,159,692	-£34,540,202	-£34,540,202	-£35,967,116	-£36,918,393
35% SR : 35% THLR : 30% LLR	50%	-£39,570,638	-£41,071,723	-£41,455,374	-£41,455,374	-£42,894,063	-£43,853,189

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,703,608	£7,965,055	£7,609,859	£7,609,859	£6,277,872	£5,389,882
35% SR : 35% THLR : 30% LLR	10%	£2,753,412	-£598,362	-£961,886	-£961,886	-£2,325,098	-£3,233,906
35% SR : 35% THLR : 30% LLR	20%	-£8,483,806	-£9,433,527	-£9,805,949	-£9,805,949	-£11,202,533	-£12,133,589
35% SR : 35% THLR : 30% LLR	25%	-£11,213,362	-£13,922,655	-£14,296,703	-£14,296,703	-£15,699,379	-£16,634,497
35% SR : 35% THLR : 30% LLR	30%	-£15,968,287	-£18,436,814	-£18,812,585	-£18,812,585	-£20,221,724	-£21,161,150
35% SR : 35% THLR : 30% LLR	35%	-£20,748,679	-£22,976,003	-£23,353,595	-£23,353,595	-£24,769,567	-£25,713,549
35% SR : 35% THLR : 30% LLR	43%	-£27,967,020	-£29,831,718	-£30,212,228	-£30,212,228	-£31,639,142	-£32,590,418
35% SR : 35% THLR : 30% LLR	50%	-£35,242,664	-£36,743,749	-£37,127,400	-£37,127,400	-£38,566,089	-£39,525,215

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£38,225,205	£35,066,714	£34,728,391	£34,728,391	£33,459,678	£32,613,870
35% SR : 35% THLR : 30% LLR	10%	£28,017,960	£25,207,495	£24,861,240	£24,861,240	£23,562,785	£22,697,147
35% SR : 35% THLR : 30% LLR	20%	£17,590,370	£15,138,030	£14,783,299	£14,783,299	£13,453,057	£12,563,291
35% SR : 35% THLR : 30% LLR	25%	£12,290,029	£10,005,986	£9,643,879	£9,643,879	£8,285,983	£7,380,720
35% SR : 35% THLR : 30% LLR	30%	£6,893,705	£4,798,037	£4,428,313	£4,428,313	£3,041,849	£2,117,540
35% SR : 35% THLR : 30% LLR	35%	£1,408,437	£-508,645	£-886,237	£-886,237	£-2,302,209	£-3,246,190
35% SR : 35% THLR : 30% LLR	43%	£-7,009,121	£-8,633,306	£-9,013,817	£-9,013,817	£-10,440,731	£-11,392,007
35% SR : 35% THLR : 30% LLR	50%	£-15,507,017	£-16,814,286	£-17,197,936	£-17,197,936	£-18,636,624	£-19,595,751

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,005,758	£-162,733	£-491,056	£-491,056	£-1,759,768	£-2,605,577
35% SR : 35% THLR : 30% LLR	10%	£-7,201,487	£-10,011,952	£-10,358,207	£-10,358,207	£-11,656,662	£-12,522,299
35% SR : 35% THLR : 30% LLR	20%	£-17,629,077	£-20,081,417	£-20,436,147	£-20,436,147	£-21,766,389	£-22,856,156
35% SR : 35% THLR : 30% LLR	25%	£-22,929,418	£-25,213,461	£-25,575,567	£-25,575,567	£-26,933,463	£-27,838,727
35% SR : 35% THLR : 30% LLR	30%	£-28,325,742	£-30,421,410	£-30,791,134	£-30,791,134	£-32,177,597	£-33,101,906
35% SR : 35% THLR : 30% LLR	35%	£-33,811,010	£-35,728,091	£-36,105,684	£-36,105,684	£-37,521,656	£-38,465,637
35% SR : 35% THLR : 30% LLR	43%	£-42,228,568	£-43,852,753	£-44,233,264	£-44,233,264	£-45,660,178	£-46,611,454
35% SR : 35% THLR : 30% LLR	50%	£-50,726,483	£-52,033,732	£-52,417,382	£-52,417,382	£-53,856,071	£-54,815,197

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,772,911	£15,614,420	£15,276,097	£15,276,097	£14,007,385	£13,161,576
35% SR : 35% THLR : 30% LLR	10%	£8,565,666	£5,755,202	£5,408,947	£5,408,947	£4,110,491	£3,244,854
35% SR : 35% THLR : 30% LLR	20%	£-1,861,924	£-4,314,263	£-4,668,994	£-4,668,994	£-5,999,236	£-6,889,003
35% SR : 35% THLR : 30% LLR	25%	£-7,162,264	£-9,446,308	£-9,808,414	£-9,808,414	£-11,166,310	£-12,071,574
35% SR : 35% THLR : 30% LLR	30%	£-12,558,588	£-14,654,256	£-15,023,980	£-15,023,980	£-16,410,444	£-17,334,753
35% SR : 35% THLR : 30% LLR	35%	£-18,043,856	£-19,960,938	£-20,338,530	£-20,338,530	£-21,754,502	£-22,698,484
35% SR : 35% THLR : 30% LLR	43%	£-26,461,414	£-28,085,599	£-28,468,110	£-28,468,110	£-29,893,024	£-30,844,301
35% SR : 35% THLR : 30% LLR	50%	£-34,959,310	£-36,266,579	£-36,650,229	£-36,650,229	£-38,088,918	£-39,048,044

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£29,141,006	£25,982,515	£25,644,192	£25,644,192	£24,375,479	£23,529,671
35% SR : 35% THLR : 30% LLR	10%	£18,933,761	£16,123,296	£15,777,041	£15,777,041	£14,478,585	£13,612,948
35% SR : 35% THLR : 30% LLR	20%	£8,506,171	£6,053,831	£5,699,100	£5,699,100	£4,368,858	£3,479,091
35% SR : 35% THLR : 30% LLR	25%	£3,205,830	£921,787	£559,680	£559,680	£-798,216	£-1,703,479
35% SR : 35% THLR : 30% LLR	30%	£-2,190,494	£-4,286,162	£-4,655,886	£-4,655,886	£-5,042,350	£-5,966,859
35% SR : 35% THLR : 30% LLR	35%	£-7,675,762	£-9,532,844	£-9,970,436	£-9,970,436	£-11,386,408	£-12,330,389
35% SR : 35% THLR : 30% LLR	43%	£-16,093,320	£-17,717,505	£-18,098,016	£-18,098,016	£-19,524,930	£-20,476,207
35% SR : 35% THLR : 30% LLR	50%	£-24,591,216	£-25,898,485	£-26,282,135	£-26,282,135	£-27,720,824	£-28,679,950

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£33,468,980	£30,310,489	£29,972,166	£29,972,166	£28,703,454	£27,857,645
35% SR : 35% THLR : 30% LLR	10%	£23,261,735	£20,451,270	£20,105,015	£20,105,015	£18,806,560	£17,940,923
35% SR : 35% THLR : 30% LLR	20%	£12,834,145	£10,381,905	£10,027,075	£10,027,075	£8,696,833	£7,807,066
35% SR : 35% THLR : 30% LLR	25%	£7,633,804	£5,249,761	£4,887,655	£4,887,655	£3,529,759	£2,624,495
35% SR : 35% THLR : 30% LLR	30%	£2,137,480	£-41,812	£-327,912	£-327,912	£-1,714,376	£-2,638,684
35% SR : 35% THLR : 30% LLR	35%	£-3,347,788	£-5,284,869	£-5,642,462	£-5,642,462	£-7,058,434	£-8,002,415
35% SR : 35% THLR : 30% LLR	43%	£-11,765,346	£-13,389,531	£-13,770,042	£-13,770,042	£-15,196,956	£-16,148,232
35% SR : 35% THLR : 30% LLR	50%	£-20,263,241	£-21,570,510	£-21,954,160	£-21,954,160	£-23,392,849	£-24,351,975

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,459,832	£13,593,206	£13,240,155	£13,240,155	£11,908,170	£11,020,179
35% SR : 35% THLR : 30% LLR	10%	£7,723,903	£5,171,419	£4,807,896	£4,807,896	£3,444,684	£2,535,875
35% SR : 35% THLR : 30% LLR	20%	£1,285,015	£3,519,931	£3,892,354	£3,892,354	£5,288,938	£6,219,994
35% SR : 35% THLR : 30% LLR	25%	£5,903,804	£7,945,442	£8,319,489	£8,319,489	£9,722,165	£10,657,283
35% SR : 35% THLR : 30% LLR	30%	£10,548,061	£12,395,982	£12,771,752	£12,771,752	£14,180,892	£15,120,318
35% SR : 35% THLR : 30% LLR	35%	£15,217,787	£16,871,552	£17,249,145	£17,249,145	£18,665,116	£19,609,997
35% SR : 35% THLR : 30% LLR	43%	£22,270,128	£23,631,839	£24,012,349	£24,012,349	£25,439,263	£26,390,540
35% SR : 35% THLR : 30% LLR	50%	£29,379,772	£30,448,443	£30,832,093	£30,832,093	£32,270,782	£33,229,908

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,759,614	£21,626,241	£21,979,291	£21,979,291	£23,311,277	£24,199,268
35% SR : 35% THLR : 30% LLR	10%	£27,495,544	£30,048,027	£30,411,551	£30,411,551	£31,774,763	£32,683,571
35% SR : 35% THLR : 30% LLR	20%	£36,504,462	£38,739,378	£39,111,801	£39,111,801	£40,508,384	£41,439,440
35% SR : 35% THLR : 30% LLR	25%	£41,123,250	£43,164,889	£43,538,936	£43,538,936	£44,941,611	£45,876,730
35% SR : 35% THLR : 30% LLR	30%	£45,767,508	£47,615,428	£47,991,199	£47,991,199	£49,400,339	£50,339,765
35% SR : 35% THLR : 30% LLR	35%	£50,437,233	£52,090,998	£52,468,592	£52,468,592	£53,884,563	£54,828,544
35% SR : 35% THLR : 30% LLR	43%	£57,489,575	£58,851,286	£59,231,796	£59,231,796	£60,668,710	£61,609,986
35% SR : 35% THLR : 30% LLR	50%	£64,599,218	£65,667,890	£66,051,540	£66,051,540	£67,490,229	£68,449,355

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,992,461	£5,859,088	£6,212,138	£6,212,138	£7,544,124	£8,432,114
35% SR : 35% THLR : 30% LLR	10%	£11,728,390	£14,280,874	£14,644,397	£14,644,397	£16,007,610	£16,916,418
35% SR : 35% THLR : 30% LLR	20%	£20,737,308	£22,972,225	£23,344,648	£23,344,648	£24,741,231	£25,672,287
35% SR : 35% THLR : 30% LLR	25%	£25,356,097	£27,397,735	£27,771,782	£27,771,782	£29,174,458	£30,109,576
35% SR : 35% THLR : 30% LLR	30%	£30,000,355	£31,848,275	£32,224,045	£32,224,045	£33,633,185	£34,572,611
35% SR : 35% THLR : 30% LLR	35%	£34,670,080	£36,323,845	£36,701,438	£36,701,438	£38,117,409	£39,061,391
35% SR : 35% THLR : 30% LLR	43%	£41,722,421	£43,084,132	£43,464,643	£43,464,643	£44,891,566	£45,842,833
35% SR : 35% THLR : 30% LLR	50%	£48,832,065	£49,900,737	£50,284,387	£50,284,387	£51,723,075	£52,682,202

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,375,633	£4,509,007	£4,155,956	£4,155,956	£2,823,971	£1,935,980
35% SR : 35% THLR : 30% LLR	10%	£1,360,296	£3,912,780	£4,276,303	£4,276,303	£5,539,515	£6,548,324
35% SR : 35% THLR : 30% LLR	20%	£10,369,214	£12,604,131	£12,976,553	£12,976,553	£14,373,137	£15,304,193
35% SR : 35% THLR : 30% LLR	25%	£14,988,003	£17,029,641	£17,403,688	£17,403,688	£18,806,364	£19,741,482
35% SR : 35% THLR : 30% LLR	30%	£19,632,261	£21,480,181	£21,855,951	£21,855,951	£23,265,091	£24,204,517
35% SR : 35% THLR : 30% LLR	35%	£24,301,996	£25,955,751	£26,333,344	£26,333,344	£27,749,315	£28,693,296
35% SR : 35% THLR : 30% LLR	43%	£31,354,327	£32,716,038	£33,096,548	£33,096,548	£34,523,462	£35,474,739
35% SR : 35% THLR : 30% LLR	50%	£38,463,971	£39,532,642	£39,916,292	£39,916,292	£41,354,981	£42,314,107

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,703,608	£8,836,981	£8,483,930	£8,483,930	£7,151,945	£6,263,954
35% SR : 35% THLR : 30% LLR	10%	£2,967,678	£415,195	£51,671	£51,671	£1,311,541	£2,220,949
35% SR : 35% THLR : 30% LLR	20%	£8,041,240	£8,278,186	£8,648,579	£8,648,579	£10,045,162	£10,976,218
35% SR : 35% THLR : 30% LLR	25%	£10,660,028	£12,701,667	£13,075,714	£13,075,714	£14,478,390	£15,413,508
35% SR : 35% THLR : 30% LLR	30%	£15,304,286	£17,152,205	£17,527,977	£17,527,977	£18,937,117	£19,876,543
35% SR : 35% THLR : 30% LLR	35%	£19,974,011	£21,627,776	£22,005,370	£22,005,370	£23,421,341	£24,365,322
35% SR : 35% THLR : 30% LLR	43%	£27,026,353	£28,388,064	£28,768,574	£28,768,574	£30,195,488	£31,146,764
35% SR : 35% THLR : 30% LLR	50%	£34,135,996	£35,204,668	£35,588,318	£35,588,318	£37,027,007	£37,986,133

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,566,750	-£4,252,184	-£4,619,094	-£4,619,094	-£5,995,005	-£6,912,281
35% SR : 35% THLR : 30% LLR	10%	-£8,997,165	-£11,327,122	-£11,696,590	-£11,696,590	-£13,082,098	-£14,005,770
35% SR : 35% THLR : 30% LLR	20%	-£16,529,452	-£18,502,179	-£18,874,601	-£18,874,601	-£20,271,186	-£21,202,241
35% SR : 35% THLR : 30% LLR	25%	-£20,333,796	-£22,127,252	-£22,501,300	-£22,501,300	-£23,903,976	-£24,839,094
35% SR : 35% THLR : 30% LLR	30%	-£24,163,610	-£25,777,357	-£26,153,127	-£26,153,127	-£27,562,266	-£28,501,692
35% SR : 35% THLR : 30% LLR	35%	-£28,018,892	-£29,452,491	-£29,830,083	-£29,830,083	-£31,246,055	-£32,190,036
35% SR : 35% THLR : 30% LLR	43%	-£33,849,567	-£35,012,122	-£35,392,633	-£35,392,633	-£36,819,547	-£37,770,824
35% SR : 35% THLR : 30% LLR	50%	-£39,737,545	-£40,628,072	-£41,011,722	-£41,011,722	-£42,450,412	-£43,409,537

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£36,786,197	-£39,471,631	-£39,838,541	-£39,838,541	-£41,214,452	-£42,131,727
35% SR : 35% THLR : 30% LLR	10%	-£44,216,612	-£46,546,568	-£46,916,037	-£46,916,037	-£48,301,545	-£49,225,217
35% SR : 35% THLR : 30% LLR	20%	-£51,748,898	-£53,721,626	-£54,094,048	-£54,094,048	-£55,490,626	-£56,421,687
35% SR : 35% THLR : 30% LLR	25%	-£55,553,243	-£57,346,699	-£57,720,746	-£57,720,746	-£59,123,423	-£60,058,541
35% SR : 35% THLR : 30% LLR	30%	-£59,383,057	-£60,996,804	-£61,372,574	-£61,372,574	-£62,781,713	-£63,721,139
35% SR : 35% THLR : 30% LLR	35%	-£63,238,338	-£64,671,937	-£65,049,530	-£65,049,530	-£66,465,502	-£67,409,483
35% SR : 35% THLR : 30% LLR	43%	-£69,069,013	-£70,231,569	-£70,612,080	-£70,612,080	-£72,038,994	-£72,990,271
35% SR : 35% THLR : 30% LLR	50%	-£74,956,992	-£75,847,519	-£76,231,169	-£76,231,169	-£77,669,859	-£78,628,984

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£21,019,044	-£23,704,477	-£24,071,387	-£24,071,387	-£25,447,299	-£26,364,574
35% SR : 35% THLR : 30% LLR	10%	-£28,449,458	-£30,779,415	-£31,148,884	-£31,148,884	-£32,534,391	-£33,458,064
35% SR : 35% THLR : 30% LLR	20%	-£35,981,745	-£37,954,473	-£38,326,894	-£38,326,894	-£39,723,479	-£40,654,534
35% SR : 35% THLR : 30% LLR	25%	-£39,786,090	-£41,579,546	-£41,953,593	-£41,953,593	-£43,350,620	-£44,291,388
35% SR : 35% THLR : 30% LLR	30%	-£43,615,904	-£45,229,650	-£45,605,420	-£45,605,420	-£47,014,559	-£47,953,985
35% SR : 35% THLR : 30% LLR	35%	-£47,471,185	-£48,904,784	-£49,282,376	-£49,282,376	-£50,698,348	-£51,642,330
35% SR : 35% THLR : 30% LLR	43%	-£53,301,860	-£54,464,416	-£54,844,927	-£54,844,927	-£56,271,841	-£57,223,117
35% SR : 35% THLR : 30% LLR	50%	-£59,189,838	-£60,080,386	-£60,464,016	-£60,464,016	-£61,902,706	-£62,861,831

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£10,650,949	-£13,336,383	-£13,703,293	-£13,703,293	-£15,079,205	-£15,996,480
35% SR : 35% THLR : 30% LLR	10%	-£18,081,364	-£20,411,321	-£20,780,789	-£20,780,789	-£22,166,297	-£23,089,969
35% SR : 35% THLR : 30% LLR	20%	-£25,513,651	-£27,586,378	-£27,958,800	-£27,958,800	-£29,355,385	-£30,286,440
35% SR : 35% THLR : 30% LLR	25%	-£29,417,996	-£31,211,452	-£31,585,499	-£31,585,499	-£32,988,175	-£33,923,294
35% SR : 35% THLR : 30% LLR	30%	-£33,247,810	-£34,861,556	-£35,237,326	-£35,237,326	-£36,646,465	-£37,585,891
35% SR : 35% THLR : 30% LLR	35%	-£37,103,091	-£38,536,690	-£38,914,282	-£38,914,282	-£40,330,254	-£41,274,235
35% SR : 35% THLR : 30% LLR	43%	-£42,933,766	-£44,096,321	-£44,476,832	-£44,476,832	-£45,903,746	-£46,855,023
35% SR : 35% THLR : 30% LLR	50%	-£48,821,744	-£49,712,271	-£50,095,922	-£50,095,922	-£51,534,611	-£52,493,737

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£8,322,975	-£9,008,409	-£9,375,319	-£9,375,319	-£10,751,230	-£11,688,505
35% SR : 35% THLR : 30% LLR	10%	-£13,753,390	-£16,083,348	-£16,452,815	-£16,452,815	-£17,838,323	-£18,761,995
35% SR : 35% THLR : 30% LLR	20%	-£21,285,676	-£23,258,404	-£23,630,826	-£23,630,826	-£25,027,410	-£25,958,465
35% SR : 35% THLR : 30% LLR	25%	-£25,090,021	-£26,883,477	-£27,257,524	-£27,257,524	-£28,660,201	-£29,595,319
35% SR : 35% THLR : 30% LLR	30%	-£28,919,835	-£30,533,582	-£30,909,352	-£30,909,352	-£32,318,491	-£33,257,917
35% SR : 35% THLR : 30% LLR	35%	-£32,775,116	-£34,208,715	-£34,586,308	-£34,586,308	-£36,002,280	-£36,946,261
35% SR : 35% THLR : 30% LLR	43%	-£38,605,791	-£39,768,347	-£40,148,858	-£40,148,858	-£41,575,772	-£42,527,049
35% SR : 35% THLR : 30% LLR	50%	-£44,493,770	-£45,384,297	-£45,767,947	-£45,767,947	-£47,206,637	-£48,165,762

Appendix 9 - Appraisal results with Social Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership (5% drop in sales values)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,922,934	£1,825,155	£1,823,147	£1,719,514	£1,711,983	£1,706,964
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,727,696	£1,639,412	£1,637,404	£1,533,771	£1,526,240	£1,521,221
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,532,459	£1,453,669	£1,451,661	£1,348,028	£1,340,497	£1,335,478
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,434,839	£1,360,797	£1,358,790	£1,255,156	£1,247,626	£1,242,606
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,337,221	£1,267,926	£1,265,918	£1,162,284	£1,154,755	£1,149,735
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,239,602	£1,175,054	£1,173,047	£1,069,413	£1,061,884	£1,056,863
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,093,174	£1,035,747	£1,033,739	£930,106	£922,576	£917,556
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£946,745	£896,440	£894,432	£790,798	£783,269	£778,249

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£258,815	£161,036	£159,029	£55,395	£47,864	£42,845
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£63,577	£24,707	£26,714	£130,348	£137,879	£142,898
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£131,860	£210,450	£212,458	£316,091	£323,622	£328,641
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£229,279	£303,322	£305,329	£408,963	£416,493	£421,512
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£326,898	£396,193	£398,201	£501,834	£509,364	£514,384
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£424,517	£489,065	£491,072	£594,706	£602,235	£607,256
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£570,945	£628,372	£630,379	£734,013	£741,543	£746,563
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£717,374	£767,679	£769,687	£873,321	£880,850	£885,870

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,003,813	£906,034	£904,027	£800,393	£792,862	£787,843
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£808,575	£720,291	£718,284	£614,650	£607,119	£602,100
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£613,338	£534,548	£532,540	£428,907	£421,376	£416,357
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£515,719	£441,676	£439,669	£336,035	£328,505	£323,486
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£418,100	£348,805	£346,797	£243,164	£235,634	£230,614
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£320,481	£255,933	£253,926	£150,292	£142,763	£137,742
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£174,053	£116,626	£114,619	£10,985	£3,455	£1,565
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£27,624	£22,581	£24,689	£128,323	£136,852	£140,872

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,493,706	£1,395,927	£1,393,919	£1,290,285	£1,282,755	£1,277,736
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,298,468	£1,210,183	£1,208,176	£1,104,542	£1,097,012	£1,091,993
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,103,230	£1,024,440	£1,022,433	£918,799	£911,269	£906,249
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,005,611	£931,569	£929,561	£825,928	£818,397	£813,378
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£907,993	£838,697	£836,690	£733,056	£725,527	£720,506
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£810,373	£745,826	£743,818	£640,185	£632,655	£627,635
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£663,945	£606,519	£604,511	£500,877	£493,348	£488,328
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£517,517	£467,211	£465,204	£361,570	£354,041	£349,020

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,698,202	£1,600,423	£1,598,416	£1,494,782	£1,487,252	£1,482,232
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,502,965	£1,414,680	£1,412,673	£1,309,039	£1,301,509	£1,296,489
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,307,727	£1,228,937	£1,226,930	£1,123,296	£1,115,766	£1,110,746
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,210,108	£1,136,066	£1,134,058	£1,030,424	£1,022,894	£1,017,875
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,112,490	£1,043,194	£1,041,187	£937,553	£930,023	£925,003
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,014,870	£950,323	£948,315	£844,681	£837,152	£832,132
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£868,442	£811,015	£809,008	£705,374	£697,845	£692,824
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£722,013	£671,708	£669,701	£566,067	£558,537	£553,517

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,292,796	£1,205,855	£1,203,847	£1,100,214	£1,092,683	£1,087,664
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,158,789	£1,080,291	£1,078,282	£974,648	£967,119	£962,099
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,024,782	£954,725	£952,717	£849,084	£841,553	£836,533
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£957,779	£891,943	£889,934	£786,301	£778,771	£773,751
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£890,776	£829,160	£827,152	£723,518	£715,988	£710,969
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£823,772	£766,377	£764,370	£660,736	£653,206	£648,185
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£723,267	£672,204	£670,196	£566,562	£559,032	£554,013
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£622,762	£578,030	£576,022	£472,388	£464,858	£459,839

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-371,322	£-458,264	£-460,271	£-563,906	£-571,436	£-576,455
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-505,329	£-583,828	£-585,837	£-689,471	£-697,000	£-702,020
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-639,336	£-709,394	£-711,402	£-815,035	£-822,565	£-827,586
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-706,339	£-772,176	£-774,185	£-877,818	£-885,348	£-890,368
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-773,343	£-834,959	£-836,967	£-940,601	£-948,131	£-953,150
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-840,347	£-897,741	£-899,749	£-1,003,383	£-1,010,913	£-1,015,933
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-940,852	£-991,915	£-993,923	£-1,097,557	£-1,105,087	£-1,110,106
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,041,357	£-1,086,089	£-1,088,097	£-1,191,730	£-1,199,261	£-1,204,280

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£373,676	£286,734	£284,727	£181,093	£173,562	£168,543
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£239,669	£161,170	£159,161	£55,527	£47,998	£42,978
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£105,662	£35,604	£33,596	£-70,037	£-77,567	£-82,588
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£38,659	£-27,178	£-29,187	£-132,820	£-140,350	£-145,370
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-28,345	£-89,961	£-91,969	£-195,603	£-203,133	£-208,152
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-95,349	£-152,743	£-154,751	£-258,385	£-265,915	£-270,935
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-195,854	£-246,917	£-248,925	£-352,559	£-360,089	£-365,108
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-296,359	£-341,091	£-343,099	£-446,732	£-454,263	£-459,282

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£863,568	£776,827	£774,619	£670,985	£663,455	£658,436
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£729,561	£651,062	£649,054	£545,420	£537,890	£532,870
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£595,554	£525,497	£523,488	£419,855	£412,325	£407,305
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£528,551	£462,714	£460,706	£357,072	£349,543	£344,523
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£461,548	£399,931	£397,924	£294,290	£286,760	£281,740
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£394,544	£337,149	£335,141	£231,508	£223,977	£218,957
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£294,039	£242,975	£240,968	£137,334	£129,803	£124,784
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£193,534	£148,801	£146,794	£43,160	£35,630	£30,610

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,068,065	£981,123	£979,116	£875,482	£867,952	£862,932
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£934,058	£855,569	£853,550	£749,917	£742,387	£737,367
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£800,051	£729,993	£727,985	£624,352	£616,822	£611,802
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£733,048	£667,211	£665,203	£561,569	£554,040	£549,019
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£666,045	£604,428	£602,421	£498,787	£491,256	£486,237
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£599,041	£541,646	£539,638	£436,004	£428,474	£423,454
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£498,536	£447,472	£445,464	£341,831	£334,300	£329,281
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£398,031	£353,298	£351,291	£247,657	£240,126	£235,107

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,030,239	£947,813	£945,806	£842,172	£834,642	£829,622
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£920,785	£846,379	£844,371	£740,738	£733,208	£728,188
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£811,332	£744,946	£742,937	£639,304	£631,774	£626,754
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£756,605	£694,228	£692,221	£588,587	£581,057	£576,037
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£701,879	£643,512	£641,503	£537,870	£530,340	£525,320
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£647,152	£592,795	£590,786	£487,153	£479,623	£474,603
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£565,062	£516,719	£514,711	£411,077	£403,548	£398,528
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£482,972	£440,643	£438,636	£335,002	£327,472	£322,452

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£633,880	-£716,306	-£718,313	-£821,947	-£829,477	-£834,497
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£743,334	-£817,739	-£819,748	-£923,381	-£930,911	-£935,931
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£852,787	-£919,173	-£921,182	-£1,024,814	-£1,032,345	-£1,037,365
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£907,513	-£969,891	-£971,898	-£1,075,532	-£1,083,062	-£1,088,081
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£962,240	-£1,020,607	-£1,022,615	-£1,126,249	-£1,133,779	-£1,138,799
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,016,967	-£1,071,324	-£1,073,333	-£1,176,966	-£1,184,496	-£1,189,516
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,099,057	-£1,147,400	-£1,149,408	-£1,253,042	-£1,260,571	-£1,265,591
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,181,147	-£1,223,475	-£1,225,483	-£1,329,117	-£1,336,647	-£1,341,667

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£111,118	£28,692	£26,685	-£76,949	-£84,479	-£89,499
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,664	-£72,741	-£74,750	-£178,383	-£185,913	-£190,933
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£107,789	-£174,175	-£176,184	-£279,816	-£287,347	-£292,367
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£162,515	-£224,893	-£226,900	-£330,534	-£338,064	-£343,083
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£217,242	-£275,609	-£277,617	-£381,251	-£388,781	-£393,801
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£271,969	-£326,326	-£328,335	-£431,968	-£439,498	-£444,518
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£354,069	-£402,402	-£404,410	-£508,044	-£515,573	-£520,593
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£436,149	-£478,477	-£480,485	-£584,119	-£591,649	-£596,669

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£601,010	£518,585	£516,577	£412,943	£405,413	£400,394
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£491,557	£417,151	£415,143	£311,510	£303,979	£298,959
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£382,104	£315,717	£313,709	£210,076	£202,546	£197,525
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£327,377	£265,000	£262,992	£159,359	£151,828	£146,809
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£272,650	£214,284	£212,275	£108,641	£101,112	£96,092
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£217,924	£163,566	£161,558	£57,925	£50,395	£45,374
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£135,633	£87,490	£85,483	-£18,151	-£25,681	-£30,701
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£53,744	£11,415	£9,408	-£94,226	-£101,757	-£106,777

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£805,507	£723,082	£721,074	£617,440	£609,910	£604,891
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£696,054	£621,648	£619,639	£516,007	£508,476	£503,456
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£586,600	£520,214	£518,206	£414,573	£407,042	£402,022
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£531,874	£469,497	£467,489	£363,855	£356,325	£351,305
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£477,147	£418,780	£416,772	£313,138	£305,609	£300,588
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£422,421	£368,063	£366,054	£262,422	£254,891	£249,871
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£340,330	£291,987	£289,979	£186,346	£178,816	£173,796
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£258,241	£215,912	£213,904	£110,271	£102,740	£97,720

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,187,773	£1,137,065	£1,135,058	£1,031,424	£1,023,893	£1,018,874
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,066,020	£1,020,100	£1,018,093	£914,459	£906,928	£901,909
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£944,267	£903,135	£901,128	£797,494	£789,964	£784,943
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£883,391	£844,653	£842,644	£739,011	£731,481	£726,461
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£822,513	£786,170	£784,162	£680,529	£672,999	£667,978
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£761,637	£727,688	£725,679	£622,047	£614,516	£609,496
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£670,322	£639,964	£637,956	£534,322	£526,792	£521,773
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£579,007	£552,241	£550,232	£446,599	£439,069	£434,049

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£476,346	-£527,054	-£529,061	-£632,695	-£640,226	-£645,245
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£598,098	-£644,019	-£646,026	-£749,660	-£757,190	-£762,210
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£719,852	-£760,984	-£762,991	-£866,625	-£874,155	-£879,176
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£780,728	-£819,466	-£821,475	-£925,107	-£932,638	-£937,658
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£841,606	-£877,949	-£879,957	-£983,590	-£991,120	-£996,140
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£902,482	-£936,431	-£938,439	-£1,042,072	-£1,049,603	-£1,054,623
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£993,797	-£1,024,155	-£1,026,163	-£1,129,796	-£1,137,327	-£1,142,346
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,085,112	-£1,111,878	-£1,113,887	-£1,217,520	-£1,225,050	-£1,230,070

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£268,652	£217,944	£215,937	£112,303	£104,772	£99,753
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£146,900	£100,979	£98,972	-£4,662	-£12,192	-£17,212
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£25,146	-£15,986	-£17,993	-£121,627	-£129,157	-£134,178
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£35,730	-£74,468	-£76,477	-£180,109	-£187,640	-£192,660
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£96,608	-£132,951	-£134,959	-£238,592	-£246,122	-£251,142
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£157,484	-£191,433	-£193,441	-£297,074	-£304,605	-£309,625
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£248,799	-£279,157	-£281,165	-£384,798	-£392,329	-£397,348
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£340,114	-£366,880	-£368,889	-£472,522	-£480,052	-£485,072

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£758,544	£707,837	£705,829	£602,195	£594,665	£589,646
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£636,792	£590,872	£588,864	£485,230	£477,700	£472,681
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£515,038	£473,907	£471,899	£368,266	£360,735	£355,715
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£454,162	£415,424	£413,416	£309,793	£302,253	£297,232
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£393,285	£356,942	£354,933	£251,301	£243,770	£238,750
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£332,409	£298,459	£296,451	£192,818	£185,288	£180,268
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£241,093	£210,735	£208,728	£105,094	£97,564	£92,544
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£149,779	£123,012	£121,004	£17,371	£9,840	£4,820

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£963,041	£912,333	£910,326	£806,692	£799,162	£794,142
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£841,289	£795,369	£793,361	£689,727	£682,197	£677,178
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£719,535	£678,404	£676,396	£572,762	£565,232	£560,212
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£658,659	£619,921	£617,913	£514,280	£506,749	£501,729
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£597,782	£561,439	£559,430	£455,797	£448,267	£443,247
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£536,905	£502,956	£500,948	£397,315	£389,785	£384,764
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£445,590	£415,232	£413,225	£309,591	£302,060	£297,041
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£354,276	£327,509	£325,500	£221,868	£214,337	£209,317

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£977,728	£930,632	£928,624	£824,991	£817,460	£812,440
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£874,195	£831,575	£829,568	£725,934	£718,403	£713,384
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£770,664	£732,518	£730,511	£626,877	£619,348	£614,327
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£718,899	£682,990	£680,983	£577,349	£569,819	£564,798
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£667,133	£633,462	£631,454	£527,820	£520,291	£515,270
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£615,367	£583,933	£581,926	£478,292	£470,763	£465,743
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£537,718	£509,642	£507,633	£404,000	£396,470	£391,450
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£460,071	£435,349	£433,341	£329,707	£322,177	£317,158

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£686,391	-£733,487	-£735,495	-£839,128	-£846,659	-£851,679
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£789,923	-£832,544	-£834,551	-£938,185	-£945,715	-£950,735
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£893,455	-£931,601	-£933,608	-£1,037,242	-£1,044,771	-£1,049,792
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£945,220	-£981,129	-£983,136	-£1,086,770	-£1,094,300	-£1,099,320
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£996,986	-£1,030,656	-£1,032,663	-£1,136,299	-£1,143,828	-£1,148,848
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,048,751	-£1,080,185	-£1,082,193	-£1,185,827	-£1,193,356	-£1,198,376
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,126,400	-£1,154,477	-£1,156,486	-£1,260,119	-£1,267,649	-£1,272,669
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,204,048	-£1,228,770	-£1,230,778	-£1,334,412	-£1,341,942	-£1,346,961

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£58,607	£11,511	£9,503	£94,130	£101,661	£106,681
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£44,925	-£87,546	-£89,553	-£193,187	-£200,717	-£205,737
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£148,457	-£186,603	-£188,610	-£292,244	-£299,773	-£304,794
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£200,222	-£236,131	-£238,138	-£341,772	-£349,302	-£354,322
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£251,988	-£285,658	-£287,667	-£391,301	-£398,830	-£403,850
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£303,753	-£335,187	-£337,195	-£440,829	-£448,358	-£453,378
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£381,402	-£409,479	-£411,488	-£515,121	-£522,651	-£527,671
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£459,050	-£489,772	-£489,780	-£589,414	-£596,944	-£601,963

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£548,499	£501,404	£499,395	£395,762	£388,232	£383,212
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£444,967	£402,347	£400,339	£296,705	£289,175	£284,156
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£341,436	£303,290	£301,282	£197,649	£190,119	£185,099
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£289,670	£253,762	£251,754	£148,121	£140,590	£135,570
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£237,905	£204,234	£202,225	£98,592	£91,062	£86,042
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£186,139	£154,705	£152,698	£49,054	£41,524	£36,504
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£108,490	£30,413	£78,405	-£28,238	-£32,759	-£37,779
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£30,842	£8,120	£4,113	-£99,521	-£107,051	-£112,071

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£752,996	£705,900	£703,892	£600,259	£592,729	£587,708
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£649,464	£606,844	£604,836	£501,202	£493,672	£488,653
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£545,933	£507,787	£505,779	£402,145	£394,616	£389,596
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£494,167	£458,259	£456,251	£352,617	£345,087	£340,067
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£442,401	£408,731	£406,722	£303,088	£295,559	£290,539
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£390,636	£359,202	£357,194	£253,561	£246,031	£241,011
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£312,987	£284,910	£282,901	£179,269	£171,738	£166,718
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£235,339	£210,617	£208,610	£104,976	£97,445	£92,426

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£820,193	£775,807	£773,799	£670,165	£662,635	£657,615
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£730,215	£690,071	£688,063	£584,429	£576,900	£571,880
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£640,237	£604,335	£602,327	£498,694	£491,164	£486,143
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£595,249	£561,468	£559,459	£455,825	£448,296	£443,276
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£550,260	£518,599	£516,592	£412,958	£405,427	£400,408
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£505,272	£475,731	£473,723	£370,090	£362,560	£357,539
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£437,788	£411,430	£409,421	£305,788	£298,258	£293,238
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£370,305	£347,128	£345,120	£241,486	£233,956	£228,937

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£843,926	-£888,312	-£890,320	-£988,953	-£1,001,484	-£1,006,504
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£933,904	-£974,048	-£976,056	-£1,079,690	-£1,087,219	-£1,092,239
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,023,881	-£1,059,784	-£1,061,792	-£1,165,425	-£1,172,955	-£1,177,976
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,068,870	-£1,102,651	-£1,104,660	-£1,208,294	-£1,215,823	-£1,220,843
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,113,859	-£1,145,520	-£1,147,527	-£1,251,161	-£1,258,692	-£1,263,711
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,158,847	-£1,188,387	-£1,190,396	-£1,294,029	-£1,301,559	-£1,306,579
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,226,331	-£1,252,689	-£1,254,697	-£1,358,331	-£1,365,861	-£1,370,881
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,293,814	-£1,316,991	-£1,318,999	-£1,422,633	-£1,430,163	-£1,435,182

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£98,928	-£143,314	-£145,322	-£248,955	-£256,486	-£261,506
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£188,906	-£229,050	-£231,058	-£334,692	-£342,221	-£347,241
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£278,883	-£314,786	-£316,794	-£420,427	-£427,957	-£432,978
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£323,872	-£357,653	-£359,662	-£463,296	-£470,826	-£475,846
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£368,861	-£400,522	-£402,529	-£506,163	-£513,694	-£518,713
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£413,849	-£443,389	-£445,398	-£549,031	-£556,561	-£561,581
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£481,333	-£507,691	-£509,699	-£613,333	-£620,863	-£625,883
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£548,816	-£571,993	-£574,001	-£677,635	-£685,165	-£690,184

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£390,965	£346,578	£344,571	£240,937	£233,407	£228,386
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£300,986	£260,842	£258,835	£155,201	£147,671	£142,651
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£211,009	£175,107	£173,098	£69,466	£61,935	£56,915
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£166,021	£132,239	£130,231	£26,597	£19,068	£14,047
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£121,031	£89,371	£87,363	-£16,271	-£23,801	-£28,820
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£76,043	£46,503	£44,494	-£59,138	-£66,668	-£71,689
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£8,559	-£17,798	-£19,807	-£123,441	-£130,970	-£135,990
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£58,923	-£82,101	-£84,108	-£167,742	-£195,273	-£200,292

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£595,462	£551,075	£549,068	£445,434	£437,903	£432,883
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£505,483	£465,339	£463,331	£359,698	£352,168	£347,148
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£415,506	£379,604	£377,595	£273,962	£266,432	£261,412
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£370,518	£336,736	£334,728	£231,094	£223,564	£218,544
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£325,528	£293,867	£291,860	£188,226	£180,696	£175,676
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£280,540	£251,000	£248,991	£145,358	£137,828	£132,808
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£213,056	£186,698	£184,690	£81,056	£73,527	£68,506
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£145,573	£122,396	£120,388	£16,755	£9,224	£4,205

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,082,750	£1,041,499	£1,039,491	£935,858	£928,327	£923,307
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£970,641	£933,247	£931,239	£827,605	£820,075	£815,055
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£858,531	£824,994	£822,987	£719,353	£711,822	£706,803
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£802,476	£770,868	£768,860	£665,227	£657,697	£652,677
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£746,421	£716,743	£714,734	£611,100	£603,571	£598,551
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£690,367	£662,616	£660,608	£556,974	£549,445	£544,424
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£606,285	£581,427	£579,419	£475,785	£468,255	£463,236
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£522,202	£500,238	£498,229	£394,596	£387,066	£382,046

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£581,369	-£622,620	-£624,628	-£728,261	-£735,791	-£740,812
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£693,478	-£730,872	-£732,880	-£836,514	-£844,044	-£849,064
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£805,588	-£839,125	-£841,132	-£944,766	-£952,296	-£957,316
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£861,643	-£893,251	-£895,258	-£998,892	-£1,006,422	-£1,011,442
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£917,697	-£947,376	-£949,385	-£1,053,019	-£1,060,548	-£1,065,568
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£973,752	-£1,001,502	-£1,003,511	-£1,107,145	-£1,114,674	-£1,119,694
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,057,834	-£1,082,692	-£1,084,700	-£1,188,334	-£1,195,864	-£1,200,883
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,141,917	-£1,163,881	-£1,165,890	-£1,269,522	-£1,277,053	-£1,282,073

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£163,629	£122,378	£120,370	£16,737	£9,207	£4,186
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£51,520	£14,126	£12,118	-£91,516	-£99,046	-£104,066
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£60,590	-£94,127	-£96,134	-£199,768	-£207,298	-£212,318
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£116,645	-£148,253	-£150,260	-£253,894	-£261,424	-£266,444
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£172,699	-£202,378	-£204,387	-£308,021	-£315,550	-£320,570
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£228,754	-£256,504	-£258,513	-£362,147	-£369,676	-£374,696
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£312,836	-£337,694	-£339,702	-£443,336	-£450,866	-£455,886
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£396,919	-£418,883	-£420,892	-£524,525	-£532,055	-£537,075

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£653,522	£612,271	£610,262	£506,629	£499,099	£494,079
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£541,413	£504,018	£502,011	£398,377	£390,847	£385,826
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£429,302	£395,766	£393,758	£290,124	£282,594	£277,575
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£373,248	£341,639	£339,632	£235,998	£228,469	£223,449
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£317,193	£287,514	£285,506	£181,872	£174,343	£169,322
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£261,138	£233,388	£231,379	£127,746	£120,216	£115,196
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£177,056	£152,198	£150,191	£46,557	£39,026	£34,007
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£92,973	£71,009	£69,001	-£34,632	-£42,162	-£47,163

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£858,019	£816,767	£814,759	£711,126	£703,596	£698,576
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£745,909	£708,615	£706,507	£602,874	£595,343	£590,323
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£633,799	£600,263	£598,255	£494,621	£487,091	£482,072
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£577,744	£546,136	£544,129	£440,495	£432,966	£427,946
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£521,690	£492,011	£490,003	£386,369	£378,839	£373,819
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£465,635	£437,885	£435,876	£332,242	£324,713	£319,693
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£381,553	£356,695	£354,687	£251,054	£243,523	£238,504
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£297,470	£275,506	£273,498	£169,865	£162,334	£157,314

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£820,193	£783,457	£781,449	£677,816	£670,286	£665,265
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£731,421	£698,141	£696,132	£592,499	£584,969	£579,949
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£642,648	£612,824	£610,816	£507,182	£499,653	£494,632
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£598,261	£570,165	£568,157	£464,524	£456,994	£451,974
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£553,875	£527,507	£525,499	£421,865	£414,336	£409,316
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£509,488	£484,849	£482,840	£379,208	£371,677	£366,657
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£442,909	£420,861	£418,853	£315,220	£307,690	£302,670
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£376,329	£356,874	£354,866	£251,232	£243,702	£238,682

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£843,926	-£880,662	-£882,670	-£986,303	-£993,833	-£998,853
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£932,698	-£965,978	-£967,987	-£1,071,620	-£1,079,150	-£1,084,170
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,021,471	-£1,051,295	-£1,053,303	-£1,156,937	-£1,164,466	-£1,169,487
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,065,858	-£1,093,953	-£1,095,962	-£1,199,595	-£1,207,125	-£1,212,145
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,110,244	-£1,136,612	-£1,138,620	-£1,242,253	-£1,249,783	-£1,254,803
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,154,630	-£1,179,270	-£1,181,278	-£1,284,911	-£1,292,442	-£1,297,462
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,221,210	-£1,243,258	-£1,245,266	-£1,348,899	-£1,356,429	-£1,361,449
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,287,790	-£1,307,245	-£1,309,253	-£1,412,887	-£1,420,417	-£1,425,437

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£98,928	-£135,664	-£137,672	-£241,305	-£248,835	-£253,855
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£187,700	-£220,980	-£222,989	-£326,622	-£334,152	-£339,172
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£276,473	-£306,297	-£308,305	-£411,939	-£419,468	-£424,489
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£320,860	-£348,955	-£350,964	-£454,597	-£462,127	-£467,147
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£365,246	-£391,614	-£393,622	-£497,255	-£504,785	-£509,805
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£409,632	-£434,272	-£436,280	-£539,913	-£547,444	-£552,464
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£476,212	-£498,260	-£500,268	-£603,901	-£611,431	-£616,451
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£542,792	-£562,247	-£564,255	-£667,889	-£675,419	-£680,439

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£390,965	£354,229	£352,220	£248,588	£241,057	£236,037
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£302,192	£268,912	£266,904	£163,270	£155,741	£150,720
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£213,420	£183,596	£181,587	£77,954	£70,424	£65,404
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£169,033	£140,937	£138,929	£35,296	£27,765	£22,745
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£124,647	£98,278	£96,271	-£7,363	-£14,892	-£19,913
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£90,260	£55,621	£53,612	-£50,021	-£57,551	-£62,571
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£13,681	-£8,368	-£10,375	-£114,009	-£121,538	-£126,559
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£52,899	-£72,355	-£74,362	-£177,996	-£185,526	-£190,547

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£595,482	£558,726	£556,717	£453,084	£445,554	£440,534
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£506,689	£473,409	£471,401	£367,767	£360,238	£355,217
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£417,916	£388,093	£386,084	£282,450	£274,921	£269,901
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£373,530	£345,434	£343,425	£239,793	£232,262	£227,242
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£329,144	£302,775	£300,768	£197,134	£189,604	£184,584
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£284,757	£260,117	£258,109	£154,476	£146,946	£141,925
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£218,178	£196,129	£194,122	£90,488	£82,959	£77,938
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£151,597	£132,142	£130,135	£26,501	£18,970	£13,950

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£610,147	£577,024	£575,016	£471,382	£463,853	£458,832
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£540,807	£510,806	£508,798	£405,165	£397,635	£392,614
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£471,468	£444,588	£442,581	£338,947	£331,416	£326,397
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£436,798	£411,479	£409,471	£305,838	£298,308	£293,288
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£402,128	£378,371	£376,362	£272,729	£265,199	£260,179
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£367,459	£345,261	£343,254	£239,620	£232,090	£227,070
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£315,454	£295,598	£293,590	£189,957	£182,427	£177,407
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£263,449	£245,935	£243,927	£140,293	£132,763	£127,744

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,053,972	-£1,087,095	-£1,089,103	-£1,192,737	-£1,200,266	-£1,205,286
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,123,311	-£1,153,313	-£1,155,321	-£1,258,954	-£1,266,484	-£1,271,505
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,192,651	-£1,219,531	-£1,221,538	-£1,325,172	-£1,332,702	-£1,337,722
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,227,320	-£1,252,639	-£1,254,648	-£1,358,281	-£1,365,811	-£1,370,831
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,261,991	-£1,285,748	-£1,287,756	-£1,391,390	-£1,398,920	-£1,403,940
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,296,660	-£1,318,858	-£1,320,865	-£1,424,499	-£1,432,029	-£1,437,048
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,348,665	-£1,368,520	-£1,370,529	-£1,474,162	-£1,481,692	-£1,486,712
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,400,670	-£1,418,184	-£1,420,192	-£1,523,826	-£1,531,356	-£1,536,375

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£308,974	-£342,097	-£344,105	-£447,739	-£455,268	-£460,288
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£378,313	-£408,315	-£410,323	-£513,956	-£521,486	-£526,507
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£447,653	-£474,533	-£476,540	-£580,174	-£587,704	-£592,724
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£482,322	-£507,641	-£509,650	-£613,283	-£620,813	-£625,833
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£516,993	-£540,750	-£542,758	-£646,392	-£653,922	-£658,942
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£551,662	-£573,860	-£575,867	-£679,501	-£687,031	-£692,050
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£603,667	-£623,522	-£625,531	-£729,164	-£736,694	-£741,714
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£655,672	-£673,186	-£675,194	-£778,828	-£786,358	-£791,377

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£180,919	£147,796	£145,787	£42,154	£34,624	£29,604
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£111,579	£81,578	£79,569	-£24,064	-£31,594	-£36,614
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£42,239	£15,360	£13,352	-£90,282	-£97,812	-£102,831
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,570	-£17,749	-£19,757	-£123,390	-£130,921	-£135,941
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£27,100	-£50,858	-£52,866	-£156,500	-£164,029	-£169,049
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£61,770	-£93,967	-£95,975	-£189,608	-£197,138	-£202,158
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£113,775	-£133,630	-£135,638	-£239,271	-£246,802	-£251,822
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£165,780	-£183,294	-£185,301	-£288,935	-£296,466	-£301,485

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£385,416	£352,293	£350,284	£246,650	£239,121	£234,101
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£316,076	£286,075	£284,066	£180,433	£172,903	£167,883
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£246,736	£219,856	£217,847	£114,215	£106,685	£101,665
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£212,067	£186,748	£184,739	£81,107	£73,576	£68,556
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£177,397	£153,639	£151,631	£47,997	£40,468	£35,447
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£142,727	£120,530	£118,522	£14,888	£7,358	£2,339
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£90,722	£70,867	£68,858	-£34,774	-£42,305	-£47,325
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£38,717	£21,203	£19,195	-£84,438	-£91,969	-£96,988

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,341,076	£2,188,522	£2,184,841	£2,084,110	£2,070,305	£2,061,100
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,076,769	£1,939,323	£1,935,616	£1,834,183	£1,820,281	£1,811,012
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,811,560	£1,689,238	£1,685,502	£1,583,257	£1,569,244	£1,559,901
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,678,618	£1,563,863	£1,560,110	£1,457,421	£1,443,346	£1,433,962
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,545,450	£1,438,267	£1,434,496	£1,331,334	£1,317,194	£1,307,767
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,412,057	£1,312,450	£1,308,660	£1,204,998	£1,190,789	£1,181,316
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,211,545	£1,123,308	£1,119,489	£1,015,025	£1,000,707	£991,161
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,010,527	£933,668	£929,818	£824,492	£810,056	£800,431

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,390,151	£1,237,597	£1,233,916	£1,133,185	£1,119,379	£1,110,175
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,125,844	£988,398	£984,691	£883,257	£869,355	£860,087
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£860,635	£738,313	£734,576	£632,332	£618,319	£608,976
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£727,693	£612,938	£609,185	£506,496	£492,421	£483,037
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£594,525	£487,342	£483,571	£380,409	£366,269	£356,842
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£461,132	£361,525	£357,735	£254,073	£239,864	£230,391
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£260,620	£172,383	£168,564	£64,100	£49,782	£40,236
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£59,602	£-17,257	£-21,107	£-128,433	£-140,870	£-150,494

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,815,864	£1,663,310	£1,659,629	£1,558,898	£1,545,093	£1,535,888
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,551,557	£1,414,111	£1,410,404	£1,308,971	£1,295,069	£1,285,800
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,286,348	£1,164,026	£1,160,290	£1,058,045	£1,044,032	£1,034,689
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,153,406	£1,038,651	£1,034,898	£932,209	£918,134	£908,750
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,020,238	£913,055	£909,284	£806,122	£791,982	£782,555
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£886,845	£787,238	£783,448	£679,786	£665,577	£656,105
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£686,333	£598,096	£594,277	£489,813	£475,495	£465,950
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£485,315	£408,456	£404,606	£299,280	£284,844	£275,219

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,095,803	£1,943,249	£1,939,568	£1,838,837	£1,825,031	£1,815,826
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,831,495	£1,694,050	£1,690,343	£1,588,909	£1,575,007	£1,565,738
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,566,287	£1,443,965	£1,440,228	£1,337,984	£1,323,970	£1,314,627
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,433,345	£1,318,590	£1,314,836	£1,212,147	£1,198,072	£1,188,689
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,300,177	£1,192,994	£1,189,223	£1,086,060	£1,071,921	£1,062,493
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,166,783	£1,067,176	£1,063,387	£959,724	£945,515	£936,043
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£966,272	£878,035	£874,216	£769,752	£755,434	£745,988
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£765,253	£688,394	£684,545	£579,219	£564,782	£555,158

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,212,658	£2,060,104	£2,056,423	£1,955,692	£1,941,886	£1,932,682
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,948,351	£1,810,905	£1,807,198	£1,705,764	£1,691,862	£1,682,594
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,683,142	£1,560,820	£1,557,083	£1,454,839	£1,440,826	£1,431,483
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,550,200	£1,435,445	£1,431,692	£1,329,003	£1,314,928	£1,305,544
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,417,032	£1,309,849	£1,306,078	£1,202,915	£1,188,776	£1,179,349
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,283,639	£1,184,032	£1,180,242	£1,076,580	£1,062,371	£1,052,988
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,083,127	£994,890	£991,071	£886,607	£872,289	£862,743
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£882,109	£805,250	£801,400	£696,074	£681,637	£672,013

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,487,413	£1,349,543	£1,345,860	£1,245,131	£1,231,324	£1,222,119
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,305,717	£1,181,533	£1,177,825	£1,076,393	£1,062,490	£1,053,222
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,123,120	£1,012,638	£1,008,901	£906,657	£892,644	£883,301
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,031,483	£927,858	£924,105	£821,415	£807,340	£797,957
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£939,620	£842,857	£839,086	£735,924	£721,784	£712,357
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£847,533	£757,634	£753,845	£650,183	£635,974	£626,502
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£708,979	£629,385	£625,567	£521,103	£506,785	£497,240
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£569,918	£500,638	£496,789	£391,462	£377,026	£367,402

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£536,488	£398,618	£394,935	£294,206	£280,399	£271,194
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£354,792	£230,608	£226,900	£125,468	£111,565	£102,297
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£172,195	£61,713	£57,976	£-44,268	£-58,281	£-67,624
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£80,558	£-23,067	£-26,820	£-129,510	£-143,585	£-152,968
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,305	£-108,068	£-111,839	£-215,002	£-229,141	£-238,568
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-103,392	£-193,291	£-197,080	£-300,742	£-314,951	£-324,423
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-241,946	£-321,540	£-325,358	£-429,822	£-444,140	£-453,685
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-381,007	£-450,287	£-454,136	£-559,463	£-573,899	£-583,523

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£962,201	£824,331	£820,648	£719,919	£706,112	£696,907
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£780,505	£656,321	£652,613	£551,181	£537,278	£528,010
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£597,908	£487,426	£483,689	£381,445	£367,432	£358,089
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£506,271	£402,646	£398,893	£296,203	£282,128	£272,745
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£414,408	£317,645	£313,874	£210,712	£196,572	£187,145
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£322,321	£232,423	£228,633	£124,971	£110,762	£101,290
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£183,767	£104,173	£100,356	£-4,109	£-18,427	£-27,972
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£44,707	£-24,574	£-28,423	£-133,750	£-148,186	£-157,810

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,242,140	£1,104,269	£1,100,587	£999,857	£986,051	£976,846
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,060,444	£936,260	£932,552	£831,119	£817,216	£807,949
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£877,846	£767,365	£763,627	£661,384	£647,370	£638,027
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£786,210	£682,585	£678,831	£576,141	£562,066	£552,684
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£694,347	£597,584	£593,813	£490,650	£476,511	£467,083
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£602,280	£512,361	£508,572	£404,909	£390,700	£381,229
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£463,706	£384,112	£380,294	£275,830	£261,511	£251,966
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£324,645	£255,365	£251,515	£146,188	£131,753	£122,128

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,358,995	£1,221,125	£1,217,442	£1,116,713	£1,102,906	£1,093,701
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,177,299	£1,053,115	£1,049,407	£947,975	£934,072	£924,804
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£994,702	£884,220	£880,483	£778,239	£764,226	£754,883
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£903,065	£799,440	£795,687	£692,997	£678,922	£669,539
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£811,202	£714,439	£710,668	£607,505	£593,366	£583,939
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£719,115	£629,216	£625,427	£521,765	£507,556	£498,084
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£580,561	£500,967	£497,149	£392,685	£378,367	£368,822
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£441,500	£372,220	£368,371	£263,044	£248,608	£238,984

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,131,721	£999,967	£996,286	£895,555	£881,748	£872,544
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£982,963	£864,329	£860,622	£759,190	£745,287	£736,018
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£833,303	£727,806	£724,069	£621,825	£607,811	£598,469
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£758,135	£659,212	£655,459	£552,769	£538,694	£529,311
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£682,742	£590,397	£586,626	£483,463	£469,324	£459,897
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£607,123	£521,360	£517,571	£413,908	£399,699	£390,227
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£493,273	£417,390	£413,571	£309,107	£294,789	£285,243
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£378,916	£312,921	£309,071	£203,745	£189,309	£179,685

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£180,796	£49,042	£45,361	£55,370	£69,177	£78,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£32,038	£86,596	£90,303	£191,735	£205,638	£214,907
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-117,622	£-223,119	£-226,856	£-329,100	£-343,114	£-352,456
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-192,790	£-291,713	£-295,466	£-398,156	£-412,231	£-421,614
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-268,183	£-360,528	£-364,299	£-467,462	£-481,601	£-491,028
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-343,802	£-429,565	£-433,354	£-537,017	£-551,226	£-560,698
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-457,652	£-553,535	£-557,354	£-641,818	£-656,136	£-665,682
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-572,009	£-638,004	£-641,854	£-747,181	£-761,616	£-771,240

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£606,509	£474,755	£471,074	£370,343	£356,536	£347,333
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£457,751	£339,117	£335,410	£233,978	£220,075	£210,806
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£308,091	£202,594	£198,857	£96,613	£82,599	£73,257
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£232,923	£134,000	£130,247	£27,557	£13,482	£4,099
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£157,530	£65,185	£61,414	£-41,749	£-55,888	£-65,315
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£81,911	£-3,852	£-7,641	£-111,304	£-125,513	£-134,985
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-31,939	£-107,822	£-111,641	£-216,105	£-230,423	£-239,989
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-146,295	£-212,291	£-216,140	£-321,467	£-335,903	£-345,527

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£886,447	£754,694	£751,012	£650,282	£636,475	£627,271
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£737,689	£619,056	£615,349	£513,916	£500,013	£490,745
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£588,029	£482,532	£478,796	£376,552	£362,538	£353,196
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£512,861	£413,939	£410,165	£307,495	£293,420	£284,058
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£437,468	£345,123	£341,353	£238,190	£224,051	£214,623
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£361,850	£276,067	£272,297	£169,635	£154,426	£144,954
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£248,000	£172,116	£168,298	£63,834	£49,516	£39,970
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£133,643	£67,648	£63,798	£-41,529	£-55,964	£-65,589

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,003,303	£871,549	£867,868	£767,137	£753,330	£744,126
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£854,545	£735,911	£732,204	£630,772	£616,869	£607,600
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£704,885	£599,388	£595,651	£493,407	£479,393	£470,051
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£629,717	£530,794	£527,041	£424,351	£410,276	£400,893
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£554,324	£461,979	£458,208	£355,045	£340,906	£331,479
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£478,705	£392,942	£389,153	£285,490	£271,281	£261,809
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£364,855	£288,972	£285,153	£180,689	£166,371	£156,825
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£250,498	£184,503	£180,653	£75,326	£60,891	£51,267

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,345,137	£1,268,964	£1,265,282	£1,164,552	£1,150,746	£1,141,542
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,180,374	£1,111,673	£1,107,965	£1,006,532	£992,629	£983,362
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,014,711	£953,496	£949,758	£847,515	£833,501	£824,158
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£931,541	£874,074	£870,321	£767,632	£753,556	£744,173
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£848,146	£794,432	£790,662	£687,499	£673,359	£663,933
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£764,526	£714,569	£710,780	£607,117	£592,909	£583,437
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£638,673	£594,358	£590,540	£486,076	£471,758	£462,212
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£512,313	£473,649	£469,800	£364,474	£350,037	£340,413

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£394,212	£318,039	£314,357	£213,627	£199,821	£190,617
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£229,449	£160,748	£157,040	£55,607	£41,704	£32,437
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£63,786	£2,571	£-1,167	£-103,410	£-117,424	£-126,767
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-19,384	£-76,851	£-80,604	£-183,293	£-197,369	£-206,752
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-102,779	£-156,493	£-160,263	£-263,426	£-277,566	£-286,992
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-186,399	£-236,356	£-240,145	£-343,808	£-358,016	£-367,488
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-312,252	£-356,567	£-360,385	£-464,849	£-479,167	£-488,713
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-438,612	£-477,276	£-481,125	£-586,451	£-600,888	£-610,512

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£819,925	£743,752	£740,070	£639,340	£625,534	£616,330
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£655,162	£586,461	£582,753	£481,320	£467,418	£458,150
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£489,499	£428,284	£424,546	£322,303	£308,289	£298,946
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£406,329	£348,862	£345,109	£242,420	£228,344	£218,961
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£322,934	£269,220	£265,450	£162,287	£148,148	£138,721
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£239,314	£189,357	£185,569	£81,905	£67,697	£58,225
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£113,461	£69,146	£65,328	£-39,136	£-53,454	£-63,000
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-12,899	£-51,563	£-55,412	£-160,738	£-175,175	£-184,799

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,099,863	£1,023,691	£1,020,009	£919,279	£905,472	£896,269
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£935,101	£866,399	£862,692	£761,259	£747,356	£738,088
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£769,437	£708,222	£704,485	£602,241	£588,228	£578,885
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£686,267	£628,901	£625,048	£522,359	£508,283	£496,900
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£602,873	£549,159	£545,388	£442,226	£428,086	£418,660
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£519,252	£469,295	£465,507	£361,844	£347,636	£338,163
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£393,400	£349,085	£345,266	£240,802	£226,484	£216,939
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£267,040	£228,376	£224,526	£119,201	£104,764	£95,140

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,216,719	£1,140,546	£1,136,864	£1,036,134	£1,022,328	£1,013,124
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,051,956	£983,255	£979,547	£878,114	£864,211	£854,944
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£886,293	£825,078	£821,340	£719,097	£705,083	£695,740
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£803,123	£745,656	£741,903	£639,214	£625,138	£615,755
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£719,728	£666,014	£662,244	£559,081	£544,941	£535,515
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£636,108	£586,151	£582,362	£478,699	£464,491	£455,019
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£510,255	£465,940	£462,122	£357,658	£343,340	£333,794
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£383,895	£345,231	£341,382	£236,056	£221,619	£211,995

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,060,582	£989,304	£985,623	£884,892	£871,085	£861,881
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£919,974	£855,751	£852,044	£750,611	£736,709	£727,440
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£778,465	£721,313	£717,577	£615,332	£601,319	£591,977
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£707,373	£653,762	£650,008	£547,319	£533,244	£523,860
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£636,056	£585,989	£582,219	£479,055	£464,916	£455,490
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£564,512	£517,995	£514,206	£410,543	£396,335	£386,863
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£456,775	£415,589	£411,771	£307,307	£292,988	£283,443
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£348,531	£312,684	£308,834	£203,508	£189,072	£179,447

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£109,657	£38,379	£34,698	£66,033	£79,840	£89,044
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£30,951	£95,174	£98,881	£200,314	£214,216	£223,485
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£172,460	£229,612	£233,349	£335,593	£349,606	£358,948
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£243,552	£297,163	£300,917	£403,606	£417,681	£427,065
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£314,869	£364,936	£368,706	£471,870	£486,009	£495,435
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£386,413	£432,930	£436,719	£540,382	£554,590	£564,063
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£494,150	£535,337	£539,154	£643,618	£657,937	£667,482
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£602,394	£638,241	£642,091	£747,417	£761,853	£771,478

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£535,370	£464,092	£460,411	£359,680	£345,873	£336,669
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£394,762	£330,539	£326,832	£225,399	£211,497	£202,228
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£253,253	£196,101	£192,365	£90,120	£76,107	£66,765
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£182,161	£128,550	£124,796	£22,107	£8,032	£1,352
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£110,844	£60,777	£57,007	£48,157	£60,296	£69,722
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£39,300	£7,217	£11,006	£114,669	£128,877	£138,349
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£68,437	£109,623	£113,441	£217,905	£232,224	£241,789
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£176,681	£212,528	£216,378	£321,704	£336,140	£345,765

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£815,309	£744,031	£740,349	£639,618	£625,812	£616,608
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£674,701	£610,478	£606,771	£505,337	£491,435	£482,167
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£533,192	£476,040	£472,303	£370,059	£356,045	£346,703
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£462,100	£408,489	£404,735	£302,046	£287,971	£278,587
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£390,782	£340,715	£336,946	£233,782	£219,643	£210,216
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£319,238	£272,721	£268,953	£165,269	£151,062	£141,589
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£211,501	£170,315	£166,497	£62,033	£47,715	£38,170
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£103,258	£67,410	£63,561	£41,765	£26,202	£16,826

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£932,164	£860,896	£857,205	£756,474	£742,667	£733,463
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£791,556	£727,333	£723,626	£622,193	£608,291	£599,022
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£650,047	£592,895	£589,158	£486,914	£472,901	£463,559
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£578,955	£525,344	£521,590	£418,901	£404,826	£395,442
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£507,638	£457,671	£453,801	£350,637	£336,498	£327,072
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£436,094	£389,677	£385,788	£282,125	£267,917	£258,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£328,357	£287,170	£283,353	£178,889	£164,570	£155,025
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£220,113	£184,266	£180,416	£75,090	£60,654	£51,029

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£847,167	£779,558	£775,877	£675,146	£661,341	£652,136
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£724,500	£663,640	£659,932	£558,499	£544,596	£535,329
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£600,934	£546,835	£543,098	£440,854	£426,840	£417,498
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£538,813	£488,101	£484,346	£381,657	£367,582	£358,199
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£476,465	£429,144	£425,373	£322,211	£308,071	£298,645
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£413,893	£369,967	£366,177	£262,515	£248,306	£238,834
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£319,613	£280,786	£276,967	£172,503	£158,185	£148,639
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£224,824	£191,106	£187,256	£81,929	£67,494	£57,869

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£103,758	-£171,367	-£175,048	-£275,779	-£289,584	-£298,789
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£226,425	-£287,285	-£290,993	-£392,426	-£406,329	-£415,596
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£349,991	-£404,091	-£407,827	-£510,071	-£524,085	-£533,427
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£412,113	-£462,824	-£466,579	-£569,268	-£583,343	-£592,727
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£474,460	-£521,781	-£525,552	-£628,715	-£642,854	-£652,280
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£537,032	-£580,958	-£584,748	-£688,410	-£702,619	-£712,091
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£631,312	-£670,139	-£673,958	-£778,422	-£792,740	-£802,286
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£726,101	-£759,819	-£763,689	-£868,996	-£883,431	-£893,056

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£321,955	£254,347	£250,665	£149,935	£136,129	£126,924
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£199,288	£138,428	£134,720	£33,287	£19,384	£10,117
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£75,722	£21,623	£17,886	-£84,358	-£98,372	-£107,714
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,601	-£37,111	-£40,866	-£143,555	-£157,629	-£167,013
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£48,747	-£96,068	-£99,839	-£203,001	-£217,141	-£226,587
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£111,319	-£155,245	-£159,034	-£262,697	-£276,906	-£286,378
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£205,599	-£244,426	-£248,245	-£352,709	-£367,027	-£376,573
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£300,388	-£334,106	-£337,956	-£443,283	-£457,718	-£467,343

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£601,894	£534,285	£530,604	£429,873	£416,067	£406,863
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£479,227	£418,366	£414,658	£313,226	£299,323	£290,055
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£355,660	£301,561	£297,825	£195,581	£181,567	£172,225
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£293,539	£242,827	£239,073	£136,384	£122,309	£112,925
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£231,191	£183,871	£180,100	£76,937	£62,796	£53,371
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£169,620	£124,893	£120,904	£17,242	£3,033	£6,440
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£74,339	£35,512	£31,693	-£72,771	-£87,068	-£96,534
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£20,449	-£54,168	-£58,017	-£163,344	-£177,790	-£187,404

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£718,749	£651,140	£647,459	£546,728	£532,923	£523,718
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£596,082	£535,222	£531,514	£430,081	£416,178	£406,911
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£472,516	£418,416	£414,690	£312,436	£298,422	£289,080
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£410,394	£359,683	£355,928	£253,239	£239,164	£229,780
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£348,047	£300,726	£296,955	£193,792	£179,653	£170,227
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£285,475	£241,549	£237,759	£134,097	£119,888	£110,416
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£191,195	£152,368	£148,549	£44,085	£29,767	£20,221
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£96,406	£62,688	£58,838	-£46,489	-£60,924	-£70,549

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,202,860	£1,142,301	£1,138,620	£1,037,889	£1,024,083	£1,014,878
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,050,998	£996,371	£992,664	£891,232	£877,329	£868,060
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£898,235	£849,556	£845,820	£743,576	£729,562	£720,220
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£821,515	£775,816	£772,063	£669,374	£655,299	£645,915
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£744,571	£701,856	£698,085	£594,922	£580,782	£571,356
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£667,401	£627,673	£623,884	£520,221	£506,013	£496,541
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£551,223	£515,983	£512,166	£407,702	£393,383	£383,838
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£434,538	£403,796	£399,946	£294,620	£280,184	£270,560

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£251,935	£191,376	£187,695	£86,964	£73,158	£63,953
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£100,073	£45,446	£41,739	£-59,693	£-73,596	£-82,865
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-52,690	£-101,369	£-105,106	£-207,349	£-221,363	£-230,705
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-129,410	£-175,109	£-178,862	£-281,551	£-295,626	£-305,010
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-206,354	£-249,069	£-252,840	£-356,003	£-370,143	£-379,569
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-283,524	£-323,252	£-327,041	£-430,704	£-444,912	£-454,385
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-399,702	£-434,942	£-438,759	£-543,223	£-557,542	£-567,087
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-516,387	£-547,129	£-550,979	£-656,305	£-670,741	£-680,365

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£677,648	£617,089	£613,408	£512,677	£498,871	£489,667
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£525,786	£471,159	£467,452	£366,020	£352,117	£342,848
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£373,023	£324,344	£320,608	£218,364	£204,350	£195,008
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£296,303	£250,604	£246,851	£144,162	£130,087	£120,703
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£219,359	£176,644	£172,873	£69,710	£55,570	£46,144
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£142,189	£102,461	£98,672	£-4,991	£-19,199	£-28,671
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£26,011	£-9,228	£-13,046	£-117,510	£-131,829	£-141,374
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-90,674	£-121,416	£-125,266	£-230,592	£-245,028	£-254,652

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£957,586	£897,028	£893,346	£792,616	£778,810	£769,605
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£805,725	£751,098	£747,391	£645,959	£632,056	£622,787
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£652,962	£604,283	£600,546	£498,303	£484,288	£474,946
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£576,242	£530,543	£526,790	£424,101	£410,026	£400,642
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£499,297	£456,582	£452,812	£349,649	£335,508	£326,082
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£422,128	£382,399	£378,611	£274,947	£260,739	£251,267
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£305,950	£270,710	£266,892	£162,428	£148,110	£138,565
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£189,265	£158,522	£154,673	£49,347	£34,910	£25,287

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,074,442	£1,013,883	£1,010,202	£909,471	£895,665	£886,460
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£922,580	£867,953	£864,246	£762,814	£748,911	£739,642
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£769,817	£721,138	£717,401	£615,158	£601,144	£591,802
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£693,097	£647,398	£643,645	£540,956	£526,881	£517,497
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£616,153	£573,438	£569,667	£466,504	£452,364	£442,937
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£538,983	£499,255	£495,466	£391,803	£377,595	£368,122
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£422,805	£387,565	£383,748	£279,284	£264,965	£255,420
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£306,120	£275,378	£271,528	£166,202	£151,766	£142,142

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£847,167	£792,726	£789,044	£688,314	£674,508	£665,304
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£726,364	£677,320	£673,613	£572,180	£558,277	£549,009
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£604,658	£561,029	£557,292	£455,048	£441,035	£431,692
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£543,468	£502,551	£498,798	£396,108	£382,033	£372,650
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£482,052	£443,852	£440,081	£336,918	£322,779	£313,352
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£420,411	£384,931	£381,142	£277,479	£263,270	£253,799
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£327,527	£296,135	£292,316	£187,852	£173,534	£163,989
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£234,136	£206,840	£202,991	£97,664	£83,228	£73,604

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£103,758	-£158,199	-£161,881	-£262,611	-£276,418	-£285,621
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£224,562	-£273,605	-£277,312	-£378,745	-£392,648	-£401,916
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£346,267	-£389,896	-£393,633	-£495,877	-£509,890	-£519,233
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£407,457	-£448,374	-£452,127	-£554,818	-£568,892	-£578,275
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£468,873	-£507,073	-£510,844	-£614,007	-£628,146	-£637,574
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£530,514	-£565,994	-£569,783	-£673,446	-£687,655	-£697,126
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£623,398	-£654,900	-£658,609	-£763,073	-£777,391	-£786,936
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£716,789	-£744,085	-£747,934	-£853,261	-£867,697	-£877,321

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£321,955	£267,514	£263,832	£163,102	£149,296	£140,092
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£201,152	£152,109	£148,401	£46,968	£33,065	£23,798
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£79,446	£35,817	£32,080	-£70,164	-£84,177	-£93,520
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£18,256	-£22,661	-£26,414	-£129,104	-£143,179	-£152,582
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£43,160	-£81,360	-£85,131	-£188,294	-£202,433	-£211,880
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£104,801	-£140,281	-£144,070	-£247,733	-£261,942	-£271,413
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£197,685	-£229,077	-£232,896	-£337,360	-£351,677	-£361,223
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£291,076	-£318,371	-£322,221	-£427,548	-£441,984	-£451,608

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£601,894	£547,453	£543,771	£443,041	£429,234	£420,030
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£481,090	£432,047	£428,339	£326,907	£313,004	£303,736
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£359,384	£315,756	£312,018	£209,775	£195,761	£186,418
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£298,195	£257,277	£253,524	£150,834	£136,759	£127,376
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£236,779	£198,578	£194,808	£91,645	£77,505	£68,078
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£175,137	£139,858	£135,868	£32,206	£17,997	£8,526
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£82,253	£50,862	£47,043	-£57,421	-£71,939	-£81,285
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£14,138	-£38,433	-£42,283	-£147,609	-£162,045	-£171,669

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£718,749	£664,308	£660,626	£559,896	£546,089	£536,886
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£597,945	£548,902	£545,195	£443,762	£429,859	£420,591
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£476,240	£432,611	£428,874	£326,630	£312,617	£303,274
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£415,050	£374,133	£370,390	£267,689	£253,615	£244,232
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£353,634	£315,434	£311,663	£208,500	£194,361	£184,933
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£291,993	£256,513	£252,724	£149,061	£134,852	£125,381
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£199,109	£167,717	£163,898	£59,434	£45,116	£35,571
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£105,718	£78,422	£74,573	-£30,754	-£45,190	-£54,814

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£562,613	£513,066	£509,384	£408,654	£394,847	£385,643
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£467,835	£423,239	£419,531	£318,099	£304,196	£294,928
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£372,157	£332,526	£328,790	£226,546	£212,532	£203,190
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£323,980	£286,838	£283,085	£180,395	£166,320	£156,937
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£275,577	£240,929	£237,158	£133,995	£119,855	£110,429
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£226,949	£194,797	£191,009	£87,345	£73,137	£63,665
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£153,586	£125,185	£121,367	£16,903	£2,584	£-7,075
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£79,715	£55,075	£51,226	£-54,986	£-69,659	£-79,440

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-388,313	£-437,859	£-441,541	£-542,271	£-556,078	£-565,282
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-483,090	£-527,686	£-531,394	£-632,826	£-646,729	£-655,997
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-578,768	£-618,399	£-622,135	£-724,379	£-738,393	£-747,735
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-626,945	£-664,087	£-667,840	£-770,530	£-784,605	£-793,988
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-675,348	£-709,996	£-713,767	£-816,930	£-831,070	£-840,496
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-723,976	£-756,128	£-759,916	£-863,580	£-877,788	£-887,260
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-797,340	£-825,740	£-829,558	£-934,022	£-948,341	£-958,000
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-871,210	£-895,850	£-899,699	£-1,005,911	£-1,020,584	£-1,030,365

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£37,401	£-12,146	£-15,827	£-116,558	£-130,365	£-139,589
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-57,377	£-101,973	£-105,681	£-207,113	£-221,016	£-230,284
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-153,065	£-192,686	£-196,422	£-298,666	£-312,680	£-322,022
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-201,232	£-238,373	£-242,127	£-344,817	£-358,892	£-368,275
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-249,635	£-284,283	£-288,054	£-391,216	£-405,357	£-414,783
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-298,263	£-330,415	£-334,203	£-437,867	£-452,075	£-461,547
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-371,626	£-400,027	£-403,845	£-508,309	£-522,628	£-532,287
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-445,497	£-470,137	£-473,986	£-580,198	£-594,871	£-604,652

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£317,339	£267,792	£264,111	£163,380	£149,574	£140,370
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£222,562	£177,966	£174,258	£72,825	£58,922	£49,655
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£126,884	£87,253	£83,516	£-18,727	£-32,742	£-42,084
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£78,707	£41,565	£37,812	£-64,678	£-78,955	£-88,336
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£30,304	£-9,344	£-8,115	£-111,278	£-125,418	£-134,845
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-19,324	£-50,476	£-54,265	£-157,928	£-172,136	£-181,609
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-91,688	£-120,089	£-123,906	£-228,370	£-242,689	£-252,348
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-165,559	£-190,198	£-194,048	£-300,259	£-314,932	£-324,713

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£434,194	£384,648	£380,966	£280,236	£266,429	£257,225
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£339,417	£294,821	£291,113	£189,681	£175,776	£166,510
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£243,739	£204,108	£200,372	£98,128	£84,114	£74,772
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£195,562	£158,420	£154,667	£51,977	£37,902	£28,519
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£147,159	£112,511	£108,740	£5,577	£-8,563	£-17,389
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£98,531	£66,379	£62,591	£-41,073	£-55,281	£-64,753
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£25,167	£-23,233	£-27,051	£-111,515	£-125,834	£-135,493
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-48,703	£-73,343	£-77,192	£-183,404	£-198,077	£-207,858

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,901,794	£3,647,538	£3,641,401	£3,540,672	£3,517,661	£3,502,320
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,461,281	£3,232,206	£3,226,027	£3,124,593	£3,101,423	£3,085,975
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,019,267	£2,815,397	£2,809,168	£2,706,925	£2,683,568	£2,667,997
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,797,696	£2,606,439	£2,600,183	£2,497,493	£2,474,035	£2,458,397
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,575,750	£2,397,111	£2,390,828	£2,287,665	£2,264,098	£2,248,388
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,353,429	£2,187,416	£2,181,101	£2,077,438	£2,053,757	£2,037,970
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,019,242	£1,872,180	£1,865,816	£1,761,352	£1,737,488	£1,721,579
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,684,211	£1,556,113	£1,549,697	£1,444,371	£1,420,310	£1,404,271

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,541,342	£1,287,086	£1,280,949	£1,180,219	£1,157,209	£1,141,868
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,100,829	£871,753	£865,574	£764,141	£740,970	£725,523
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£658,814	£454,945	£448,716	£346,472	£323,116	£307,545
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£437,244	£245,987	£239,731	£137,041	£113,583	£97,944
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£215,298	£36,659	£30,375	£-72,787	£-96,354	£-112,064
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,023	£-173,037	£-179,351	£-283,015	£-306,695	£-322,482
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-341,211	£-488,273	£-494,637	£-599,101	£-622,964	£-638,873
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-676,241	£-804,339	£-810,755	£-916,081	£-940,142	£-956,182

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,598,076	£2,343,821	£2,337,684	£2,236,954	£2,213,944	£2,198,603
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,157,564	£1,928,488	£1,922,309	£1,820,876	£1,797,705	£1,782,258
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,715,549	£1,511,679	£1,505,451	£1,403,207	£1,379,851	£1,364,280
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,493,978	£1,302,722	£1,296,466	£1,193,776	£1,170,318	£1,154,679
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,272,033	£1,093,394	£1,087,110	£983,947	£960,381	£944,670
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,049,711	£883,698	£877,384	£773,720	£750,040	£734,253
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£715,524	£568,462	£562,098	£457,634	£433,770	£417,862
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£380,493	£252,396	£245,980	£140,654	£116,593	£100,553

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,292,959	£3,038,703	£3,032,567	£2,931,837	£2,908,826	£2,893,486
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,852,447	£2,623,371	£2,617,192	£2,515,759	£2,492,588	£2,477,141
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,410,432	£2,206,562	£2,200,334	£2,098,090	£2,074,734	£2,059,163
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,188,861	£1,997,605	£1,991,349	£1,888,659	£1,865,201	£1,849,562
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,966,916	£1,788,277	£1,781,993	£1,678,830	£1,655,263	£1,639,553
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,744,594	£1,578,581	£1,572,267	£1,468,603	£1,444,923	£1,429,136
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,410,407	£1,263,345	£1,256,981	£1,152,517	£1,128,653	£1,112,745
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,075,376	£947,279	£940,863	£835,537	£811,476	£795,436

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,583,026	£3,328,770	£3,322,633	£3,221,903	£3,198,893	£3,183,552
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,142,513	£2,913,437	£2,907,258	£2,805,825	£2,782,654	£2,767,207
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,700,498	£2,496,629	£2,490,400	£2,388,156	£2,364,900	£2,349,229
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,478,928	£2,287,671	£2,281,415	£2,178,725	£2,155,267	£2,139,628
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,256,982	£2,078,343	£2,072,059	£1,968,897	£1,945,330	£1,929,620
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,034,661	£1,868,647	£1,862,333	£1,758,669	£1,734,989	£1,719,202
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,700,473	£1,553,411	£1,547,047	£1,442,583	£1,418,720	£1,402,811
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,365,443	£1,237,345	£1,230,929	£1,125,603	£1,101,542	£1,085,502

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,479,023	£2,249,237	£2,243,101	£2,142,371	£2,119,360	£2,104,020
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,176,195	£1,969,222	£1,963,043	£1,861,609	£1,838,439	£1,822,991
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,871,865	£1,687,730	£1,681,501	£1,579,258	£1,555,901	£1,540,330
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,719,137	£1,546,430	£1,540,175	£1,437,485	£1,414,027	£1,398,388
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,566,034	£1,404,762	£1,398,477	£1,295,314	£1,271,749	£1,256,038
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,412,555	£1,262,724	£1,256,410	£1,152,746	£1,129,066	£1,113,279
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,181,632	£1,048,975	£1,042,612	£938,147	£914,285	£898,375
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£949,864	£834,396	£827,980	£722,654	£698,594	£682,554

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£118,570	£-111,215	£-117,352	£-218,081	£-241,092	£-256,433
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-184,257	£-391,231	£-397,409	£-498,843	£-522,014	£-537,461
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-488,587	£-672,722	£-678,951	£-781,195	£-804,551	£-820,122
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-641,315	£-814,022	£-820,277	£-922,967	£-946,425	£-962,064
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-794,418	£-955,690	£-961,975	£-1,065,138	£-1,088,704	£-1,104,415
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-947,898	£-1,097,728	£-1,104,043	£-1,207,706	£-1,231,386	£-1,247,173
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,178,820	£-1,311,477	£-1,317,840	£-1,422,305	£-1,446,168	£-1,462,077
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,410,588	£-1,526,056	£-1,532,472	£-1,637,798	£-1,661,858	£-1,677,899

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,175,305	£945,520	£939,383	£838,653	£815,643	£800,302
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£872,478	£665,504	£659,325	£557,892	£534,721	£519,274
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£568,148	£384,012	£377,784	£275,540	£252,184	£236,613
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£415,420	£242,712	£236,457	£133,767	£110,310	£94,671
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£262,316	£101,044	£94,760	£-8,403	£-31,969	£-47,680
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£108,837	£-40,993	£-47,308	£-150,971	£-174,652	£-190,439
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-122,085	£-254,742	£-261,105	£-365,570	£-389,433	£-405,343
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-363,853	£-469,321	£-475,737	£-581,063	£-605,123	£-621,164

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,870,188	£1,640,403	£1,634,266	£1,533,536	£1,510,526	£1,495,185
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,567,361	£1,360,387	£1,354,208	£1,252,775	£1,229,604	£1,214,157
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,263,031	£1,078,895	£1,072,666	£970,423	£947,066	£931,496
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,110,303	£937,595	£931,340	£828,650	£805,193	£789,554
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£957,199	£795,927	£789,643	£686,490	£662,914	£647,203
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£803,720	£653,890	£647,575	£543,911	£520,231	£504,444
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£572,798	£440,141	£433,778	£329,313	£305,450	£289,540
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£341,030	£225,562	£219,146	£113,820	£89,760	£73,719

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,180,254	£1,930,469	£1,924,332	£1,823,603	£1,800,592	£1,785,251
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,857,427	£1,650,453	£1,644,275	£1,542,841	£1,519,670	£1,504,223
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,553,097	£1,368,962	£1,362,733	£1,260,489	£1,237,133	£1,221,562
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,400,369	£1,227,662	£1,221,407	£1,118,717	£1,095,259	£1,079,620
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,247,266	£1,085,994	£1,079,709	£976,546	£952,980	£937,269
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,093,786	£943,956	£937,641	£833,978	£810,298	£794,511
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£862,864	£730,207	£723,844	£619,379	£595,516	£579,607
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£631,096	£515,628	£509,212	£403,886	£379,826	£363,785

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,886,201	£1,666,612	£1,660,475	£1,559,745	£1,536,735	£1,521,394
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,638,271	£1,440,549	£1,434,370	£1,332,937	£1,309,766	£1,294,319
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,388,838	£1,213,010	£1,206,782	£1,104,537	£1,081,182	£1,065,611
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,263,558	£1,098,686	£1,092,431	£989,741	£966,284	£950,645
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,137,903	£983,994	£977,710	£874,547	£850,981	£835,271
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,011,872	£868,933	£862,618	£758,956	£735,274	£719,487
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£822,122	£695,649	£689,286	£584,822	£560,958	£545,048
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£631,527	£521,535	£515,118	£409,793	£385,732	£369,692

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£474,251	-£693,840	-£699,977	-£800,707	-£823,717	-£839,058
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£722,181	-£919,903	-£926,083	-£1,027,515	-£1,050,686	-£1,066,133
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£971,615	-£1,147,443	-£1,153,670	-£1,255,915	-£1,279,270	-£1,294,841
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,096,894	-£1,261,766	-£1,268,021	-£1,370,711	-£1,394,169	-£1,409,808
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,222,549	-£1,376,458	-£1,382,742	-£1,485,905	-£1,509,472	-£1,525,182
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,348,580	-£1,491,520	-£1,497,334	-£1,601,497	-£1,625,178	-£1,640,965
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,538,330	-£1,664,804	-£1,671,166	-£1,775,631	-£1,799,494	-£1,815,404
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,728,925	-£1,838,918	-£1,845,334	-£1,950,660	-£1,974,721	-£1,990,760

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£582,484	£362,894	£356,758	£256,028	£233,017	£217,677
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£334,554	£136,832	£130,652	£29,219	£8,049	-£9,399
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£85,120	-£90,708	-£96,936	-£199,180	-£222,536	-£238,107
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£40,159	-£205,031	-£211,286	-£313,976	-£337,434	-£353,073
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£165,814	-£319,724	-£326,007	-£429,170	-£452,737	-£468,447
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£291,846	-£434,785	-£441,099	-£544,762	-£568,443	-£584,230
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£481,595	-£608,069	-£614,432	-£718,896	-£742,759	-£758,689
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£672,190	-£782,183	-£788,599	-£893,925	-£917,986	-£934,026

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,277,367	£1,057,777	£1,051,641	£950,911	£927,900	£912,560
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,029,437	£831,715	£825,535	£724,102	£700,932	£685,484
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£790,003	£604,175	£597,947	£495,703	£472,347	£456,776
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£654,724	£489,852	£483,597	£390,907	£357,449	£341,810
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£529,069	£375,159	£368,876	£265,713	£242,146	£226,436
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£403,037	£260,098	£253,784	£150,121	£126,440	£110,653
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£213,288	£86,814	£80,451	£24,013	£-47,877	£-63,796
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£22,692	-£67,300	-£93,716	-£199,042	-£223,103	-£239,143

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,567,433	£1,347,844	£1,341,707	£1,240,977	£1,217,967	£1,202,626
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,319,503	£1,121,781	£1,115,601	£1,014,169	£990,998	£975,551
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,070,069	£894,241	£888,014	£785,769	£762,414	£746,843
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£944,790	£779,918	£773,663	£670,973	£647,515	£631,876
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£819,135	£665,226	£658,942	£555,779	£532,212	£516,502
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£693,104	£550,160	£543,850	£440,187	£416,506	£400,719
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£503,354	£376,880	£370,518	£266,053	£242,190	£226,280
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£312,759	£202,766	£196,350	£91,024	£66,963	£50,924

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,241,894	£2,114,940	£2,108,804	£2,008,073	£1,985,063	£1,969,722
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,967,291	£1,852,788	£1,846,609	£1,745,176	£1,722,005	£1,706,557
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,691,185	£1,589,159	£1,582,931	£1,480,687	£1,457,331	£1,441,760
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,552,568	£1,456,792	£1,450,536	£1,347,846	£1,324,388	£1,308,749
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,413,577	£1,324,054	£1,317,770	£1,214,607	£1,191,041	£1,175,330
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,274,210	£1,190,948	£1,184,634	£1,080,970	£1,057,290	£1,041,503
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,064,455	£990,597	£984,233	£879,769	£855,906	£839,997
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£853,855	£789,415	£782,999	£677,673	£653,613	£637,573

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£118,558	-£245,512	-£251,648	-£352,379	-£375,389	-£390,730
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£393,161	-£507,665	-£513,843	-£615,276	-£638,448	-£653,895
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£669,267	-£771,293	-£777,522	-£879,765	-£903,122	-£918,693
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£807,894	-£903,661	-£909,917	-£1,012,607	-£1,036,064	-£1,051,703
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£946,876	-£1,036,398	-£1,042,882	-£1,145,845	-£1,169,412	-£1,185,123
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,086,242	-£1,169,504	-£1,175,819	-£1,279,482	-£1,303,162	-£1,318,949
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,295,997	-£1,369,855	-£1,376,219	-£1,480,683	-£1,504,547	-£1,520,455
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,506,597	-£1,571,037	-£1,577,453	-£1,682,779	-£1,706,839	-£1,722,880

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£938,176	£811,222	£805,087	£704,356	£681,345	£666,005
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£663,573	£549,070	£542,891	£441,459	£418,287	£402,840
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£387,468	£285,442	£279,213	£176,969	£153,613	£138,042
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£248,851	£153,074	£146,818	£44,128	£20,670	£5,032
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£109,859	£20,336	£14,053	-£89,110	-£112,677	-£128,388
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£29,508	-£112,769	-£119,084	-£222,747	-£246,428	-£262,214
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£239,263	-£313,120	-£319,484	-£423,948	-£447,812	-£463,721
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£449,862	-£514,302	-£520,718	-£626,044	-£650,104	-£666,145

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,633,059	£1,506,105	£1,499,970	£1,399,239	£1,376,228	£1,360,888
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,358,456	£1,243,953	£1,237,774	£1,136,342	£1,113,170	£1,097,723
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,082,350	£980,325	£974,096	£871,852	£848,496	£832,925
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£843,734	£847,957	£841,701	£739,011	£715,553	£699,914
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£804,742	£715,219	£708,936	£605,773	£582,206	£566,495
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£665,375	£582,114	£575,799	£472,136	£448,455	£432,668
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£455,620	£381,763	£375,399	£270,935	£247,071	£231,162
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£245,021	£180,581	£174,164	£68,839	£44,779	£28,738

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,923,126	£1,796,172	£1,790,036	£1,689,305	£1,666,295	£1,650,954
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,648,523	£1,534,019	£1,527,841	£1,426,408	£1,403,236	£1,387,789
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,372,417	£1,270,391	£1,264,162	£1,161,919	£1,138,562	£1,122,991
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,233,800	£1,138,023	£1,131,767	£1,029,077	£1,005,620	£989,991
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,094,808	£1,005,286	£999,002	£895,839	£872,272	£856,561
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£955,442	£872,180	£865,866	£762,202	£738,522	£722,735
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£745,687	£671,829	£665,465	£561,001	£537,137	£521,229
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£535,087	£470,647	£464,231	£358,905	£334,845	£318,804

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,767,638	£1,648,839	£1,642,704	£1,541,974	£1,518,962	£1,503,623
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,533,291	£1,426,253	£1,420,073	£1,318,640	£1,295,470	£1,280,022
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,297,443	£1,202,189	£1,195,960	£1,093,717	£1,070,360	£1,054,789
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,178,955	£1,089,603	£1,083,347	£980,658	£957,199	£941,561
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,060,092	£976,648	£970,364	£867,202	£843,635	£827,925
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£940,853	£863,325	£857,010	£753,347	£729,667	£713,879
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£761,291	£692,647	£686,284	£581,820	£557,957	£542,047
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£580,885	£521,140	£514,724	£409,398	£385,337	£369,297

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£592,815	£711,613	£717,749	£841,490	£841,490	£886,829
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£827,161	£934,200	£940,379	£1,041,812	£1,064,982	£1,080,430
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,063,010	£1,158,263	£1,164,492	£1,266,736	£1,290,092	£1,305,663
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,181,497	£1,270,849	£1,277,105	£1,379,794	£1,403,253	£1,418,892
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,300,361	£1,383,804	£1,390,088	£1,493,251	£1,516,817	£1,532,527
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,419,599	£1,497,127	£1,503,442	£1,607,105	£1,630,785	£1,646,573
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,599,161	£1,667,805	£1,674,168	£1,778,632	£1,802,496	£1,818,405
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,779,568	£1,839,312	£1,845,729	£1,951,055	£1,975,115	£1,991,155

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£463,920	£345,122	£338,986	£238,256	£215,245	£199,905
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£229,573	£122,535	£116,355	£14,923	£8,248	£23,695
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,275	£101,529	£107,757	£210,001	£233,357	£248,928
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£124,762	£214,114	£220,370	£323,059	£346,518	£362,157
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£243,626	£327,069	£333,353	£436,516	£460,083	£475,793
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£362,864	£440,392	£446,708	£550,370	£574,050	£589,838
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£542,426	£611,070	£617,433	£721,897	£745,761	£761,671
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£722,833	£782,578	£788,994	£894,320	£918,381	£934,420

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,158,803	£1,040,005	£1,033,869	£933,139	£910,128	£894,768
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£924,456	£817,418	£811,238	£709,806	£686,635	£671,168
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£688,608	£593,354	£587,126	£484,882	£461,526	£445,955
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£570,121	£480,769	£474,513	£371,823	£348,365	£332,726
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£451,257	£367,814	£361,530	£258,367	£234,800	£219,090
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£332,019	£254,491	£248,175	£144,513	£120,833	£105,045
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£152,457	£83,813	£77,450	£27,014	£9,878	£6,798
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£27,950	£67,695	£64,111	£19,437	£223,498	£239,537

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,448,869	£1,330,071	£1,323,935	£1,223,206	£1,200,194	£1,184,855
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,214,523	£1,107,484	£1,101,305	£999,872	£976,702	£961,254
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£978,674	£883,421	£877,192	£774,948	£751,592	£736,021
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£860,187	£770,830	£764,579	£661,890	£638,431	£622,792
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£741,323	£657,885	£651,596	£548,433	£524,867	£509,157
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£622,085	£544,557	£538,242	£434,579	£410,899	£395,111
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£442,523	£373,879	£367,516	£263,052	£239,188	£223,279
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£262,116	£202,372	£195,955	£90,629	£66,569	£50,529

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,411,945	£1,299,265	£1,293,129	£1,192,398	£1,169,388	£1,154,047
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,207,501	£1,106,066	£1,099,887	£998,454	£975,283	£959,836
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,001,556	£911,392	£905,163	£802,919	£779,563	£763,992
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£898,020	£813,500	£807,244	£704,555	£681,097	£665,458
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£794,109	£715,240	£708,956	£605,793	£582,227	£566,516
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£689,822	£616,611	£610,296	£506,633	£482,952	£467,166
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£532,687	£467,975	£461,611	£357,147	£333,284	£317,375
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£374,708	£318,509	£312,093	£206,767	£182,707	£166,666

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£948,507	£1,061,187	£1,067,323	£1,168,054	£1,191,065	£1,206,405
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,152,951	£1,254,386	£1,260,565	£1,361,998	£1,385,169	£1,400,616
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,358,896	£1,449,061	£1,455,289	£1,557,533	£1,580,889	£1,596,460
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,462,432	£1,546,952	£1,553,208	£1,655,897	£1,679,356	£1,694,995
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,566,343	£1,645,212	£1,651,496	£1,754,659	£1,778,226	£1,793,937
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,670,630	£1,743,842	£1,750,158	£1,853,820	£1,877,500	£1,893,287
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,827,766	£1,892,477	£1,898,841	£2,003,305	£2,027,169	£2,043,077
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,985,745	£2,041,943	£2,048,360	£2,153,686	£2,177,746	£2,193,786

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£108,227	£4,453	£10,589	£111,319	£134,330	£149,670
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£96,216	£197,651	£203,830	£305,264	£328,434	£343,882
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£302,162	£392,326	£398,555	£500,798	£524,155	£539,726
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£406,698	£490,217	£496,473	£599,162	£622,621	£638,200
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£509,609	£588,478	£594,761	£697,924	£721,491	£737,202
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£613,896	£687,107	£693,421	£797,085	£820,765	£836,552
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£771,031	£835,742	£842,106	£946,570	£970,434	£986,343
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£929,010	£985,209	£991,625	£1,096,951	£1,121,011	£1,137,051

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£803,110	£690,430	£684,294	£583,564	£560,553	£545,213
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£598,667	£497,232	£491,053	£389,619	£366,449	£351,001
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£392,721	£302,557	£296,328	£194,085	£170,728	£155,157
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£289,185	£204,666	£198,410	£95,721	£72,262	£56,623
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£185,274	£106,405	£100,122	£5,041	£26,908	£12,319
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£90,987	£7,776	£1,462	£102,202	£125,882	£141,669
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£76,148	£140,859	£147,223	£251,687	£275,551	£291,480
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£234,127	£290,326	£296,742	£402,068	£426,128	£442,169

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,093,177	£980,497	£974,361	£873,630	£850,620	£835,279
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£888,733	£787,298	£781,119	£679,686	£656,515	£641,068
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£682,788	£592,623	£586,395	£484,151	£460,795	£445,224
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£579,252	£494,732	£488,476	£385,787	£362,328	£346,689
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£475,341	£396,472	£390,188	£287,025	£263,458	£247,747
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£371,054	£297,842	£291,528	£187,864	£164,184	£148,397
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£213,918	£149,207	£142,843	£38,379	£14,515	£1,393
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£55,939	£259	£6,676	£112,002	£136,062	£152,102

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,004,766	£1,903,836	£1,897,699	£1,796,969	£1,773,959	£1,758,618
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,751,663	£1,660,619	£1,654,441	£1,553,007	£1,529,836	£1,514,389
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,497,059	£1,415,927	£1,409,699	£1,307,455	£1,284,099	£1,268,528
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,369,193	£1,293,028	£1,286,772	£1,184,083	£1,160,624	£1,144,985
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,240,951	£1,169,759	£1,163,474	£1,060,312	£1,036,746	£1,021,035
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,112,335	£1,046,122	£1,039,806	£936,144	£912,462	£896,676
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£918,705	£859,972	£853,610	£749,144	£725,281	£709,372
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£724,231	£672,993	£666,578	£561,251	£537,191	£521,150

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£355,686	-£456,617	-£462,754	-£563,483	-£586,494	-£601,834
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£608,789	-£699,833	-£706,012	-£807,445	-£830,616	-£846,063
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£863,394	-£944,525	-£950,754	-£1,052,997	-£1,076,354	-£1,091,925
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£991,260	-£1,067,424	-£1,073,680	-£1,176,370	-£1,199,828	-£1,215,467
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,119,502	-£1,190,693	-£1,196,978	-£1,300,141	-£1,323,706	-£1,339,417
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,248,117	-£1,314,331	-£1,320,646	-£1,424,309	-£1,447,990	-£1,463,777
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,441,747	-£1,500,480	-£1,506,843	-£1,611,308	-£1,635,171	-£1,651,080
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,636,221	-£1,687,459	-£1,693,874	-£1,799,201	-£1,823,261	-£1,839,302

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£701,049	£600,118	£593,981	£493,251	£470,241	£454,900
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£447,945	£356,902	£350,723	£249,290	£226,119	£210,672
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£193,341	£112,210	£105,981	£3,738	-£19,619	-£35,190
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£65,475	-£10,690	-£16,946	-£119,635	-£143,094	-£158,732
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£62,767	-£133,958	-£140,243	-£243,406	-£266,972	-£282,683
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£191,383	-£257,596	-£263,911	-£367,574	-£391,255	-£407,042
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£385,012	-£443,745	-£450,108	-£554,573	-£578,437	-£594,345
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£579,487	-£630,724	-£637,140	-£742,467	-£766,527	-£782,567

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,395,932	£1,295,001	£1,288,864	£1,188,134	£1,165,124	£1,149,783
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,142,828	£1,051,785	£1,045,606	£944,173	£921,002	£905,554
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£888,224	£807,093	£800,864	£698,620	£675,264	£659,693
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£760,358	£684,193	£677,937	£575,248	£551,789	£536,151
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£632,116	£560,925	£554,640	£451,477	£427,911	£412,200
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£503,500	£437,287	£430,972	£327,309	£303,628	£287,841
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£309,871	£251,138	£244,775	£140,310	£116,446	£100,537
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£115,396	£64,159	£57,743	-£47,584	-£71,644	-£87,684

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,685,998	£1,585,067	£1,578,930	£1,478,201	£1,455,190	£1,439,850
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,432,895	£1,341,851	£1,335,672	£1,234,239	£1,211,068	£1,195,621
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,178,290	£1,097,159	£1,090,930	£988,687	£965,330	£949,759
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,050,424	£974,260	£968,004	£865,314	£841,856	£826,217
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£922,183	£850,991	£844,706	£741,543	£717,978	£702,267
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£793,567	£727,353	£721,038	£617,375	£593,694	£577,907
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£599,937	£541,204	£534,841	£430,376	£406,513	£390,604
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£405,463	£354,225	£347,810	£242,483	£218,423	£202,382

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,411,945	£1,321,210	£1,315,073	£1,214,344	£1,191,333	£1,175,992
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,210,606	£1,128,867	£1,122,688	£1,021,256	£998,084	£982,636
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,007,763	£935,049	£928,820	£826,576	£803,220	£787,649
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£905,779	£837,585	£831,329	£728,639	£705,182	£689,543
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£803,420	£739,753	£733,468	£630,306	£606,739	£591,029
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£700,685	£641,552	£635,237	£531,574	£507,893	£492,106
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£545,878	£493,557	£487,194	£382,729	£358,867	£342,957
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£390,227	£344,734	£338,317	£232,991	£208,931	£192,890

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£948,507	-£1,039,242	-£1,045,379	-£1,146,109	-£1,169,119	-£1,184,460
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,149,847	-£1,231,585	-£1,237,764	-£1,339,197	-£1,362,368	-£1,377,816
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,352,689	-£1,425,404	-£1,431,633	-£1,533,876	-£1,557,232	-£1,572,803
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,454,673	-£1,522,867	-£1,529,123	-£1,631,813	-£1,655,271	-£1,670,910
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,557,033	-£1,620,699	-£1,626,984	-£1,730,147	-£1,753,713	-£1,769,424
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,659,767	-£1,718,900	-£1,725,216	-£1,828,878	-£1,852,560	-£1,868,346
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,814,574	-£1,866,895	-£1,873,258	-£1,977,723	-£2,001,585	-£2,017,495
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,970,225	-£2,015,719	-£2,022,135	-£2,127,461	-£2,151,522	-£2,167,562

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£108,227	£17,493	£11,356	-£89,374	-£12,384	-£127,725
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£93,112	-£174,851	-£181,030	-£282,462	-£305,634	-£321,081
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£296,954	-£368,669	-£374,898	-£477,141	-£500,498	-£516,069
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£397,938	-£466,132	-£472,388	-£575,078	-£598,536	-£614,175
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£500,298	-£563,964	-£570,249	-£673,412	-£696,979	-£712,689
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£603,033	-£662,165	-£668,481	-£772,143	-£796,825	-£811,612
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£757,839	-£810,160	-£816,523	-£920,988	-£944,851	-£960,761
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£913,491	-£958,984	-£965,400	-£1,070,726	-£1,094,787	-£1,110,828

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£803,110	£712,375	£706,239	£605,509	£582,498	£567,158
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£601,771	£520,032	£513,853	£412,421	£389,249	£373,802
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£398,929	£326,214	£319,985	£217,742	£194,385	£178,814
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£296,945	£228,751	£222,495	£119,805	£96,347	£80,708
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£194,585	£130,919	£124,634	£21,471	-£2,096	-£17,806
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£91,850	£32,717	-£608,481 psim	-£77,281	-£100,942	-£116,729
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£62,957	-£115,277	-£121,640	-£226,105	-£249,958	-£265,878
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£218,608	-£264,101	-£270,517	-£375,843	-£399,904	-£415,945

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,093,177	£1,002,442	£996,305	£895,575	£872,565	£857,224
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£891,837	£810,099	£803,920	£702,487	£679,316	£663,868
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£688,995	£616,280	£610,051	£507,808	£484,452	£468,881
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£587,011	£518,817	£512,561	£409,871	£386,413	£370,775
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£484,651	£420,985	£414,700	£311,537	£287,971	£272,261
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£381,917	£322,784	£316,468	£212,806	£189,124	£173,338
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£227,110	£174,789	£168,426	£63,961	£40,099	£24,189
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£71,459	£25,965	£19,549	-£85,777	-£109,838	-£125,876

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£937,688	£855,110	£848,974	£748,243	£725,233	£709,892
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£779,726	£705,398	£699,220	£597,787	£574,615	£559,168
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£620,262	£554,211	£547,982	£445,739	£422,382	£406,811
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£539,966	£478,064	£471,808	£369,119	£345,660	£330,021
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£459,296	£401,548	£395,263	£292,100	£268,534	£252,823
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£378,249	£324,662	£318,347	£214,684	£191,004	£175,217
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£255,977	£208,642	£202,278	£97,814	£73,950	£58,041
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£132,858	£91,792	£85,375	£-20,278	£-44,731	£-61,034

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,422,765	-£1,505,343	-£1,511,479	-£1,612,209	-£1,635,220	-£1,650,560
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,580,727	-£1,655,054	-£1,661,233	-£1,762,665	-£1,785,837	-£1,801,284
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,740,190	-£1,806,241	-£1,812,470	-£1,914,713	-£1,938,070	-£1,953,641
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,820,486	-£1,882,388	-£1,888,644	-£1,991,333	-£2,014,792	-£2,030,431
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,901,156	-£1,958,904	-£1,965,189	-£2,068,352	-£2,091,919	-£2,107,629
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,982,203	-£2,035,790	-£2,042,105	-£2,145,768	-£2,169,449	-£2,185,236
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,104,476	-£2,151,811	-£2,158,174	-£2,262,639	-£2,286,502	-£2,302,411
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,227,594	-£2,268,681	-£2,275,077	-£2,380,730	-£2,405,183	-£2,421,486

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£366,030	-£448,608	-£454,744	-£555,475	-£578,485	-£593,826
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£523,992	-£598,319	-£604,498	-£705,930	-£729,102	-£744,550
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£683,455	-£749,506	-£755,735	-£857,979	-£881,335	-£896,906
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£763,751	-£825,653	-£831,909	-£934,599	-£958,057	-£973,696
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£844,422	-£902,170	-£908,454	-£1,011,617	-£1,035,184	-£1,050,894
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£925,468	-£979,056	-£985,370	-£1,089,034	-£1,112,714	-£1,128,501
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,047,741	-£1,095,076	-£1,101,440	-£1,205,904	-£1,229,787	-£1,245,676
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,170,859	-£1,211,926	-£1,218,342	-£1,323,995	-£1,348,448	-£1,364,752

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£328,853	£246,275	£240,139	£139,408	£116,398	£101,057
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£170,891	£96,564	£90,385	£-11,048	£-34,219	£-49,667
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£11,428	£-54,623	£-60,852	£-163,096	£-186,452	£-202,023
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-68,668	£-130,771	£-137,027	£-239,716	£-263,174	£-276,813
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-149,539	£-207,287	£-213,572	£-316,734	£-340,301	£-356,011
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-230,585	£-284,173	£-290,497	£-394,151	£-417,831	£-433,618
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-332,858	£-400,193	£-406,557	£-511,021	£-534,885	£-550,793
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-475,976	£-517,043	£-523,459	£-629,112	£-653,566	£-669,869

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£818,919	£536,341	£530,205	£429,475	£406,464	£391,124
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£460,957	£386,630	£380,451	£279,019	£255,847	£240,400
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£301,494	£235,443	£229,214	£126,971	£103,614	£88,043
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£221,198	£159,296	£153,400	£50,351	£26,892	£11,253
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£140,528	£82,780	£76,495	£-26,668	£-50,235	£-65,945
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£59,481	£5,894	£-421	£-104,084	£-127,765	£-143,552
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-62,792	£-110,127	£-116,490	£-220,954	£-244,818	£-260,727
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-186,910	£-226,977	£-233,393	£-339,046	£-363,499	£-379,802

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,291,973	£4,012,292	£4,005,542	£3,904,812	£3,879,499	£3,862,626
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,807,409	£3,555,426	£3,548,629	£3,447,196	£3,421,708	£3,404,716
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,321,193	£3,096,936	£3,090,085	£2,987,842	£2,962,149	£2,945,022
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,077,466	£2,867,083	£2,860,202	£2,757,512	£2,731,708	£2,714,505
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,833,325	£2,636,823	£2,629,910	£2,526,747	£2,500,824	£2,483,542
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,588,772	£2,406,157	£2,399,211	£2,295,548	£2,269,499	£2,252,133
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,221,167	£2,059,398	£2,052,397	£1,947,933	£1,921,683	£1,904,184
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,852,631	£1,711,724	£1,704,667	£1,599,341	£1,572,874	£1,555,229

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,695,476	£1,415,794	£1,409,044	£1,308,314	£1,283,002	£1,266,128
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,210,912	£958,928	£952,131	£850,699	£825,210	£808,218
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£724,696	£500,439	£493,588	£391,344	£365,652	£348,524
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£480,968	£270,586	£263,704	£161,014	£135,211	£118,008
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£236,828	£40,326	£33,413	£-69,750	£-95,673	£-112,955
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,726	£-190,341	£-197,287	£-300,949	£-326,998	£-344,364
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-375,331	£-537,099	£-544,100	£-648,564	£-674,814	£-692,314
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-743,866	£-884,773	£-891,831	£-997,157	£-1,023,623	£-1,041,268

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,857,884	£2,578,203	£2,571,452	£2,470,723	£2,445,410	£2,428,537
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,373,320	£2,121,336	£2,114,540	£2,013,107	£1,987,618	£1,970,626
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,887,104	£1,662,847	£1,655,996	£1,553,752	£1,528,060	£1,510,932
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,643,377	£1,432,994	£1,426,113	£1,323,422	£1,297,619	£1,280,416
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,399,236	£1,202,734	£1,195,821	£1,092,658	£1,066,735	£1,049,453
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,154,682	£972,068	£965,122	£861,459	£835,410	£818,044
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£787,077	£625,309	£618,308	£513,844	£487,594	£470,094
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£418,542	£277,635	£270,577	£165,251	£138,785	£121,140

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,622,255	£3,342,574	£3,335,823	£3,235,094	£3,209,781	£3,192,908
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,137,691	£2,885,708	£2,878,911	£2,777,478	£2,751,990	£2,734,998
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,651,475	£2,427,218	£2,420,367	£2,318,124	£2,292,431	£2,275,303
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,407,748	£2,197,365	£2,190,484	£2,087,794	£2,061,990	£2,044,787
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,163,607	£1,967,105	£1,960,192	£1,857,029	£1,831,106	£1,813,824
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,919,054	£1,736,439	£1,729,493	£1,625,830	£1,599,781	£1,582,415
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,551,448	£1,389,680	£1,382,679	£1,278,215	£1,251,965	£1,234,465
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,182,913	£1,042,006	£1,034,949	£929,623	£903,156	£885,511

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,941,328	£3,661,647	£3,654,896	£3,554,167	£3,528,854	£3,511,981
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,456,764	£3,204,781	£3,197,984	£3,096,551	£3,071,063	£3,054,071
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,970,548	£2,746,291	£2,739,440	£2,637,197	£2,611,504	£2,594,376
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,726,821	£2,516,438	£2,509,557	£2,406,867	£2,381,063	£2,363,860
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,482,680	£2,286,178	£2,279,265	£2,176,102	£2,150,179	£2,132,897
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,238,127	£2,055,512	£2,048,566	£1,944,903	£1,918,854	£1,901,488
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,870,521	£1,708,753	£1,701,752	£1,597,288	£1,571,038	£1,553,538
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,501,986	£1,361,079	£1,354,022	£1,248,696	£1,222,229	£1,204,584

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,726,925	£2,474,161	£2,467,411	£2,366,681	£2,341,370	£2,324,495
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,393,815	£2,166,143	£2,159,347	£2,057,914	£2,032,425	£2,015,434
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,059,052	£1,856,503	£1,849,652	£1,747,408	£1,721,716	£1,704,588
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,891,051	£1,701,073	£1,694,192	£1,591,503	£1,565,698	£1,548,496
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,722,637	£1,545,238	£1,538,325	£1,435,163	£1,409,239	£1,391,958
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,553,810	£1,388,997	£1,382,050	£1,278,387	£1,252,339	£1,234,973
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,299,795	£1,153,873	£1,146,874	£1,042,409	£1,016,159	£998,659
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,044,850	£917,836	£910,778	£805,452	£778,986	£761,341

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£130,428	-£122,337	-£129,087	-£229,817	-£255,128	-£272,003
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£202,683	-£430,354	-£437,151	-£538,583	-£564,072	-£581,064
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£537,445	-£739,995	-£746,846	-£849,089	-£874,782	-£891,909
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£705,447	-£895,425	-£902,306	-£1,004,995	-£1,030,800	-£1,048,001
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£873,860	-£1,051,260	-£1,058,172	-£1,181,335	-£1,187,258	-£1,204,540
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,042,687	-£1,207,501	-£1,214,447	-£1,318,111	-£1,344,159	-£1,361,524
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,296,703	-£1,442,624	-£1,449,624	-£1,554,089	-£1,580,338	-£1,597,839
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,551,647	-£1,678,681	-£1,685,719	-£1,791,045	-£1,817,512	-£1,835,156

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,292,836	£1,040,072	£1,033,321	£932,592	£907,280	£890,406
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£959,725	£732,054	£725,257	£623,825	£598,336	£581,344
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£624,963	£422,413	£415,562	£313,319	£287,626	£270,499
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£456,962	£266,984	£260,103	£157,413	£131,609	£114,407
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£288,548	£111,148	£104,236	£1,073	£-24,850	£-42,132
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£119,721	£-45,093	£-52,039	£-155,702	£-181,750	£-199,116
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-134,284	£-280,216	£-287,216	£-391,681	£-417,930	£-435,431
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-389,239	£-516,253	£-523,311	£-628,637	£-655,103	£-672,748

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,057,207	£1,804,443	£1,797,693	£1,696,963	£1,671,651	£1,654,777
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,724,097	£1,496,425	£1,489,629	£1,388,196	£1,362,707	£1,345,715
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,389,334	£1,186,785	£1,179,934	£1,077,690	£1,051,998	£1,034,870
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,221,333	£1,031,355	£1,024,474	£921,785	£895,980	£878,778
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,052,919	£875,519	£868,607	£765,445	£739,521	£722,239
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£884,092	£719,276	£712,332	£609,669	£582,821	£565,255
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£630,077	£464,155	£477,156	£372,691	£346,441	£328,941
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£375,132	£248,118	£241,060	£135,734	£109,268	£91,623

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,376,280	£2,123,516	£2,116,766	£2,016,036	£1,990,724	£1,973,850
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,043,170	£1,815,498	£1,808,702	£1,707,269	£1,681,780	£1,664,788
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,708,407	£1,505,859	£1,499,007	£1,396,763	£1,371,071	£1,353,943
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,540,406	£1,350,428	£1,343,547	£1,240,858	£1,215,053	£1,197,851
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,371,992	£1,194,592	£1,187,680	£1,084,518	£1,058,594	£1,041,312
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,203,165	£1,038,351	£1,031,405	£927,742	£901,694	£884,328
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£949,150	£803,228	£796,229	£691,764	£665,514	£648,014
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£694,205	£567,191	£560,133	£454,807	£428,341	£410,696

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,074,822	£1,833,273	£1,826,523	£1,725,793	£1,700,482	£1,683,607
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,802,097	£1,584,604	£1,577,807	£1,476,374	£1,450,886	£1,433,894
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,527,722	£1,334,311	£1,327,460	£1,225,216	£1,199,524	£1,182,396
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,389,914	£1,208,555	£1,201,674	£1,098,985	£1,073,180	£1,055,977
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,251,694	£1,082,394	£1,075,481	£972,318	£946,396	£929,114
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,113,060	£955,827	£948,880	£845,217	£819,168	£801,802
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£904,335	£765,214	£758,214	£653,750	£627,500	£610,001
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£694,680	£573,688	£566,631	£461,305	£434,838	£417,194

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£521,676	-£763,225	-£769,975	-£870,704	-£896,016	-£912,890
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£794,400	-£1,011,894	-£1,018,691	-£1,120,123	-£1,145,612	-£1,162,604
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,068,776	-£1,262,187	-£1,269,038	-£1,371,281	-£1,396,974	-£1,414,101
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,206,583	-£1,387,942	-£1,394,823	-£1,497,513	-£1,523,317	-£1,540,520
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,344,804	-£1,514,104	-£1,521,017	-£1,624,180	-£1,650,102	-£1,667,384
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,483,437	-£1,640,671	-£1,647,618	-£1,751,280	-£1,777,329	-£1,794,695
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,692,163	-£1,831,283	-£1,838,283	-£1,942,747	-£1,968,997	-£1,986,497
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,901,818	-£2,022,809	-£2,029,867	-£2,135,193	-£2,161,659	-£2,179,304

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£640,732	£399,184	£392,433	£291,704	£266,392	£249,518
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£368,008	£150,514	£143,718	£42,285	£16,796	-£196
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£93,632	-£99,778	-£106,629	-£208,873	-£234,565	-£251,693
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£44,175	-£225,534	-£232,415	-£335,104	-£360,904	-£378,112
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£182,396	-£351,695	-£358,609	-£461,771	-£487,694	-£504,976
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£321,029	-£478,262	-£485,210	-£588,872	-£614,921	-£632,287
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£529,754	-£668,875	-£675,875	-£780,339	-£806,589	-£824,089
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£739,410	-£860,401	-£867,459	-£972,785	-£999,251	-£1,016,896

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,405,103	£1,163,555	£1,156,805	£1,056,075	£1,030,764	£1,013,889
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,132,379	£914,886	£908,089	£806,656	£781,167	£764,176
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£858,003	£664,593	£657,742	£555,498	£529,806	£512,678
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£720,196	£538,837	£531,956	£429,267	£403,462	£386,259
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£581,976	£412,676	£405,763	£302,600	£276,578	£259,396
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£443,342	£286,109	£279,162	£175,499	£149,450	£132,064
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£234,617	£95,496	£88,496	£18,968	£-42,218	£-59,718
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£24,961	-£96,090	-£103,087	-£208,413	-£234,880	-£252,525

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,724,176	£1,482,628	£1,475,878	£1,375,148	£1,349,837	£1,332,962
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,451,452	£1,233,959	£1,227,162	£1,125,729	£1,100,240	£1,083,249
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,177,076	£983,666	£976,815	£874,571	£848,879	£831,751
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,039,269	£857,910	£851,029	£748,340	£722,535	£705,332
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£901,049	£731,749	£724,836	£621,673	£595,751	£578,469
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£762,415	£605,182	£598,235	£494,572	£468,523	£451,157
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£553,690	£414,569	£407,569	£303,105	£276,855	£259,355
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£344,034	£223,043	£215,986	£110,660	£84,193	£66,548

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,466,084	£2,326,434	£2,319,685	£2,218,954	£2,193,643	£2,176,768
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,164,020	£2,038,067	£2,031,270	£1,929,836	£1,904,349	£1,887,357
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,860,304	£1,748,075	£1,741,224	£1,638,980	£1,613,288	£1,596,160
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,707,826	£1,602,471	£1,595,590	£1,492,899	£1,467,096	£1,449,893
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,554,935	£1,456,460	£1,449,547	£1,346,384	£1,320,461	£1,303,179
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,401,631	£1,310,042	£1,303,096	£1,199,434	£1,173,385	£1,156,019
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,170,901	£1,089,657	£1,082,657	£978,193	£951,943	£934,443
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£939,241	£868,357	£861,299	£755,973	£729,506	£711,863

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£130,414	-£270,064	-£276,813	-£377,544	-£402,855	-£419,730
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£432,478	-£558,431	-£565,228	-£666,661	-£692,149	-£709,141
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£736,194	-£848,423	-£855,274	-£957,517	-£983,210	-£1,000,337
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£888,672	-£994,027	-£1,000,908	-£1,103,598	-£1,129,402	-£1,146,605
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,041,563	-£1,140,038	-£1,146,951	-£1,250,114	-£1,276,036	-£1,293,319
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,194,867	-£1,286,455	-£1,293,401	-£1,397,064	-£1,423,113	-£1,440,479
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,425,597	-£1,506,841	-£1,513,841	-£1,618,305	-£1,644,555	-£1,662,055
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,657,257	-£1,728,141	-£1,735,199	-£1,840,525	-£1,866,991	-£1,884,635

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,031,994	£892,345	£885,595	£784,865	£759,553	£742,679
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£729,930	£603,977	£597,181	£495,747	£470,259	£453,267
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£426,214	£313,986	£307,135	£204,891	£179,199	£162,071
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£273,737	£168,381	£161,500	£58,810	£33,006	£15,804
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£120,846	£22,371	£15,457	-£87,705	-£113,629	-£130,910
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£32,459	-£124,047	-£130,993	-£234,655	-£260,705	-£278,070
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£263,188	-£344,433	-£351,432	-£455,896	-£482,147	-£499,646
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£494,849	-£565,733	-£572,790	-£678,116	-£704,583	-£722,227

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,796,365	£1,656,716	£1,649,967	£1,549,236	£1,523,924	£1,507,050
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,494,301	£1,368,349	£1,361,552	£1,260,118	£1,234,630	£1,217,639
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,190,586	£1,078,357	£1,071,506	£969,262	£943,570	£926,442
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,038,108	£932,753	£925,872	£823,181	£797,378	£780,175
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£885,217	£786,742	£779,829	£676,666	£650,743	£633,461
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£731,913	£640,324	£633,378	£529,716	£503,667	£486,301
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£501,183	£419,938	£412,939	£308,475	£282,225	£264,725
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£269,523	£198,639	£191,581	£86,255	£59,788	£42,145

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,115,438	£1,975,789	£1,969,040	£1,868,309	£1,842,997	£1,826,123
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,813,374	£1,687,422	£1,680,625	£1,579,191	£1,553,703	£1,536,712
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,509,659	£1,397,430	£1,390,579	£1,288,335	£1,262,643	£1,245,515
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,357,181	£1,251,826	£1,244,945	£1,142,254	£1,116,451	£1,099,248
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,204,290	£1,105,815	£1,098,902	£995,739	£969,816	£952,534
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,050,986	£959,397	£952,451	£848,789	£822,740	£805,374
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£820,256	£739,011	£732,012	£627,548	£601,298	£583,798
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£588,596	£517,712	£510,654	£405,328	£378,861	£361,218

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,944,401	£1,813,724	£1,806,974	£1,706,244	£1,680,932	£1,664,058
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,686,620	£1,568,878	£1,562,080	£1,460,648	£1,435,160	£1,418,168
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,427,186	£1,322,407	£1,315,556	£1,213,313	£1,187,621	£1,170,493
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,296,850	£1,198,563	£1,191,682	£1,088,993	£1,063,188	£1,045,986
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,166,101	£1,074,314	£1,067,401	£964,238	£938,315	£921,033
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,034,938	£949,658	£942,711	£839,048	£812,999	£795,633
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£837,421	£761,913	£754,913	£650,448	£624,199	£606,698
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£638,973	£573,254	£566,197	£460,870	£434,403	£416,759

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£652,096	-£782,774	-£789,523	-£890,254	-£915,565	-£932,440
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£909,877	-£1,027,619	-£1,034,417	-£1,135,580	-£1,161,337	-£1,178,323
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,169,311	-£1,274,090	-£1,280,941	-£1,383,185	-£1,408,876	-£1,426,005
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,299,647	-£1,397,934	-£1,404,815	-£1,507,504	-£1,533,309	-£1,550,512
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,430,396	-£1,522,184	-£1,529,097	-£1,632,259	-£1,658,188	-£1,675,465
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,561,559	-£1,646,840	-£1,653,787	-£1,757,449	-£1,783,498	-£1,800,864
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,759,077	-£1,834,585	-£1,841,585	-£1,946,050	-£1,972,299	-£1,989,799
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,957,524	-£2,023,243	-£2,030,301	-£2,135,628	-£2,162,094	-£2,179,738

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£510,312	£379,634	£372,885	£272,154	£246,843	£229,968
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£252,531	£134,789	£127,991	£26,559	£1,071	-£15,921
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£6,903	-£111,682	-£118,533	-£220,777	-£246,468	-£263,597
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£137,239	-£235,526	-£242,407	-£345,096	-£370,901	-£388,104
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£267,988	-£359,775	-£366,688	-£469,851	-£495,775	-£513,056
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£399,151	-£484,431	-£491,378	-£595,041	-£621,090	-£638,456
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£596,668	-£672,177	-£679,176	-£783,641	-£809,891	-£827,391
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£795,116	-£860,835	-£867,893	-£973,220	-£999,686	-£1,017,330

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,274,683	£1,144,006	£1,137,256	£1,036,526	£1,011,214	£994,340
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,016,902	£899,160	£892,362	£790,930	£765,442	£748,450
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£757,468	£652,689	£645,838	£543,595	£517,903	£500,774
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£627,132	£528,845	£521,964	£419,275	£393,470	£376,268
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£496,383	£404,596	£397,683	£294,520	£268,597	£251,315
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£365,220	£279,840	£272,993	£169,330	£143,281	£125,915
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£167,703	£92,195	£85,195	£19,270	£45,619	£33,020
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£30,745	-£96,464	-£103,522	-£206,648	-£235,315	-£252,959

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,593,756	£1,483,079	£1,456,329	£1,355,599	£1,330,287	£1,313,413
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,335,975	£1,218,233	£1,211,435	£1,110,003	£1,084,515	£1,067,523
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,076,541	£971,762	£964,911	£862,668	£836,976	£819,847
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£946,205	£847,918	£841,037	£738,348	£712,543	£695,341
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£815,456	£723,669	£716,756	£613,593	£587,670	£570,388
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£684,293	£599,013	£592,066	£488,403	£462,354	£444,988
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£486,776	£411,268	£404,268	£299,803	£273,554	£256,053
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£288,328	£222,609	£215,551	£110,225	£83,758	£66,114

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,553,139	£1,429,191	£1,422,442	£1,321,711	£1,296,400	£1,279,525
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,328,252	£1,216,673	£1,209,876	£1,108,443	£1,082,955	£1,065,963
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,101,712	£1,002,530	£995,679	£893,436	£867,743	£850,616
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£987,822	£894,850	£887,970	£785,279	£759,476	£742,273
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£873,520	£786,765	£779,851	£676,689	£650,765	£633,483
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£758,804	£678,272	£671,326	£567,663	£541,614	£524,248
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£585,956	£514,772	£507,773	£403,308	£377,058	£369,559
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£412,178	£350,360	£343,302	£237,976	£211,509	£193,865

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,043,358	-£1,167,307	-£1,174,056	-£1,274,787	-£1,300,098	-£1,316,973
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,268,246	-£1,379,825	-£1,386,621	-£1,488,055	-£1,513,543	-£1,530,535
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,494,785	-£1,593,997	-£1,600,818	-£1,703,062	-£1,728,754	-£1,745,882
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,608,675	-£1,701,648	-£1,708,528	-£1,811,218	-£1,837,022	-£1,854,225
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,722,978	-£1,809,733	-£1,816,646	-£1,919,809	-£1,945,732	-£1,963,014
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,837,693	-£1,918,226	-£1,925,172	-£2,028,834	-£2,054,884	-£2,072,249
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,010,542	-£2,081,725	-£2,088,725	-£2,193,189	-£2,219,439	-£2,236,939
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,184,319	-£2,246,138	-£2,253,196	-£2,358,522	-£2,384,988	-£2,402,633

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£119,050	-£4,898	-£11,648	-£112,378	-£137,690	-£154,564
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£105,838	-£217,416	-£224,213	-£325,647	-£351,135	-£368,126
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£332,377	-£431,559	-£438,410	-£540,654	-£566,346	-£583,474
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£446,267	-£539,240	-£546,120	-£648,810	-£674,614	-£691,816
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£560,570	-£647,325	-£654,238	-£757,401	-£783,324	-£800,606
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£675,285	-£755,818	-£762,784	-£866,426	-£892,475	-£909,841
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£848,133	-£919,317	-£926,317	-£1,030,781	-£1,057,031	-£1,074,531
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,021,911	-£1,083,730	-£1,090,787	-£1,196,113	-£1,222,580	-£1,240,225

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£883,421	£759,473	£752,724	£651,993	£626,681	£609,807
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£658,533	£546,955	£540,158	£438,724	£413,237	£396,245
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£431,994	£332,812	£325,961	£223,718	£198,025	£180,898
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£318,104	£225,132	£218,252	£115,561	£89,758	£72,555
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£203,802	£117,046	£110,133	£6,970	-£18,953	-£36,235
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£89,096	£9,554	£1,607	-£102,055	-£128,104	-£145,470
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£69,762	-£154,946	-£161,946	-£266,410	-£292,660	-£310,159
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£257,540	-£319,358	-£326,416	-£431,742	-£458,209	-£475,853

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,202,494	£1,079,546	£1,071,797	£971,066	£945,754	£928,880
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£977,606	£866,028	£859,231	£757,797	£732,310	£715,318
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£751,067	£651,885	£645,034	£542,791	£517,098	£499,971
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£637,177	£544,205	£537,325	£434,634	£408,831	£391,628
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£522,875	£436,119	£429,206	£326,043	£300,120	£282,838
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£408,159	£327,627	£320,680	£217,018	£190,969	£173,603
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£235,311	£164,127	£157,127	£52,663	£26,413	£8,914
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£61,533	-£285	-£7,343	-£112,669	-£139,136	-£156,780

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,205,242	£2,094,219	£2,087,468	£1,986,739	£1,961,427	£1,944,553
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,926,829	£1,826,681	£1,819,885	£1,718,451	£1,692,963	£1,675,972
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,646,764	£1,557,520	£1,550,669	£1,448,425	£1,422,733	£1,405,605
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,506,112	£1,422,331	£1,415,450	£1,312,759	£1,286,956	£1,269,753
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,365,046	£1,286,735	£1,279,822	£1,176,659	£1,150,737	£1,133,455
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,223,568	£1,150,734	£1,143,787	£1,040,124	£1,014,076	£996,710
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,010,576	£945,970	£938,969	£834,505	£808,256	£790,756
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£796,654	£740,293	£733,235	£627,909	£601,443	£583,798

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£391,256	£502,279	£509,029	£609,759	£635,070	£651,945
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£669,668	£769,816	£776,613	£878,046	£903,534	£920,526
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£949,733	£1,038,978	£1,045,829	£1,148,072	£1,173,765	£1,190,892
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,090,386	£1,174,167	£1,181,048	£1,283,738	£1,309,542	£1,326,745
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,231,451	£1,309,763	£1,316,676	£1,419,839	£1,445,761	£1,463,043
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,372,929	£1,445,764	£1,452,710	£1,556,374	£1,582,422	£1,599,787
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,585,922	£1,650,527	£1,657,528	£1,761,992	£1,788,241	£1,805,742
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,799,843	£1,856,205	£1,863,262	£1,968,588	£1,995,055	£2,012,700

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£771,153	£660,129	£653,379	£552,649	£527,338	£510,463
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£492,740	£392,592	£385,795	£284,362	£258,874	£241,882
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£212,675	£123,431	£116,580	£14,336	£-11,356	£-28,484
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£72,022	£-11,759	£-18,640	£-121,330	£-147,134	£-164,336
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-69,043	£-147,354	£-154,268	£-257,430	£-283,353	£-300,634
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-210,521	£-283,356	£-290,302	£-393,965	£-420,014	£-437,379
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-423,514	£-488,119	£-495,120	£-599,584	£-625,833	£-643,334
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-637,435	£-693,797	£-700,854	£-806,180	£-832,647	£-850,291

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,535,524	£1,424,501	£1,417,750	£1,317,021	£1,291,709	£1,274,835
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,257,111	£1,156,963	£1,150,167	£1,048,733	£1,023,245	£1,006,253
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£977,046	£887,802	£880,951	£778,707	£753,015	£735,887
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£836,394	£752,613	£745,731	£643,041	£617,238	£600,035
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£695,328	£617,017	£610,104	£506,941	£481,019	£463,737
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£553,850	£481,015	£474,069	£370,406	£344,358	£326,892
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£340,858	£276,252	£269,251	£164,787	£138,538	£121,037
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£126,936	£70,575	£63,517	£-41,809	£-68,276	£-85,920

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,854,597	£1,743,574	£1,736,823	£1,636,094	£1,610,782	£1,593,808
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,576,184	£1,476,036	£1,469,240	£1,367,806	£1,342,318	£1,325,326
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,296,119	£1,206,875	£1,200,024	£1,097,780	£1,072,088	£1,054,860
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,155,467	£1,071,686	£1,064,804	£962,114	£936,311	£919,108
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,014,401	£936,090	£929,177	£826,014	£800,092	£782,810
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£872,923	£800,088	£793,142	£689,479	£663,431	£646,065
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£659,931	£595,325	£588,324	£483,860	£457,611	£440,110
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£446,009	£389,648	£382,590	£277,264	£250,798	£233,153

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,553,139	£1,453,331	£1,446,581	£1,345,851	£1,320,539	£1,303,665
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,331,666	£1,241,754	£1,234,957	£1,133,525	£1,108,036	£1,091,044
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,108,540	£1,028,553	£1,021,702	£919,458	£893,767	£876,638
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£996,357	£921,344	£914,463	£811,773	£785,969	£768,766
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£883,762	£813,728	£806,816	£703,653	£677,730	£660,448
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£770,754	£705,707	£698,760	£595,098	£569,048	£551,683
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£600,466	£542,913	£535,914	£431,449	£405,199	£387,700
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£429,249	£379,207	£372,149	£266,823	£240,356	£222,712

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,043,358	-£1,143,167	-£1,149,917	-£1,250,647	-£1,275,958	-£1,292,833
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,264,832	-£1,354,744	-£1,361,540	-£1,462,973	-£1,488,462	-£1,505,454
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,487,958	-£1,567,945	-£1,574,796	-£1,677,040	-£1,702,731	-£1,719,860
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,600,140	-£1,675,154	-£1,682,035	-£1,784,725	-£1,810,528	-£1,827,731
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,712,735	-£1,782,770	-£1,789,682	-£1,892,845	-£1,918,768	-£1,936,050
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,825,744	-£1,890,790	-£1,897,738	-£2,001,400	-£2,027,449	-£2,044,815
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,996,032	-£2,053,584	-£2,060,584	-£2,165,048	-£2,191,298	-£2,208,798
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,167,249	-£2,217,290	-£2,224,349	-£2,329,675	-£2,356,141	-£2,373,785

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£119,050	£19,242	£12,491	-£88,238	-£113,550	-£130,424
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£102,424	-£192,335	-£199,132	-£300,565	-£326,053	-£343,405
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£325,560	-£405,537	-£412,388	-£514,631	-£540,323	-£557,451
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£437,732	-£512,745	-£519,626	-£622,317	-£648,120	-£665,323
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£550,327	-£620,361	-£627,274	-£730,436	-£756,360	-£773,641
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£663,336	-£728,382	-£735,329	-£838,992	-£865,041	-£882,407
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£833,624	-£891,176	-£898,176	-£1,002,640	-£1,028,890	-£1,046,390
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,004,841	-£1,054,882	-£1,061,941	-£1,167,267	-£1,193,733	-£1,211,377

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£883,421	£783,613	£776,862	£676,133	£650,821	£633,947
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£661,948	£572,036	£565,239	£463,807	£438,318	£421,326
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£438,821	£358,834	£351,963	£249,740	£224,048	£206,920
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£326,639	£251,626	£244,745	£142,055	£116,251	£99,048
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£214,044	£144,010	£137,098	£33,935	£8,012	-£9,270
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£101,035	£35,989	£29,042	-£74,621	-£100,670	-£118,035
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£89,252	-£126,865	-£133,865	-£238,269	-£264,519	-£282,018
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£240,469	-£290,511	-£297,569	-£402,895	-£429,362	-£447,006

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,202,494	£1,102,686	£1,095,936	£995,206	£969,894	£953,020
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£981,021	£891,109	£884,312	£782,880	£757,391	£740,399
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£757,894	£677,907	£671,056	£568,813	£543,121	£525,993
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£645,712	£570,699	£563,818	£461,128	£435,324	£418,121
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£533,117	£463,083	£456,171	£353,008	£327,085	£309,803
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£420,108	£355,062	£348,115	£244,452	£218,403	£201,038
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£249,821	£192,268	£185,268	£80,804	£54,554	£37,055
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£78,604	£28,562	£21,504	-£83,822	-£110,289	-£127,933

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,031,457	£940,621	£933,871	£833,141	£807,829	£790,955
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£857,698	£775,938	£769,141	£667,709	£642,221	£625,228
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£682,288	£609,632	£602,781	£500,537	£474,846	£457,717
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£593,964	£525,870	£518,989	£416,299	£390,495	£373,293
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£505,226	£441,702	£434,789	£331,627	£305,703	£288,421
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£416,075	£357,128	£350,182	£246,519	£220,470	£203,104
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£281,574	£229,506	£222,506	£118,041	£91,792	£74,293
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£146,143	£100,970	£93,913	£-11,600	£-38,499	£-56,433

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,565,041	-£1,655,877	-£1,662,626	-£1,763,357	-£1,788,668	-£1,805,543
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,738,799	-£1,820,560	-£1,827,356	-£1,928,789	-£1,954,272	-£1,971,270
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,914,210	-£1,986,866	-£1,993,717	-£2,095,960	-£2,121,657	-£2,138,780
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£2,002,534	-£2,070,627	-£2,077,508	-£2,180,198	-£2,206,002	-£2,223,205
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£2,091,272	-£2,154,795	-£2,161,708	-£2,264,871	-£2,290,794	-£2,308,076
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,180,422	-£2,239,370	-£2,246,316	-£2,349,978	-£2,376,027	-£2,393,393
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,314,924	-£2,366,991	-£2,373,991	-£2,478,456	-£2,504,705	-£2,522,205
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£2,450,354	-£2,495,527	-£2,502,585	-£2,608,098	-£2,634,997	-£2,652,930

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£402,833	-£493,469	-£500,218	-£600,949	-£626,260	-£643,135
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£576,391	-£658,151	-£664,948	-£766,381	-£791,869	-£808,861
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£751,801	-£824,247	-£831,308	-£933,552	-£959,243	-£976,372
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£840,125	-£908,219	-£915,100	-£1,017,790	-£1,043,594	-£1,060,797
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£928,864	-£992,387	-£999,300	-£1,102,463	-£1,128,386	-£1,145,668
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,018,014	-£1,076,981	-£1,083,908	-£1,187,570	-£1,213,619	-£1,230,985
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,152,515	-£1,204,583	-£1,211,583	-£1,316,048	-£1,342,297	-£1,359,797
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,287,946	-£1,333,119	-£1,340,177	-£1,445,690	-£1,472,589	-£1,490,522

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£361,739	£270,902	£264,153	£163,422	£138,111	£121,236
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£187,980	£106,220	£99,423	£-2,009	£-27,497	£-44,490
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,570	£-60,086	£-66,937	£-169,181	£-194,872	£-212,001
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-75,754	£-143,848	£-150,729	£-253,419	£-279,223	£-296,425
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-164,493	£-228,016	£-234,939	£-338,092	£-364,015	£-381,297
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-253,643	£-312,590	£-319,536	£-423,199	£-449,248	£-466,614
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-388,144	£-440,212	£-447,212	£-551,677	£-577,936	£-595,425
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-523,575	£-568,748	£-575,805	£-681,319	£-708,218	£-726,151

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£880,812	£589,975	£583,226	£482,495	£457,184	£440,309
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£507,053	£425,293	£418,496	£317,064	£291,576	£274,583
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£331,643	£258,987	£252,136	£149,892	£124,201	£107,072
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£243,319	£175,225	£168,344	£65,654	£39,850	£22,648
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£154,580	£91,057	£84,144	£-19,019	£-64,942	£-82,224
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£65,430	£6,483	£-463	£-104,126	£-130,175	£-147,541
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-69,071	£-121,139	£-128,139	£-232,604	£-258,853	£-276,352
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-204,502	£-249,675	£-256,732	£-362,246	£-389,145	£-407,078

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,656,907	£8,038,668	£8,020,007	£8,020,007	£7,950,031	£7,903,380
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,550,339	£6,995,337	£6,976,538	£6,976,538	£6,906,046	£6,859,051
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,438,621	£5,946,944	£5,927,987	£5,927,987	£5,856,900	£5,809,508
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,880,831	£5,420,848	£5,401,805	£5,401,805	£5,330,390	£5,282,781
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,321,753	£4,893,488	£4,874,353	£4,874,353	£4,802,591	£4,754,750
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,761,388	£4,364,864	£4,345,629	£4,345,629	£4,274,501	£4,225,415
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,918,425	£3,569,553	£3,550,161	£3,550,161	£3,477,446	£3,428,968
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,072,565	£2,771,395	£2,751,835	£2,751,835	£2,678,487	£2,629,588

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,958,865	£4,340,626	£4,321,965	£4,321,965	£4,251,989	£4,205,338
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,852,297	£3,297,295	£3,278,496	£3,278,496	£3,208,004	£3,161,010
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,740,579	£2,248,902	£2,229,945	£2,229,945	£2,158,858	£2,111,466
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,182,789	£1,722,806	£1,703,763	£1,703,763	£1,632,344	£1,584,739
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,623,711	£1,195,447	£1,176,311	£1,176,311	£1,104,549	£1,056,708
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,063,346	£666,822	£647,587	£647,587	£575,459	£527,373
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£220,383	£-128,489	£-147,880	£-147,880	£-220,596	£-269,073
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-625,477	£-926,847	£-946,207	£-946,207	£-1,019,555	£-1,068,454

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,614,416	£5,996,177	£5,977,516	£5,977,516	£5,907,540	£5,860,889
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,507,848	£4,952,846	£4,934,048	£4,934,048	£4,863,555	£4,816,561
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,396,130	£3,904,453	£3,885,496	£3,885,496	£3,814,409	£3,767,017
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,838,340	£3,378,358	£3,359,314	£3,359,314	£3,287,900	£3,240,290
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,279,262	£2,850,998	£2,831,862	£2,831,862	£2,760,100	£2,712,259
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,718,897	£2,322,373	£2,303,138	£2,303,138	£2,231,010	£2,182,924
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,875,934	£1,527,062	£1,507,671	£1,507,671	£1,434,955	£1,386,478
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,030,074	£728,904	£709,344	£709,344	£635,996	£587,097

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,703,066	£7,084,827	£7,066,166	£7,066,166	£6,996,190	£6,949,539
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,596,498	£6,041,496	£6,022,697	£6,022,697	£5,952,205	£5,905,211
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,484,780	£4,993,103	£4,974,146	£4,974,146	£4,903,059	£4,855,667
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,926,990	£4,467,007	£4,447,964	£4,447,964	£4,376,549	£4,328,940
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,367,912	£3,939,648	£3,920,512	£3,920,512	£3,848,750	£3,800,909
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,807,547	£3,411,023	£3,391,788	£3,391,788	£3,319,660	£3,271,574
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,964,584	£2,615,712	£2,596,321	£2,596,321	£2,523,605	£2,475,128
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,118,724	£1,817,554	£1,797,994	£1,797,994	£1,724,646	£1,675,747

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,157,503	£7,539,265	£7,520,604	£7,520,604	£7,450,627	£7,403,976
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,050,936	£6,495,933	£6,477,135	£6,477,135	£6,406,642	£6,359,648
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,939,217	£5,447,540	£5,428,583	£5,428,583	£5,357,497	£5,310,105
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,381,427	£4,921,445	£4,902,401	£4,902,401	£4,830,987	£4,783,378
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,822,349	£4,394,085	£4,374,949	£4,374,949	£4,303,187	£4,255,347
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,261,984	£3,865,460	£3,846,226	£3,846,226	£3,774,098	£3,726,012
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,419,021	£3,070,150	£3,050,758	£3,050,758	£2,978,042	£2,929,565
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,573,162	£2,271,991	£2,252,431	£2,252,431	£2,179,083	£2,130,184

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,126,347	£4,568,830	£4,550,169	£4,550,169	£4,480,193	£4,433,542
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,361,544	£3,861,385	£3,842,587	£3,842,587	£3,772,095	£3,725,101
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,591,590	£3,148,879	£3,129,922	£3,129,922	£3,058,835	£3,011,444
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,204,682	£2,790,727	£2,771,683	£2,771,683	£2,700,269	£2,652,659
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,816,486	£2,431,310	£2,412,173	£2,412,173	£2,340,412	£2,292,572
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,427,003	£2,070,628	£2,051,393	£2,051,393	£1,979,265	£1,931,180
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,840,364	£1,527,232	£1,507,842	£1,507,842	£1,435,125	£1,386,648
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,250,828	£980,990	£961,430	£961,430	£888,081	£839,182

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,428,305	£870,788	£852,127	£852,127	£782,151	£735,500
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£663,502	£163,343	£144,546	£144,546	£74,053	£27,059
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-106,452	£-549,163	£-568,120	£-568,120	£-639,207	£-686,598
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-493,360	£-907,315	£-926,359	£-926,359	£-997,773	£-1,045,330
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-881,556	£-1,266,732	£-1,285,868	£-1,285,868	£-1,357,563	£-1,405,473
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,271,039	£-1,627,414	£-1,646,648	£-1,646,648	£-1,718,776	£-1,766,862
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,857,677	£-2,170,810	£-2,190,200	£-2,190,200	£-2,262,917	£-2,311,394
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,447,214	£-2,717,052	£-2,736,612	£-2,736,612	£-2,809,961	£-2,858,860

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,083,856	£2,526,339	£2,507,678	£2,507,678	£2,437,702	£2,391,051
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,319,053	£1,818,894	£1,800,097	£1,800,097	£1,729,604	£1,682,610
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,549,099	£1,106,388	£1,087,431	£1,087,431	£1,016,344	£968,953
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,162,191	£748,237	£729,192	£729,192	£657,779	£610,168
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£773,995	£388,819	£369,683	£369,683	£297,921	£250,081
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£384,512	£28,137	£8,903	£8,903	£-63,225	£-111,311
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-202,126	£-515,258	£-534,649	£-534,649	£-607,366	£-655,843
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-791,663	£-1,061,801	£-1,081,061	£-1,081,061	£-1,154,410	£-1,203,309

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,172,506	£3,614,989	£3,596,328	£3,596,328	£3,526,352	£3,479,701
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,407,703	£2,907,544	£2,888,747	£2,888,747	£2,818,254	£2,771,260
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,637,749	£2,195,038	£2,176,081	£2,176,081	£2,104,994	£2,057,603
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,250,841	£1,836,886	£1,817,842	£1,817,842	£1,746,428	£1,698,818
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,862,645	£1,477,469	£1,458,333	£1,458,333	£1,386,571	£1,338,731
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,473,162	£1,116,797	£1,097,553	£1,097,553	£1,025,425	£977,339
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£886,524	£573,391	£554,001	£554,001	£481,284	£432,807
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£296,987	£27,149	£7,589	£7,589	£-65,760	£-114,659

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,626,944	£4,069,426	£4,050,765	£4,050,765	£3,980,789	£3,934,138
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,862,140	£3,361,981	£3,343,184	£3,343,184	£3,272,692	£3,225,697
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,092,187	£2,649,475	£2,630,519	£2,630,519	£2,559,431	£2,512,040
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,705,278	£2,291,324	£2,272,279	£2,272,279	£2,200,866	£2,153,256
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,317,082	£1,931,906	£1,912,770	£1,912,770	£1,841,009	£1,793,168
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,927,600	£1,571,224	£1,551,990	£1,551,990	£1,479,862	£1,431,776
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,340,961	£1,027,829	£1,008,438	£1,008,438	£935,721	£887,244
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£751,425	£461,586	£462,026	£462,026	£388,677	£339,779

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,655,280	£3,123,064	£3,104,403	£3,104,403	£3,034,427	£2,987,776
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,026,800	£2,549,599	£2,530,800	£2,530,800	£2,460,309	£2,413,313
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,393,171	£1,971,071	£1,952,115	£1,952,115	£1,881,028	£1,833,636
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,074,425	£1,679,909	£1,660,866	£1,660,866	£1,589,451	£1,541,842
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,754,391	£1,387,482	£1,368,347	£1,368,347	£1,296,584	£1,248,744
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,433,070	£1,093,790	£1,074,556	£1,074,556	£1,002,428	£954,342
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£948,674	£650,879	£631,488	£631,488	£558,771	£510,294
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£461,381	£205,120	£185,560	£185,560	£112,212	£63,313

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£42,761	£574,978	£593,639	£593,639	£663,615	£710,266
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£671,242	£1,148,443	£1,167,242	£1,167,242	£1,237,733	£1,284,729
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,304,871	£1,726,971	£1,745,927	£1,745,927	£1,817,014	£1,864,406
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,623,617	£2,018,133	£2,037,176	£2,037,176	£2,108,591	£2,156,200
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,943,651	£2,310,560	£2,329,695	£2,329,695	£2,401,458	£2,449,298
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,264,972	£2,604,251	£2,623,486	£2,623,486	£2,695,614	£2,743,700
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,749,368	£3,047,163	£3,066,554	£3,066,554	£3,139,271	£3,187,748
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,236,661	£3,492,922	£3,512,482	£3,512,482	£3,585,830	£3,634,728

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,612,790	£1,080,573	£1,061,912	£1,061,912	£991,936	£945,285
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£984,309	£507,108	£488,309	£488,309	£417,818	£370,823
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£350,680	£71,419	£90,376	£90,376	£161,463	£208,855
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£31,934	£362,582	£381,625	£381,625	£453,404	£500,649
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£288,100	£655,009	£674,144	£674,144	£745,906	£793,747
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£609,421	£948,700	£967,935	£967,935	£1,040,063	£1,088,149
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,093,817	£1,391,612	£1,411,003	£1,411,003	£1,483,719	£1,532,197
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,581,110	£1,837,371	£1,856,930	£1,856,930	£1,930,279	£1,979,177

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,701,440	£2,169,223	£2,150,562	£2,150,562	£2,080,586	£2,033,935
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,072,959	£1,595,758	£1,576,959	£1,576,959	£1,506,468	£1,459,472
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,439,330	£1,017,230	£998,274	£998,274	£927,187	£879,795
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,120,584	£726,068	£707,025	£707,025	£635,610	£588,001
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£800,550	£433,641	£414,506	£414,506	£342,743	£294,903
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£479,229	£139,950	£120,715	£120,715	£48,587	£501
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,167	£302,962	£322,353	£322,353	£395,070	£443,547
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£492,460	£748,721	£768,281	£768,281	£841,629	£890,527

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,155,877	£2,623,661	£2,605,000	£2,605,000	£2,535,023	£2,488,372
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,527,397	£2,050,195	£2,031,397	£2,031,397	£1,960,905	£1,913,910
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,893,767	£1,471,668	£1,452,711	£1,452,711	£1,381,624	£1,334,232
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,575,021	£1,180,505	£1,161,462	£1,161,462	£1,090,047	£1,042,338
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,254,987	£888,079	£868,943	£868,943	£797,181	£749,340
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£933,666	£594,387	£575,152	£575,152	£503,024	£454,938
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£449,270	£151,475	£132,084	£132,084	£59,368	£10,890
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£38,022	£294,284	£313,843	£313,843	£387,191	£436,090

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,537,920	£4,238,503	£4,219,843	£4,219,843	£4,149,866	£4,103,215
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,843,052	£3,574,992	£3,556,194	£3,556,194	£3,485,701	£3,438,707
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,143,032	£2,906,419	£2,887,463	£2,887,463	£2,816,375	£2,768,984
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,791,091	£2,570,234	£2,551,191	£2,551,191	£2,479,776	£2,432,167
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,437,863	£2,232,785	£2,213,648	£2,213,648	£2,141,887	£2,094,047
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,083,347	£1,894,069	£1,874,835	£1,874,835	£1,802,707	£1,754,621
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,549,159	£1,383,624	£1,364,233	£1,364,233	£1,291,517	£1,243,039
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,012,075	£870,331	£850,772	£850,772	£777,423	£728,524

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£839,878	£540,461	£521,801	£521,801	£451,824	£405,173
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£145,010	£123,050	£141,848	£141,848	£121,341	£129,335
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£555,010	£791,623	£810,579	£810,579	£881,667	£929,058
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£906,951	£1,127,807	£1,146,851	£1,146,851	£1,218,266	£1,265,875
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,260,179	£1,465,257	£1,484,394	£1,484,394	£1,556,155	£1,603,995
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,614,695	£1,803,972	£1,823,207	£1,823,207	£1,895,335	£1,943,421
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,148,883	£2,314,418	£2,333,808	£2,333,808	£2,406,525	£2,458,002
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,685,967	£2,827,711	£2,847,269	£2,847,269	£2,920,619	£2,969,517

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,495,429	£2,196,012	£2,177,352	£2,177,352	£2,107,375	£2,060,724
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,800,561	£1,532,501	£1,513,703	£1,513,703	£1,443,210	£1,396,216
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,100,541	£863,929	£844,972	£844,972	£773,884	£726,493
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£748,600	£527,744	£508,700	£508,700	£437,286	£389,676
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£395,372	£190,294	£171,157	£171,157	£99,396	£51,556
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£40,856	£148,421	£167,856	£167,856	£239,784	£287,870
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£493,332	£658,867	£678,257	£678,257	£750,974	£799,451
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,030,418	£1,172,160	£1,191,718	£1,191,718	£1,265,068	£1,313,966

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,584,079	£3,284,662	£3,266,002	£3,266,002	£3,196,025	£3,149,374
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,889,211	£2,621,151	£2,602,353	£2,602,353	£2,531,860	£2,484,866
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,189,191	£1,952,578	£1,933,622	£1,933,622	£1,862,534	£1,815,143
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,837,250	£1,616,394	£1,597,350	£1,597,350	£1,526,935	£1,478,326
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,484,022	£1,278,944	£1,259,807	£1,259,807	£1,188,046	£1,140,206
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,129,506	£940,229	£920,994	£920,994	£848,866	£800,780
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£595,318	£429,783	£410,393	£410,393	£337,676	£289,199
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£58,234	£89,510	£103,066	£103,066	£176,418	£225,316

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,038,516	£3,739,099	£3,720,439	£3,720,439	£3,650,462	£3,603,811
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,343,648	£3,075,588	£3,056,790	£3,056,790	£2,986,298	£2,939,303
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,643,629	£2,407,016	£2,388,059	£2,388,059	£2,316,971	£2,269,580
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,291,688	£2,070,831	£2,051,788	£2,051,788	£1,980,373	£1,932,764
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,938,459	£1,733,381	£1,714,245	£1,714,245	£1,642,483	£1,594,643
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,583,943	£1,394,666	£1,375,431	£1,375,431	£1,303,303	£1,255,217
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,049,755	£884,221	£864,830	£864,830	£792,113	£743,636
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£512,671	£370,928	£351,369	£351,369	£278,020	£229,121

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,361,067	£3,081,890	£3,063,230	£3,063,230	£2,993,253	£2,946,602
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,766,257	£2,516,718	£2,497,919	£2,497,919	£2,427,428	£2,380,432
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,166,298	£1,946,483	£1,927,527	£1,927,527	£1,856,440	£1,809,048
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,864,387	£1,659,468	£1,640,424	£1,640,424	£1,569,010	£1,521,401
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,561,188	£1,371,187	£1,352,051	£1,352,051	£1,280,289	£1,232,449
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,256,701	£1,081,642	£1,062,407	£1,062,407	£990,279	£942,193
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£797,558	£644,950	£625,559	£625,559	£552,843	£504,366
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£335,518	£205,411	£185,852	£185,852	£112,503	£63,604

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£336,975	-£616,152	-£634,812	-£634,812	-£704,789	-£751,440
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£931,785	-£1,181,324	-£1,200,123	-£1,200,123	-£1,270,614	-£1,317,610
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,531,744	-£1,751,559	-£1,770,515	-£1,770,515	-£1,841,602	-£1,888,994
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,833,655	-£2,038,574	-£2,057,618	-£2,057,618	-£2,129,032	-£2,176,641
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£2,136,854	-£2,326,855	-£2,345,991	-£2,345,991	-£2,417,753	-£2,465,593
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,441,341	-£2,616,400	-£2,635,635	-£2,635,635	-£2,707,763	-£2,755,849
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,900,484	-£3,053,092	-£3,072,483	-£3,072,483	-£3,145,199	-£3,193,676
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,362,524	-£3,492,631	-£3,512,190	-£3,512,190	-£3,585,539	-£3,634,438

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,318,576	£1,039,399	£1,020,739	£1,020,739	£950,762	£904,111
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£723,766	£474,227	£455,428	£455,428	£384,937	£337,942
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£123,807	-£96,007	-£114,984	-£114,984	-£186,051	-£233,443
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£178,104	-£383,023	-£402,067	-£402,067	-£473,481	-£521,090
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£481,303	-£671,304	-£690,440	-£690,440	-£762,201	-£810,042
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£785,789	-£960,849	-£980,084	-£980,084	-£1,052,212	-£1,100,298
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,244,933	-£1,397,540	-£1,416,932	-£1,416,932	-£1,489,648	-£1,538,125
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,706,973	-£1,837,080	-£1,856,639	-£1,856,639	-£1,929,987	-£1,978,887

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,407,226	£2,128,049	£2,109,389	£2,109,389	£2,039,412	£1,992,761
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,812,416	£1,562,877	£1,544,078	£1,544,078	£1,473,587	£1,426,591
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,212,457	£992,642	£973,686	£973,686	£902,599	£855,207
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£910,546	£705,627	£686,583	£686,583	£615,169	£567,560
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£607,347	£417,346	£398,210	£398,210	£326,448	£278,808
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£302,860	£127,801	£108,566	£108,566	£36,438	£11,648
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£150,283	-£308,891	-£328,282	-£328,282	-£400,998	-£449,475
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£618,323	-£748,430	-£767,989	-£767,989	-£841,338	-£890,237

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,861,663	£2,582,487	£2,563,827	£2,563,827	£2,493,849	£2,447,198
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,266,854	£2,017,314	£1,998,516	£1,998,516	£1,928,024	£1,881,029
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,666,894	£1,447,080	£1,428,123	£1,428,123	£1,357,036	£1,309,644
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,364,983	£1,160,065	£1,141,020	£1,141,020	£1,069,606	£1,021,947
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,061,785	£871,784	£852,647	£852,647	£780,886	£733,045
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£757,298	£582,238	£563,003	£563,003	£490,875	£442,789
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£298,155	£145,547	£126,155	£126,155	£53,439	£4,962
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£163,886	-£293,992	-£313,552	-£313,552	-£386,900	-£435,800

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,478,427	£2,214,431	£2,195,771	£2,195,771	£2,125,793	£2,079,142
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,957,949	£1,722,312	£1,703,513	£1,703,513	£1,633,022	£1,586,026
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,432,322	£1,225,131	£1,206,174	£1,206,174	£1,135,087	£1,087,696
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,167,576	£974,643	£955,598	£955,598	£884,185	£836,574
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£901,544	£722,888	£703,752	£703,752	£631,991	£584,150
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£634,223	£469,870	£450,635	£450,635	£378,507	£330,421
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£230,829	£87,968	£68,577	£68,577	£-4,207	£-53,477
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-178,333	£-301,634	£-321,514	£-321,514	£-396,063	£-445,761

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,219,615	£-1,483,611	£-1,502,271	£-1,502,271	£-1,572,249	£-1,618,900
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,740,093	£-1,975,730	£-1,994,529	£-1,994,529	£-2,065,020	£-2,112,016
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,265,720	£-2,472,911	£-2,491,868	£-2,491,868	£-2,562,955	£-2,610,346
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,530,466	£-2,723,399	£-2,742,444	£-2,742,444	£-2,813,857	£-2,861,468
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,796,498	£-2,975,153	£-2,994,290	£-2,994,290	£-3,066,051	£-3,113,892
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,063,819	£-3,228,172	£-3,247,407	£-3,247,407	£-3,319,535	£-3,367,621
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,467,213	£-3,610,074	£-3,629,465	£-3,629,465	£-3,702,249	£-3,751,519
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,876,374	£-3,999,676	£-4,019,556	£-4,019,556	£-4,094,104	£-4,143,803

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£435,936	£171,940	£153,280	£153,280	£83,302	£36,652
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-84,542	£-320,179	£-338,977	£-338,977	£-409,469	£-456,464
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-610,169	£-817,360	£-836,316	£-836,316	£-907,404	£-954,795
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-874,914	£-1,067,848	£-1,086,892	£-1,086,892	£-1,158,306	£-1,205,916
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,140,947	£-1,319,602	£-1,338,739	£-1,338,739	£-1,410,500	£-1,458,341
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,408,268	£-1,572,621	£-1,591,856	£-1,591,856	£-1,663,984	£-1,712,070
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,811,662	£-1,954,523	£-1,973,913	£-1,973,913	£-2,046,698	£-2,095,968
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,220,823	£-2,344,125	£-2,364,005	£-2,364,005	£-2,438,553	£-2,488,252

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,524,586	£1,260,590	£1,241,930	£1,241,930	£1,171,952	£1,125,301
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,004,108	£768,471	£749,672	£749,672	£679,181	£632,185
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£478,481	£271,290	£252,333	£252,333	£181,246	£133,855
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£213,735	£20,802	£1,757	£1,757	£-69,656	£-117,267
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-52,297	£-230,952	£-250,089	£-250,089	£-321,850	£-369,691
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-319,618	£-483,971	£-503,206	£-503,206	£-575,334	£-623,420
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-723,012	£-865,873	£-885,284	£-885,284	£-958,048	£-1,007,318
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,132,173	£-1,255,475	£-1,275,355	£-1,275,355	£-1,349,903	£-1,399,602

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,979,024	£1,715,027	£1,696,367	£1,696,367	£1,626,390	£1,579,739
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,458,645	£1,222,908	£1,204,110	£1,204,110	£1,133,618	£1,086,623
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£932,918	£725,727	£706,771	£706,771	£635,683	£588,292
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£668,173	£475,239	£456,195	£456,195	£384,781	£337,171
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£402,140	£223,485	£204,348	£204,348	£132,587	£84,747
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£134,820	£-29,534	£-48,769	£-48,769	£-120,897	£-168,983
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-266,575	£-411,436	£-430,826	£-430,826	£-503,610	£-552,881
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-677,736	£-801,038	£-820,918	£-820,918	£-895,466	£-945,165

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,949,494	£3,715,303	£3,696,643	£3,696,643	£3,626,665	£3,580,014
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,308,029	£3,098,767	£3,079,968	£3,079,968	£3,009,476	£2,962,482
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,661,414	£2,477,168	£2,458,212	£2,458,212	£2,387,125	£2,339,734
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,336,175	£2,164,471	£2,145,428	£2,145,428	£2,074,013	£2,026,404
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,009,648	£1,850,509	£1,831,373	£1,831,373	£1,759,611	£1,711,771
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,681,834	£1,535,282	£1,516,047	£1,516,047	£1,443,919	£1,395,833
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,187,699	£1,060,067	£1,040,676	£1,040,676	£967,960	£919,482
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£690,667	£582,005	£562,446	£562,446	£489,097	£440,199

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£251,452	£17,261	-£1,399	-£1,399	-£71,377	-£118,027
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£390,013	-£599,275	-£618,073	-£618,073	-£688,566	-£735,560
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,036,628	-£1,220,874	-£1,239,830	-£1,239,830	-£1,310,917	-£1,358,308
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,361,867	-£1,533,571	-£1,552,614	-£1,552,614	-£1,624,029	-£1,671,638
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,688,394	-£1,847,533	-£1,866,669	-£1,866,669	-£1,938,431	-£1,986,271
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,016,208	-£2,162,760	-£2,181,995	-£2,181,995	-£2,254,123	-£2,302,209
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,510,343	-£2,637,975	-£2,657,366	-£2,657,366	-£2,730,082	-£2,778,560
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,007,375	-£3,116,037	-£3,135,596	-£3,135,596	-£3,208,944	-£3,257,843

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,907,003	£1,672,812	£1,654,152	£1,654,152	£1,584,174	£1,537,524
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,265,538	£1,056,276	£1,037,478	£1,037,478	£966,985	£919,991
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£618,923	£434,677	£415,721	£415,721	£344,634	£297,243
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£293,684	£121,981	£102,937	£102,937	£31,523	-£16,087
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£32,843	-£191,982	-£211,118	-£211,118	-£282,880	-£330,720
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£360,657	-£507,209	-£526,444	-£526,444	-£598,572	-£646,658
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£854,792	-£982,424	-£1,001,815	-£1,001,815	-£1,074,531	-£1,123,009
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,351,824	-£1,460,485	-£1,480,045	-£1,480,045	-£1,553,393	-£1,602,292

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,995,653	£2,761,462	£2,742,802	£2,742,802	£2,672,824	£2,626,174
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,354,188	£2,144,926	£2,126,128	£2,126,128	£2,056,635	£2,008,641
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,707,573	£1,523,327	£1,504,371	£1,504,371	£1,433,284	£1,385,893
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,362,334	£1,210,630	£1,191,587	£1,191,587	£1,120,172	£1,072,563
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,055,807	£896,668	£877,532	£877,532	£805,770	£757,930
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£727,993	£581,441	£562,206	£562,206	£490,078	£441,992
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£233,858	£106,226	£86,835	£86,835	£14,119	-£34,399
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£263,174	-£371,836	-£391,395	-£391,395	-£464,743	-£513,642

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,450,090	£3,215,899	£3,197,239	£3,197,239	£3,127,262	£3,080,611
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,808,625	£2,599,363	£2,580,565	£2,580,565	£2,510,072	£2,463,078
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,162,010	£1,977,765	£1,958,808	£1,958,808	£1,887,721	£1,840,330
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,836,771	£1,665,068	£1,646,025	£1,646,025	£1,574,610	£1,527,001
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,510,244	£1,351,105	£1,331,970	£1,331,970	£1,260,207	£1,212,367
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,182,430	£1,035,878	£1,016,643	£1,016,643	£944,515	£896,429
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£688,296	£560,663	£541,272	£541,272	£468,556	£420,079
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£191,263	£82,602	£63,042	£63,042	-£10,306	-£59,205

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,478,427	£2,269,537	£2,250,877	£2,250,877	£2,180,900	£2,134,249
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,965,581	£1,779,408	£1,760,609	£1,760,609	£1,690,118	£1,643,122
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,447,585	£1,284,217	£1,265,260	£1,265,260	£1,194,173	£1,146,782
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,186,655	£1,034,723	£1,015,680	£1,015,680	£944,265	£896,656
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£924,439	£783,964	£764,828	£764,828	£693,067	£645,225
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£660,934	£531,940	£512,705	£512,705	£440,577	£392,491
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£263,264	£151,531	£132,140	£132,140	£59,423	£10,946
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-139,550	£-235,515	£-255,395	£-255,395	£-329,943	£-379,642

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,219,615	£-1,428,505	£-1,447,165	£-1,447,165	£-1,517,141	£-1,563,793
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,732,461	£-1,918,634	£-1,937,433	£-1,937,433	£-2,007,924	£-2,054,919
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,250,457	£-2,413,825	£-2,432,782	£-2,432,782	£-2,503,889	£-2,551,260
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,511,386	£-2,863,319	£-2,882,362	£-2,882,362	£-2,953,775	£-3,001,386
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,773,603	£-3,214,078	£-3,233,214	£-3,233,214	£-3,304,975	£-3,352,817
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,037,108	£-3,166,102	£-3,185,337	£-3,185,337	£-3,257,465	£-3,305,550
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,434,778	£-3,546,511	£-3,565,902	£-3,565,902	£-3,638,619	£-3,687,096
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,837,591	£-3,933,557	£-3,953,437	£-3,953,437	£-4,027,985	£-4,077,684

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£435,936	£227,046	£208,386	£208,386	£138,410	£91,758
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-176,909	£-263,083	£-281,881	£-281,881	£-352,373	£-399,368
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-594,906	£-758,274	£-777,230	£-777,230	£-848,318	£-895,709
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-855,835	£-1,007,768	£-1,026,811	£-1,026,811	£-1,098,224	£-1,145,835
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,118,052	£-1,258,526	£-1,277,663	£-1,277,663	£-1,349,424	£-1,397,266
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,381,557	£-1,510,551	£-1,529,785	£-1,529,785	£-1,601,913	£-1,649,999
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,779,227	£-1,890,980	£-1,910,351	£-1,910,351	£-1,983,087	£-2,031,545
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,182,040	£-2,278,006	£-2,297,886	£-2,297,886	£-2,372,434	£-2,422,133

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,524,586	£1,315,696	£1,297,036	£1,297,036	£1,227,060	£1,180,408
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,011,740	£825,567	£806,768	£806,768	£736,277	£689,282
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£493,744	£330,376	£311,419	£311,419	£240,332	£192,941
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£232,815	£80,882	£61,839	£61,839	£-9,576	£-57,185
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-29,402	£-169,877	£-189,013	£-189,013	£-260,774	£-308,616
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-292,907	£-421,901	£-441,136	£-441,136	£-513,264	£-561,349
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-690,577	£-802,310	£-821,701	£-821,701	£-894,418	£-942,895
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,093,390	£-1,189,356	£-1,209,236	£-1,209,236	£-1,283,784	£-1,333,483

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,979,024	£1,770,133	£1,751,473	£1,751,473	£1,681,497	£1,634,845
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,466,178	£1,280,004	£1,261,206	£1,261,206	£1,190,714	£1,143,719
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£948,181	£784,813	£765,857	£765,857	£694,769	£647,378
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£687,252	£535,319	£516,276	£516,276	£444,861	£397,252
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£425,035	£284,561	£265,424	£265,424	£193,663	£145,821
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£161,530	£32,536	£13,302	£13,302	£-58,826	£-106,912
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-236,140	£-347,873	£-367,264	£-367,264	£-439,980	£-488,458
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-638,953	£-734,919	£-754,798	£-754,798	£-829,347	£-879,046

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,301,573	£1,112,924	£1,094,264	£1,094,264	£1,024,288	£977,636
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£896,459	£728,674	£709,876	£709,876	£639,384	£592,389
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£486,196	£339,363	£320,406	£320,406	£249,318	£201,927
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£279,132	£142,809	£123,764	£123,764	£52,350	£4,740
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£70,781	£-55,911	£-75,361	£-75,361	£-148,295	£-196,919
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-141,128	£-258,252	£-277,801	£-277,801	£-351,109	£-399,981
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-463,183	£-564,175	£-583,883	£-583,883	£-657,788	£-707,058
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-788,181	£-872,991	£-892,871	£-892,871	£-967,419	£-1,017,118

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,396,469	£-2,585,118	£-2,603,778	£-2,603,778	£-2,673,754	£-2,720,406
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,801,583	£-2,969,368	£-2,988,166	£-2,988,166	£-3,058,658	£-3,105,653
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,211,846	£-3,358,679	£-3,377,636	£-3,377,636	£-3,448,724	£-3,496,115
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,418,910	£-3,555,233	£-3,574,278	£-3,574,278	£-3,645,692	£-3,693,302
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,627,261	£-3,753,953	£-3,773,403	£-3,773,403	£-3,846,337	£-3,894,961
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,839,170	£-3,956,294	£-3,975,842	£-3,975,842	£-4,049,151	£-4,098,023
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,161,225	£-4,262,217	£-4,281,925	£-4,281,925	£-4,355,830	£-4,405,100
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,486,223	£-4,571,033	£-4,590,913	£-4,590,913	£-4,665,461	£-4,715,160

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-740,918	£-929,567	£-948,227	£-948,227	£-1,018,203	£-1,064,855
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-1,146,032	£-1,313,817	£-1,332,615	£-1,332,615	£-1,403,106	£-1,450,102
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,556,295	£-1,703,128	£-1,722,085	£-1,722,085	£-1,793,173	£-1,840,564
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,763,359	£-1,899,682	£-1,918,726	£-1,918,726	£-1,990,141	£-2,037,750
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,971,710	£-2,098,402	£-2,117,852	£-2,117,852	£-2,190,786	£-2,238,410
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,183,619	£-2,300,743	£-2,320,291	£-2,320,291	£-2,393,600	£-2,442,472
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,505,674	£-2,606,686	£-2,626,374	£-2,626,374	£-2,700,279	£-2,749,549
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,830,672	£-2,915,482	£-2,935,362	£-2,935,362	£-3,009,910	£-3,059,609

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£347,732	£159,083	£140,423	£140,423	£70,447	£23,795
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-57,382	£-225,167	£-243,965	£-243,965	£-314,457	£-361,452
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-467,645	£-614,478	£-633,435	£-633,435	£-704,523	£-751,914
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-674,709	£-811,032	£-830,077	£-830,077	£-901,491	£-949,101
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-883,069	£-1,009,752	£-1,029,202	£-1,029,202	£-1,102,196	£-1,150,760
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,094,969	£-1,212,093	£-1,231,641	£-1,231,641	£-1,304,950	£-1,353,622
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,417,024	£-1,518,016	£-1,537,724	£-1,537,724	£-1,611,629	£-1,660,899
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,742,022	£-1,826,832	£-1,846,712	£-1,846,712	£-1,921,260	£-1,970,959

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£802,169	£613,520	£594,860	£594,860	£524,884	£478,232
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£397,056	£229,271	£210,472	£210,472	£139,981	£92,985
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-13,298	£-160,041	£-178,998	£-178,998	£-250,085	£-297,476
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-220,272	£-356,595	£-375,639	£-375,639	£-447,059	£-494,663
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-428,622	£-555,315	£-574,764	£-574,764	£-647,699	£-696,323
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-640,532	£-757,656	£-777,204	£-777,204	£-850,513	£-899,385
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-962,587	£-1,063,578	£-1,083,286	£-1,083,286	£-1,157,192	£-1,206,462
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,287,585	£-1,372,394	£-1,392,274	£-1,392,274	£-1,466,823	£-1,516,622

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,086,784	£13,881,270	£13,839,012	£13,839,012	£13,680,546	£13,574,592
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,927,542	£11,842,088	£11,798,839	£11,798,839	£11,636,658	£11,528,538
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,751,944	£9,786,906	£9,743,312	£9,743,312	£9,579,834	£9,470,849
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,655,917	£8,755,077	£8,711,293	£8,711,293	£8,547,102	£8,437,641
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,557,014	£7,720,423	£7,676,438	£7,676,438	£7,511,490	£7,401,526
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£7,455,239	£6,682,945	£6,638,746	£6,638,746	£6,472,998	£6,362,500
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£5,797,184	£5,121,430	£5,076,889	£5,076,889	£4,909,862	£4,798,509
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,132,664	£3,553,559	£3,508,651	£3,508,651	£3,340,245	£3,227,975

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,788,017	£6,582,503	£6,540,245	£6,540,245	£6,381,779	£6,275,825
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,628,775	£4,543,321	£4,500,072	£4,500,072	£4,337,891	£4,229,771
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,453,177	£2,488,139	£2,444,545	£2,444,545	£2,281,067	£2,172,082
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,357,150	£1,456,310	£1,412,526	£1,412,526	£1,248,335	£1,138,874
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,258,248	£421,656	£377,671	£377,671	£212,723	£102,759
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£156,472	£-615,822	£-660,021	£-660,021	£-825,769	£-936,267
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,501,582	£-2,177,337	£-2,221,877	£-2,221,877	£-2,388,905	£-2,500,257
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,166,103	£-3,745,208	£-3,790,115	£-3,790,115	£-3,958,522	£-4,070,792

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,055,552	£9,850,038	£9,807,780	£9,807,780	£9,649,314	£9,543,360
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,896,310	£7,810,856	£7,767,607	£7,767,607	£7,605,426	£7,497,306
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,720,712	£5,755,674	£5,712,080	£5,712,080	£5,548,602	£5,439,617
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,624,685	£4,723,845	£4,680,061	£4,680,061	£4,515,870	£4,406,409
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,525,783	£3,689,191	£3,645,206	£3,645,206	£3,480,258	£3,370,294
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,424,007	£2,651,713	£2,607,514	£2,607,514	£2,441,767	£2,331,268
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,765,953	£1,090,198	£1,045,658	£1,045,658	£878,630	£767,278
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£101,432	£-477,672	£-522,580	£-522,580	£-690,987	£-803,257

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,204,203	£11,998,689	£11,956,431	£11,956,431	£11,797,965	£11,692,011
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,044,962	£9,959,507	£9,916,258	£9,916,258	£9,754,077	£9,645,957
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£8,869,363	£7,904,325	£7,860,731	£7,860,731	£7,697,253	£7,588,268
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,773,336	£6,872,497	£6,828,712	£6,828,712	£6,664,521	£6,555,060
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,674,434	£5,837,842	£5,793,857	£5,793,857	£5,628,909	£5,518,945
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,572,658	£4,800,364	£4,756,165	£4,756,165	£4,590,418	£4,479,919
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,914,604	£3,238,849	£3,194,309	£3,194,309	£3,027,281	£2,915,929
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£2,250,083	£1,670,979	£1,626,071	£1,626,071	£1,457,664	£1,345,394

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,101,119	£12,895,605	£12,853,347	£12,853,347	£12,694,881	£12,588,927
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,941,877	£10,856,423	£10,813,174	£10,813,174	£10,650,993	£10,542,873
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,766,279	£8,801,241	£8,757,647	£8,757,647	£8,594,169	£8,485,184
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,670,252	£7,769,412	£7,725,628	£7,725,628	£7,561,437	£7,451,976
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,571,349	£6,734,758	£6,690,773	£6,690,773	£6,525,825	£6,415,861
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,469,574	£5,697,280	£5,653,081	£5,653,081	£5,487,333	£5,376,335
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,811,519	£4,135,765	£4,091,224	£4,091,224	£3,924,197	£3,812,844
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,146,999	£2,567,894	£2,522,986	£2,522,986	£2,354,580	£2,242,310

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,179,864	£7,077,669	£7,034,720	£7,034,720	£6,873,662	£6,766,290
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,678,313	£5,692,640	£5,649,392	£5,649,392	£5,487,211	£5,379,090
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,165,265	£4,296,312	£4,252,718	£4,252,718	£4,089,240	£3,980,255
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,404,430	£3,593,910	£3,550,126	£3,550,126	£3,385,936	£3,276,475
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,640,720	£2,888,684	£2,844,698	£2,844,698	£2,679,751	£2,569,785
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,874,135	£2,180,632	£2,136,433	£2,136,433	£1,970,686	£1,860,187
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,718,870	£1,113,258	£1,068,717	£1,068,717	£901,690	£790,337
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£557,137	£39,528	-\$5,469	-\$5,469	-\$176,629	-\$290,736

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£881,097	-\$221,097	-\$264,047	-\$264,047	-\$425,105	-\$532,477
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-\$620,454	-\$1,606,127	-\$1,649,375	-\$1,649,375	-\$1,811,556	-\$1,919,677
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-\$2,133,502	-\$3,002,455	-\$3,046,049	-\$3,046,049	-\$3,209,527	-\$3,318,512
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-\$2,894,337	-\$3,704,857	-\$3,748,641	-\$3,748,641	-\$3,912,831	-\$4,022,922
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-\$3,658,047	-\$4,410,083	-\$4,454,069	-\$4,454,069	-\$4,618,016	-\$4,728,981
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-\$4,424,632	-\$5,118,135	-\$5,162,334	-\$5,162,334	-\$5,328,081	-\$5,438,579
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-\$5,579,897	-\$6,185,509	-\$6,230,050	-\$6,230,050	-\$6,397,077	-\$6,508,430
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-\$6,741,630	-\$7,259,239	-\$7,304,235	-\$7,304,235	-\$7,475,396	-\$7,589,503

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,148,632	£3,046,438	£3,003,488	£3,003,488	£2,842,430	£2,735,058
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,647,081	£1,661,408	£1,618,161	£1,618,161	£1,455,979	£1,347,858
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,134,033	£265,080	£221,486	£221,486	£58,008	-\$50,977
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£373,198	-\$437,322	-\$481,106	-\$481,106	-\$645,296	-\$754,757
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-\$390,512	-\$1,142,548	-\$1,186,534	-\$1,186,534	-\$1,351,481	-\$1,461,446
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-\$1,157,097	-\$1,850,600	-\$1,894,799	-\$1,894,799	-\$2,060,546	-\$2,171,044
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-\$2,312,362	-\$2,917,974	-\$2,962,515	-\$2,962,515	-\$3,129,542	-\$3,240,895
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-\$3,474,095	-\$3,991,704	-\$4,036,700	-\$4,036,700	-\$4,207,861	-\$4,321,968

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,297,283	£5,195,089	£5,152,139	£5,152,139	£4,991,081	£4,883,710
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,795,732	£3,810,059	£3,766,812	£3,766,812	£3,604,631	£3,496,509
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,282,684	£2,413,731	£2,370,137	£2,370,137	£2,206,659	£2,097,674
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,521,849	£1,711,329	£1,667,545	£1,667,545	£1,503,355	£1,393,894
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,758,139	£1,006,103	£962,117	£962,117	£797,170	£687,205
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£991,555	£298,051	£253,852	£253,852	£88,105	-\$22,393
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-\$163,111	-\$769,323	-\$813,863	-\$813,863	-\$980,991	-\$1,092,243
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-\$1,325,444	-\$1,643,053	-\$1,688,049	-\$1,688,049	-\$2,059,210	-\$2,173,316

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,194,199	£6,092,004	£6,049,055	£6,049,055	£5,887,997	£5,780,625
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,692,648	£4,706,975	£4,663,727	£4,663,727	£4,501,546	£4,393,425
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,179,600	£3,310,647	£3,267,053	£3,267,053	£3,103,575	£2,994,590
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,418,765	£2,608,245	£2,564,461	£2,564,461	£2,400,271	£2,290,810
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,655,055	£1,903,019	£1,859,033	£1,859,033	£1,694,086	£1,584,120
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,888,470	£1,194,967	£1,150,768	£1,150,768	£985,021	£874,522
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£733,205	£127,993	£83,052	£83,052	-\$83,375	-\$195,328
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-\$428,528	-\$946,137	-\$991,134	-\$991,134	-\$1,162,294	-\$1,276,401

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,293,427	£4,240,877	£4,197,928	£4,197,928	£4,036,870	£3,929,498
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,059,168	£3,118,541	£3,075,293	£3,075,293	£2,913,111	£2,804,991
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,813,410	£1,984,906	£1,941,312	£1,941,312	£1,777,835	£1,668,849
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,186,219	£1,413,850	£1,370,067	£1,370,067	£1,205,876	£1,096,415
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,556,155	£839,971	£795,985	£795,985	£631,038	£521,073
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£923,216	£263,266	£219,067	£219,067	£53,320	£-58,114
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-32,099	£-167,018	£-166,287	£-166,287	£-832,046	£-945,220
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,009,087	£-1,508,066	£-1,553,709	£-1,553,709	£-1,724,869	£-1,838,977

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,005,340	£-3,057,890	£-3,100,839	£-3,100,839	£-3,261,897	£-3,369,269
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,239,599	£-4,180,226	£-4,223,474	£-4,223,474	£-4,385,536	£-4,493,776
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-4,485,357	£-5,313,860	£-5,357,455	£-5,357,455	£-5,520,932	£-5,629,918
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,112,548	£-5,884,916	£-5,928,700	£-5,928,700	£-6,092,891	£-6,202,352
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,742,612	£-6,458,796	£-6,502,782	£-6,502,782	£-6,667,729	£-6,777,694
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,375,551	£-7,035,501	£-7,079,700	£-7,079,700	£-7,245,447	£-7,356,880
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,330,866	£-7,915,784	£-7,961,054	£-7,961,054	£-8,130,813	£-8,243,987
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,307,854	£-8,806,833	£-8,852,476	£-8,852,476	£-9,023,636	£-9,137,744

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,262,195	£209,645	£166,696	£166,696	£5,638	£-101,734
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£27,936	£-192,691	£-955,939	£-955,939	£-1,118,120	£-1,226,241
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,217,822	£-2,046,325	£-2,089,920	£-2,089,920	£-2,253,397	£-2,362,383
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,845,013	£-2,817,381	£-2,861,165	£-2,861,165	£-3,026,336	£-3,134,776
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,475,077	£-3,591,280	£-3,635,247	£-3,635,247	£-3,800,194	£-3,908,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,108,016	£-4,367,986	£-4,412,165	£-4,412,165	£-4,577,912	£-4,686,345
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,063,331	£-5,144,249	£-5,189,519	£-5,189,519	£-5,355,278	£-5,464,452
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,040,318	£-6,026,297	£-6,071,940	£-6,071,940	£-6,238,101	£-6,347,209

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,410,846	£2,358,296	£2,315,347	£2,315,347	£2,154,289	£2,046,917
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,176,587	£1,235,961	£1,192,712	£1,192,712	£1,030,531	£922,410
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£930,829	£102,326	£58,731	£58,731	£-104,746	£-213,732
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£303,638	£-468,730	£-512,514	£-512,514	£-676,704	£-786,165
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-326,426	£-1,042,609	£-1,086,596	£-1,086,596	£-1,251,543	£-1,361,508
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-659,365	£-1,619,314	£-1,663,513	£-1,663,513	£-1,828,261	£-1,940,694
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,014,680	£-2,199,598	£-2,244,367	£-2,244,367	£-2,410,627	£-2,523,801
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,891,667	£-3,390,646	£-3,436,289	£-3,436,289	£-3,602,450	£-3,717,558

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,307,762	£3,256,212	£3,212,263	£3,212,263	£3,051,205	£2,943,833
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,073,503	£2,132,876	£2,089,628	£2,089,628	£1,927,446	£1,819,326
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,827,745	£999,241	£955,647	£955,647	£792,170	£683,184
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,200,554	£428,185	£384,402	£384,402	£220,211	£110,750
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£570,490	£-145,694	£-189,690	£-189,690	£-354,627	£-464,592
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-62,449	£-722,399	£-766,598	£-766,598	£-932,345	£-1,043,779
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,017,764	£-1,602,683	£-1,647,952	£-1,647,952	£-1,817,711	£-1,930,885
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,994,752	£-2,493,731	£-2,539,374	£-2,539,374	£-2,710,534	£-2,824,642

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,025,289	£6,451,742	£6,408,793	£6,408,793	£6,247,735	£6,140,363
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,661,162	£5,150,894	£5,107,645	£5,107,645	£4,945,464	£4,837,343
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,285,536	£3,838,746	£3,795,152	£3,795,152	£3,631,674	£3,522,689
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,593,413	£3,178,434	£3,134,650	£3,134,650	£2,970,459	£2,860,999
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,898,415	£2,515,297	£2,471,312	£2,471,312	£2,306,364	£2,196,400
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,200,541	£1,849,337	£1,805,138	£1,805,138	£1,639,390	£1,528,892
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,148,342	£845,098	£800,557	£800,557	£633,529	£522,177
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£89,677	£-168,204	£-213,846	£-213,846	£-385,007	£-499,114

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£273,478	-£847,025	-£889,974	-£889,974	-£1,051,032	-£1,158,404
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,637,605	-£2,147,873	-£2,191,122	-£2,191,122	-£2,353,303	-£2,461,423
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£3,013,231	-£3,460,021	-£3,503,615	-£3,503,615	-£3,667,093	-£3,776,078
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£3,705,354	-£4,120,333	-£4,164,117	-£4,164,117	-£4,328,308	-£4,437,768
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£4,400,352	-£4,783,470	-£4,827,455	-£4,827,455	-£4,992,403	-£5,102,367
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£5,098,226	-£5,449,430	-£5,493,629	-£5,493,629	-£5,659,377	-£5,769,875
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£6,150,424	-£6,453,669	-£6,498,210	-£6,498,210	-£6,665,238	-£6,776,590
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£7,209,090	-£7,466,971	-£7,512,613	-£7,512,613	-£7,683,774	-£7,797,881

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,994,057	£2,420,510	£2,377,561	£2,377,561	£2,216,503	£2,109,132
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,629,930	£1,119,662	£1,076,413	£1,076,413	£914,232	£806,112
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£254,304	£-192,486	£-236,080	£-236,080	£-399,558	£-508,543
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£437,819	-£852,798	-£896,582	-£896,582	-£1,060,773	-£1,170,233
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,132,817	-£1,515,934	-£1,559,920	-£1,559,920	-£1,724,888	-£1,834,832
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,830,691	-£2,181,895	-£2,226,094	-£2,226,094	-£2,391,842	-£2,502,340
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,882,889	-£3,186,134	-£3,230,675	-£3,230,675	-£3,397,703	-£3,509,055
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,941,555	-£4,199,436	-£4,245,078	-£4,245,078	-£4,416,239	-£4,530,346

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,142,708	£4,569,161	£4,526,212	£4,526,212	£4,365,155	£4,257,783
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,778,581	£3,268,313	£3,225,064	£3,225,064	£3,062,883	£2,954,763
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,402,956	£1,956,165	£1,912,571	£1,912,571	£1,749,093	£1,640,108
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,710,832	£1,295,853	£1,252,070	£1,252,070	£1,087,878	£978,418
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,015,834	£632,717	£588,731	£588,731	£423,783	£313,819
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£317,960	£-33,244	£-77,443	£-77,443	£-243,190	£-353,689
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£794,238	£-1,037,482	£-1,082,024	£-1,082,024	£-1,249,052	£-1,360,404
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£1,792,904	£-2,050,785	£-2,096,427	£-2,096,427	£-2,267,588	£-2,381,695

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,039,624	£5,486,077	£5,423,128	£5,423,128	£5,262,070	£5,154,698
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,675,497	£4,165,229	£4,121,980	£4,121,980	£3,959,799	£3,851,678
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,299,871	£2,853,081	£2,809,487	£2,809,487	£2,646,009	£2,537,024
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,607,748	£2,192,769	£2,148,985	£2,148,985	£1,984,794	£1,875,334
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,912,750	£1,529,632	£1,485,647	£1,485,647	£1,320,699	£1,210,735
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,214,876	£863,672	£819,473	£819,473	£653,725	£543,227
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£162,677	£-140,567	£-185,108	£-185,108	£-352,136	£-463,488
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£86,988	£-1,153,869	£-1,199,511	£-1,199,511	£-1,370,672	£-1,484,779

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,716,140	£4,182,308	£4,139,359	£4,139,359	£3,978,302	£3,870,930
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,548,022	£3,074,099	£3,030,850	£3,030,850	£2,868,669	£2,760,548
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,368,408	£1,954,589	£1,910,995	£1,910,995	£1,747,517	£1,638,532
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,774,288	£1,390,597	£1,346,813	£1,346,813	£1,182,621	£1,073,162
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,177,295	£823,780	£779,794	£779,794	£614,847	£504,882
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£577,427	£254,138	£209,939	£209,939	£44,192	£-67,391
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-333,125	£-615,527	£-660,796	£-660,796	£-830,555	£-943,729
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,259,694	£-1,495,808	£-1,541,451	£-1,541,451	£-1,712,612	£-1,826,719

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,582,627	£-3,116,459	£-3,159,408	£-3,159,408	£-3,320,465	£-3,427,837
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,750,745	£-4,224,668	£-4,267,917	£-4,267,917	£-4,430,098	£-4,538,219
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-4,930,359	£-5,344,178	£-5,387,772	£-5,387,772	£-5,551,249	£-5,660,235
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,524,479	£-6,308,170	£-6,351,954	£-6,351,954	£-6,516,145	£-6,625,605
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,121,472	£-7,147,987	£-7,191,973	£-7,191,973	£-7,356,160	£-7,465,885
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,721,340	£-7,944,629	£-7,988,828	£-7,988,828	£-8,153,575	£-8,263,158
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,631,892	£-8,914,294	£-8,958,563	£-8,958,563	£-9,123,322	£-9,232,996
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,558,461	£-9,794,575	£-9,840,218	£-9,840,218	£-10,011,379	£-10,121,485

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£684,908	£151,076	£108,128	£108,128	£52,930	£-160,302
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-483,210	£-957,133	£-1,000,382	£-1,000,382	£-1,162,583	£-1,270,683
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,662,824	£-2,076,642	£-2,120,237	£-2,120,237	£-2,283,714	£-2,392,700
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,256,944	£-2,840,635	£-2,884,419	£-2,884,419	£-3,047,912	£-3,157,070
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,853,937	£-3,207,452	£-3,251,438	£-3,251,438	£-3,416,385	£-3,526,350
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,453,805	£-3,777,094	£-3,821,293	£-3,821,293	£-3,980,740	£-4,090,623
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,364,357	£-4,846,758	£-4,892,028	£-4,892,028	£-5,051,787	£-5,162,961
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,290,926	£-5,572,040	£-5,618,683	£-5,618,683	£-5,779,844	£-5,891,950

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,833,559	£2,299,727	£2,256,779	£2,256,779	£2,095,721	£1,988,349
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,665,441	£1,191,518	£1,148,269	£1,148,269	£986,088	£877,968
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£485,827	£72,009	£28,414	£28,414	£-135,063	£-244,049
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-108,293	£-491,984	£-535,768	£-535,768	£-699,959	£-809,419
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-705,286	£-1,058,801	£-1,102,787	£-1,102,787	£-1,267,734	£-1,377,699
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,305,154	£-1,828,443	£-1,872,642	£-1,872,642	£-2,037,589	£-2,147,572
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,215,706	£-2,498,107	£-2,543,377	£-2,543,377	£-2,708,336	£-2,818,310
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,142,275	£-3,378,389	£-3,424,032	£-3,424,032	£-3,589,193	£-3,709,299

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,730,475	£3,196,643	£3,153,694	£3,153,694	£2,992,637	£2,885,265
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,562,357	£2,088,434	£2,045,185	£2,045,185	£1,883,004	£1,774,883
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,382,743	£968,924	£925,330	£925,330	£761,852	£652,867
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£788,623	£404,932	£361,148	£361,148	£196,956	£87,497
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£191,630	£-161,885	£-205,871	£-205,871	£-370,818	£-480,793
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-408,238	£-731,527	£-775,726	£-775,726	£-941,473	£-1,053,056
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,318,790	£-1,601,192	£-1,646,461	£-1,646,461	£-1,816,220	£-1,929,394
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,245,359	£-2,481,473	£-2,527,116	£-2,527,116	£-2,698,277	£-2,812,384

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,984,279	£2,480,233	£2,437,283	£2,437,283	£2,276,225	£2,168,853
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,961,757	£1,515,115	£1,471,867	£1,471,867	£1,309,686	£1,201,565
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£927,738	£538,698	£495,104	£495,104	£331,626	£222,641
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£406,417	£46,251	£2,467	£2,467	£-164,368	£-275,619
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-119,705	£-456,363	£-501,068	£-501,068	£-668,714	£-780,477
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-655,394	£-622,605	£-1,007,527	£-1,007,527	£-1,175,985	£-1,288,291
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,464,408	£-1,727,352	£-1,772,622	£-1,772,622	£-1,942,381	£-2,055,555
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,279,994	£-2,498,560	£-2,544,203	£-2,544,203	£-2,715,362	£-2,829,470

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,314,488	£-4,818,534	£-4,861,484	£-4,861,484	£-5,022,542	£-5,129,913
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,337,009	£-5,783,652	£-5,826,900	£-5,826,900	£-5,989,081	£-6,097,202
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-6,371,029	£-6,760,069	£-6,803,663	£-6,803,663	£-6,967,141	£-7,076,126
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,892,350	£-7,252,516	£-7,296,299	£-7,296,299	£-7,463,135	£-7,574,386
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-7,418,471	£-7,755,130	£-7,799,835	£-7,799,835	£-7,967,481	£-8,079,243
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,954,161	£-8,261,372	£-8,306,294	£-8,306,294	£-8,474,752	£-8,587,058
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,763,175	£-9,026,119	£-9,071,389	£-9,071,389	£-9,241,148	£-9,354,322
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,576,761	£-9,797,327	£-9,842,970	£-9,842,970	£-10,014,129	£-10,128,237

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,046,953	£-1,550,999	£-1,593,949	£-1,593,949	£-1,755,006	£-1,862,378
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,069,474	£-2,516,117	£-2,559,365	£-2,559,365	£-2,721,546	£-2,829,667
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,103,494	£-3,492,534	£-3,536,128	£-3,536,128	£-3,699,606	£-3,808,591
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,624,815	£-3,984,981	£-4,028,764	£-4,028,764	£-4,195,600	£-4,306,851
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,150,936	£-4,487,595	£-4,532,300	£-4,532,300	£-4,699,946	£-4,811,708
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,686,626	£-4,993,837	£-5,038,759	£-5,038,759	£-5,207,217	£-5,319,523
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,495,640	£-5,758,584	£-5,803,853	£-5,803,853	£-5,973,613	£-6,086,787
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,311,226	£-6,529,792	£-6,575,435	£-6,575,435	£-6,746,594	£-6,860,702

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,101,698	£597,652	£554,703	£554,703	£393,645	£286,273
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£79,177	£-367,466	£-410,714	£-410,714	£-572,895	£-681,016
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-954,843	£-1,343,893	£-1,387,477	£-1,387,477	£-1,550,955	£-1,659,940
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,476,164	£-1,836,330	£-1,880,113	£-1,880,113	£-2,046,949	£-2,158,200
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,002,295	£-2,339,944	£-2,383,649	£-2,383,649	£-2,551,295	£-2,663,057
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,537,975	£-2,845,196	£-2,890,108	£-2,890,108	£-3,055,586	£-3,170,872
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,346,988	£-3,609,933	£-3,655,202	£-3,655,202	£-3,824,982	£-3,938,135
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,162,575	£-4,381,140	£-4,426,783	£-4,426,783	£-4,597,943	£-4,712,051

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,998,614	£1,494,568	£1,451,618	£1,451,618	£1,290,560	£1,183,188
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£976,092	£529,450	£486,202	£486,202	£324,021	£215,900
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-57,927	£-446,967	£-490,561	£-490,561	£-654,039	£-763,024
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-579,248	£-939,414	£-983,198	£-983,198	£-1,150,033	£-1,261,284
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,105,370	£-1,442,028	£-1,486,733	£-1,486,733	£-1,654,379	£-1,766,142
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,641,059	£-1,948,270	£-1,993,192	£-1,993,192	£-2,161,650	£-2,273,956
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,450,073	£-2,713,017	£-2,758,287	£-2,758,287	£-2,928,046	£-3,041,220
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,265,659	£-3,484,225	£-3,529,868	£-3,529,868	£-3,701,027	£-3,816,135

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,870,715	£5,430,089	£5,387,140	£5,387,140	£5,226,083	£5,118,711
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,611,274	£4,220,821	£4,177,573	£4,177,573	£4,015,392	£3,907,270
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,340,336	£3,000,252	£2,956,659	£2,956,659	£2,793,181	£2,684,196
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,700,556	£2,385,732	£2,341,947	£2,341,947	£2,177,756	£2,068,295
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,057,901	£1,768,385	£1,724,399	£1,724,399	£1,559,451	£1,449,486
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,412,371	£1,148,214	£1,104,015	£1,104,015	£938,268	£827,769
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£438,688	£212,660	£168,119	£168,119	£1,091	£-112,064
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-550,319	£-741,177	£-786,820	£-786,820	£-957,980	£-1,072,087

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,428,052	£-1,868,678	£-1,911,626	£-1,911,626	£-2,072,684	£-2,180,056
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,687,493	£-3,077,946	£-3,121,194	£-3,121,194	£-3,283,375	£-3,391,496
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,958,431	£-4,298,515	£-4,342,108	£-4,342,108	£-4,505,585	£-4,614,571
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,598,211	£-4,913,035	£-4,956,820	£-4,956,820	£-5,121,010	£-5,230,471
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,240,866	£-5,530,382	£-5,574,368	£-5,574,368	£-5,739,315	£-5,849,281
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,886,396	£-6,150,553	£-6,194,752	£-6,194,752	£-6,360,499	£-6,470,997
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,860,079	£-7,086,107	£-7,130,648	£-7,130,648	£-7,297,616	£-7,410,831
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,849,086	£-8,039,944	£-8,085,587	£-8,085,587	£-8,256,747	£-8,370,854

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,839,483	£1,398,857	£1,355,909	£1,355,909	£1,194,851	£1,087,479
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£580,042	£189,589	£146,341	£146,341	£-15,840	£-123,991
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-690,896	£-1,030,979	£-1,074,573	£-1,074,573	£-1,238,050	£-1,347,036
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,330,676	£-1,645,500	£-1,689,285	£-1,689,285	£-1,853,475	£-1,962,936
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,973,331	£-2,262,847	£-2,306,833	£-2,306,833	£-2,471,780	£-2,581,745
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,618,861	£-2,883,018	£-2,927,217	£-2,927,217	£-3,092,984	£-3,203,462
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,592,544	£-3,818,572	£-3,863,112	£-3,863,112	£-4,030,141	£-4,143,296
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,581,551	£-4,772,409	£-4,818,052	£-4,818,052	£-4,989,212	£-5,103,319

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,988,194	£3,547,508	£3,504,560	£3,504,560	£3,343,502	£3,236,130
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,728,693	£2,338,240	£2,294,992	£2,294,992	£2,132,811	£2,024,690
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,457,755	£1,117,672	£1,074,078	£1,074,078	£910,601	£801,615
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£817,975	£503,151	£459,366	£459,366	£295,176	£185,715
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£175,320	£-114,196	£-158,182	£-158,182	£-323,129	£-433,094
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-470,210	£-734,367	£-778,566	£-778,566	£-944,313	£-1,054,811
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,443,893	£-1,669,921	£-1,714,461	£-1,714,461	£-1,881,490	£-1,994,545
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,432,900	£-2,623,758	£-2,669,401	£-2,669,401	£-2,840,561	£-2,954,668

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,885,050	£4,444,424	£4,401,475	£4,401,475	£4,240,418	£4,133,046
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,625,609	£3,235,156	£3,191,908	£3,191,908	£3,029,727	£2,921,605
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,354,671	£2,014,587	£1,970,994	£1,970,994	£1,807,516	£1,698,531
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,714,891	£1,400,067	£1,356,282	£1,356,282	£1,192,091	£1,082,630
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,072,236	£782,720	£738,734	£738,734	£573,786	£463,821
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£426,706	£162,549	£118,350	£118,350	£-67,397	£-157,896
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-546,977	£-773,005	£-817,546	£-817,546	£-994,574	£-1,097,729
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,535,984	£-1,726,842	£-1,772,485	£-1,772,485	£-1,943,645	£-2,057,752

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,984,279	£2,593,297	£2,550,348	£2,550,348	£2,389,290	£2,281,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,976,870	£1,631,726	£1,588,477	£1,588,477	£1,426,296	£1,318,176
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£957,965	£658,856	£615,262	£615,262	£451,784	£342,799
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£444,200	£168,183	£124,399	£124,399	£40,443	£151,693
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-73,623	£-330,635	£-375,341	£-375,341	£-542,986	£-654,749
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-601,634	£-835,075	£-879,997	£-879,997	£-1,048,455	£-1,160,760
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,399,126	£-1,597,118	£-1,642,388	£-1,642,388	£-1,812,147	£-1,925,321
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,203,192	£-2,365,622	£-2,411,265	£-2,411,265	£-2,582,426	£-2,696,532

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,314,488	£-4,705,470	£-4,748,419	£-4,748,419	£-4,909,477	£-5,016,849
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,321,897	£-5,867,041	£-5,710,290	£-5,710,290	£-5,872,471	£-5,980,591
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-6,340,802	£-6,639,911	£-6,683,505	£-6,683,505	£-6,846,983	£-6,955,968
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,854,567	£-7,130,584	£-7,174,368	£-7,174,368	£-7,339,210	£-7,450,460
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-7,372,390	£-7,629,402	£-7,674,108	£-7,674,108	£-7,841,753	£-7,953,516
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,900,401	£-8,133,842	£-8,178,764	£-8,178,764	£-8,347,222	£-8,469,527
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,697,893	£-8,895,885	£-8,941,155	£-8,941,155	£-9,110,914	£-9,224,088
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,501,959	£-9,684,389	£-9,710,032	£-9,710,032	£-9,881,193	£-9,995,299

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,046,953	£-1,437,935	£-1,480,884	£-1,480,884	£-1,641,942	£-1,749,314
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,054,362	£-2,399,506	£-2,442,755	£-2,442,755	£-2,604,936	£-2,713,056
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,073,267	£-3,372,376	£-3,415,970	£-3,415,970	£-3,579,448	£-3,688,433
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,587,032	£-3,863,049	£-3,906,833	£-3,906,833	£-4,071,675	£-4,182,925
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,104,855	£-4,361,887	£-4,406,573	£-4,406,573	£-4,574,217	£-4,685,981
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,632,866	£-4,866,307	£-4,911,229	£-4,911,229	£-5,079,687	£-5,191,992
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,430,358	£-5,628,350	£-5,673,619	£-5,673,619	£-5,843,379	£-5,956,553
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,234,424	£-6,396,854	£-6,442,497	£-6,442,497	£-6,613,657	£-6,727,764

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,101,698	£710,717	£667,767	£667,767	£506,709	£399,337
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£94,290	£-250,855	£-294,103	£-294,103	£-456,285	£-564,405
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-924,616	£-1,223,725	£-1,267,319	£-1,267,319	£-1,430,797	£-1,539,782
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,438,390	£-1,714,398	£-1,758,182	£-1,758,182	£-1,923,023	£-2,034,274
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,956,204	£-2,215,216	£-2,257,922	£-2,257,922	£-2,425,586	£-2,537,330
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,484,214	£-2,717,656	£-2,762,578	£-2,762,578	£-2,931,036	£-3,043,341
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,281,707	£-3,479,699	£-3,524,968	£-3,524,968	£-3,694,728	£-3,807,901
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,085,772	£-4,248,203	£-4,293,846	£-4,293,846	£-4,465,006	£-4,579,113

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,998,614	£1,807,632	£1,564,683	£1,564,683	£1,403,625	£1,296,253
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£991,205	£646,061	£602,812	£602,812	£440,631	£332,511
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-277,700	£-326,809	£-370,403	£-370,403	£-533,881	£-642,866
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-541,465	£-617,482	£-661,266	£-661,266	£-826,108	£-937,358
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,059,288	£-1,316,300	£-1,361,006	£-1,361,006	£-1,528,651	£-1,640,414
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,587,299	£-1,820,740	£-1,865,662	£-1,865,662	£-2,034,120	£-2,146,425
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,384,791	£-2,628,783	£-2,628,053	£-2,628,053	£-2,797,812	£-2,910,986
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,188,857	£-3,351,287	£-3,396,930	£-3,396,930	£-3,568,091	£-3,682,197

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£675,130	£323,863	£280,914	£280,914	£119,856	£12,484
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£123,055	-£437,171	-£481,127	-£481,127	-£645,961	-£755,850
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£943,967	-£1,214,987	-£1,259,294	-£1,259,294	-£1,425,446	-£1,536,213
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£1,358,806	-£1,608,201	-£1,652,702	-£1,652,702	-£1,819,578	-£1,930,829
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,776,564	-£2,004,287	-£2,048,993	-£2,048,993	-£2,216,638	-£2,328,401
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£2,197,246	-£2,403,244	-£2,448,166	-£2,448,166	-£2,616,625	-£2,728,930
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,833,744	-£3,007,063	-£3,052,332	-£3,052,332	-£3,222,092	-£3,335,265
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,476,817	-£3,617,342	-£3,662,985	-£3,662,985	-£3,834,145	-£3,948,252

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£6,623,637	-£6,974,903	-£7,017,853	-£7,017,853	-£7,178,911	-£7,286,283
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£7,421,822	-£7,735,938	-£7,779,894	-£7,779,894	-£7,944,728	-£8,054,616
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£8,242,734	-£8,513,754	-£8,558,061	-£8,558,061	-£8,724,213	-£8,834,980
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£8,657,572	-£8,906,968	-£8,951,469	-£8,951,469	-£9,118,345	-£9,229,596
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,075,331	-£9,303,054	-£9,347,760	-£9,347,760	-£9,515,405	-£9,627,168
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£9,496,013	-£9,702,011	-£9,746,933	-£9,746,933	-£9,915,392	-£10,027,697
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£10,132,511	-£10,305,830	-£10,351,099	-£10,351,099	-£10,520,859	-£10,634,031
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£10,775,584	-£10,916,109	-£10,961,752	-£10,961,752	-£11,132,912	-£11,247,019

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£3,356,102	-£3,707,368	-£3,750,318	-£3,750,318	-£3,911,376	-£4,018,748
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£4,154,287	-£4,468,403	-£4,512,358	-£4,512,358	-£4,677,193	-£4,787,081
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£4,975,199	-£5,246,219	-£5,290,526	-£5,290,526	-£5,456,678	-£5,567,445
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£5,390,037	-£5,639,433	-£5,683,934	-£5,683,934	-£5,850,810	-£5,962,061
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£5,807,796	-£6,035,519	-£6,080,225	-£6,080,225	-£6,247,889	-£6,359,633
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£6,228,477	-£6,434,476	-£6,479,398	-£6,479,398	-£6,647,857	-£6,760,162
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£6,864,976	-£7,038,295	-£7,083,564	-£7,083,564	-£7,253,324	-£7,366,496
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£7,508,049	-£7,648,574	-£7,694,217	-£7,694,217	-£7,865,377	-£7,979,484

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,207,451	-£1,558,717	-£1,601,667	-£1,601,667	-£1,762,725	-£1,870,096
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£2,005,636	-£2,319,752	-£2,363,707	-£2,363,707	-£2,526,542	-£2,638,430
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£2,826,548	-£3,097,568	-£3,141,875	-£3,141,875	-£3,308,027	-£3,418,794
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£3,241,396	-£3,480,762	-£3,535,293	-£3,535,293	-£3,702,159	-£3,813,410
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£3,659,145	-£3,866,868	-£3,931,574	-£3,931,574	-£4,099,218	-£4,210,982
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£4,079,826	-£4,255,825	-£4,330,747	-£4,330,747	-£4,499,205	-£4,611,511
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£4,716,325	-£4,889,644	-£4,934,913	-£4,934,913	-£5,104,673	-£5,217,845
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£5,359,398	-£5,499,923	-£5,545,566	-£5,545,566	-£5,716,726	-£5,830,833

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£310,835	-£661,802	-£704,751	-£704,751	-£866,809	-£973,181
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,108,720	-£1,422,836	-£1,466,792	-£1,466,792	-£1,631,626	-£1,741,515
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£1,929,632	-£2,200,652	-£2,244,959	-£2,244,959	-£2,411,111	-£2,521,878
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£2,344,471	-£2,593,866	-£2,638,367	-£2,638,367	-£2,805,243	-£2,916,494
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£2,762,229	-£2,989,952	-£3,034,658	-£3,034,658	-£3,202,303	-£3,314,066
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£3,182,911	-£3,388,909	-£3,433,831	-£3,433,831	-£3,602,290	-£3,714,595
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£3,819,409	-£3,992,728	-£4,037,997	-£4,037,997	-£4,207,757	-£4,320,930
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£4,462,482	-£4,603,007	-£4,648,650	-£4,648,650	-£4,819,810	-£4,933,917

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£27,773,400	£25,442,463	£25,361,582	£25,361,582	£25,063,527	£24,848,157
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£23,751,729	£21,645,742	£21,563,021	£21,563,021	£21,252,818	£21,046,016
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,692,981	£17,826,055	£17,742,672	£17,742,672	£17,429,989	£17,221,533
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£17,651,045	£15,908,073	£15,824,327	£15,824,327	£15,510,280	£15,300,915
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£15,603,589	£13,984,667	£13,900,535	£13,900,535	£13,585,041	£13,374,712
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£13,550,612	£12,055,837	£11,971,297	£11,971,297	£11,654,272	£11,442,923
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£10,460,798	£9,152,418	£9,067,225	£9,067,225	£8,747,751	£8,534,769
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£7,358,565	£6,234,919	£6,147,618	£6,147,618	£5,820,239	£5,601,987

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,358,815	-£972,122	-£1,053,003	-£1,053,003	-£1,361,058	-£1,566,428
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£2,662,856	-£4,768,843	-£4,851,564	-£4,851,564	-£5,161,768	-£5,368,589
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£6,721,604	-£8,588,530	-£8,671,913	-£8,671,913	-£8,984,596	-£9,193,052
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£8,763,540	-£10,506,512	-£10,590,258	-£10,590,258	-£10,904,305	-£11,113,670
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£10,810,997	-£12,429,918	-£12,514,050	-£12,514,050	-£12,829,544	-£13,039,873
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£12,863,973	-£14,358,749	-£14,443,288	-£14,443,288	-£14,760,313	-£14,971,662
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£15,953,787	-£17,262,167	-£17,347,360	-£17,347,360	-£17,666,834	-£17,879,816
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£19,056,020	-£20,179,666	-£20,266,967	-£20,266,967	-£20,594,346	-£20,812,598

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,184,180	£10,853,243	£10,772,362	£10,772,362	£10,464,307	£10,258,937
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£9,162,509	£7,056,522	£6,973,801	£6,973,801	£6,663,597	£6,456,796
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,103,761	£3,236,835	£3,153,452	£3,153,452	£2,840,769	£2,632,313
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,061,825	£1,318,853	£1,235,107	£1,235,107	£921,060	£711,695
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,014,369	-£604,853	-£688,685	-£688,685	-£1,004,179	-£1,214,508
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£1,038,808	-£2,533,383	-£2,617,923	-£2,617,923	-£2,934,948	-£3,148,297
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£4,128,422	-£5,436,802	-£5,521,995	-£5,521,995	-£5,841,469	-£6,054,451
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£7,230,655	-£8,354,301	-£8,441,602	-£8,441,602	-£8,768,981	-£8,987,233

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,960,250	£18,629,314	£18,548,433	£18,548,433	£18,240,378	£18,035,008
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,938,579	£14,832,593	£14,749,872	£14,749,872	£14,439,668	£14,232,866
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£12,879,832	£11,012,905	£10,929,523	£10,929,523	£10,616,839	£10,408,384
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,837,896	£9,094,924	£9,011,177	£9,011,177	£8,697,131	£8,487,765
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,790,439	£7,171,517	£7,087,396	£7,087,396	£6,771,892	£6,561,562
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£6,737,463	£5,242,687	£5,158,147	£5,158,147	£4,841,123	£4,629,774
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,647,649	£2,339,269	£2,254,076	£2,254,076	£1,934,602	£1,721,620
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£545,416	-£578,230	-£665,532	-£665,532	-£992,910	-£1,211,162

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,206,231	£21,875,295	£21,794,414	£21,794,414	£21,486,359	£21,280,989
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,184,560	£18,078,574	£17,996,852	£17,996,852	£17,685,649	£17,478,847
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£16,125,813	£14,258,886	£14,175,503	£14,175,503	£13,862,820	£13,654,365
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,083,877	£12,340,904	£12,257,158	£12,257,158	£11,943,112	£11,733,746
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£12,036,420	£10,417,498	£10,333,367	£10,333,367	£10,017,873	£9,807,543
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£9,983,444	£8,488,668	£8,404,128	£8,404,128	£8,087,104	£7,875,755
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,893,630	£5,585,250	£5,500,057	£5,500,057	£5,180,583	£4,967,561
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£3,791,396	£2,667,751	£2,580,449	£2,580,449	£2,253,071	£2,034,818

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,826,208	£12,687,641	£12,605,493	£12,605,493	£12,297,438	£12,092,068
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,036,137	£10,123,227	£10,040,507	£10,040,507	£9,730,303	£9,523,510
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,223,985	£7,535,647	£7,450,901	£7,450,901	£7,133,104	£6,921,239
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£7,809,630	£6,220,953	£6,135,837	£6,135,837	£5,816,653	£5,603,864
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,383,167	£4,900,740	£4,815,232	£4,815,232	£4,494,578	£4,280,808
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,942,369	£3,575,010	£3,489,088	£3,489,088	£3,166,879	£2,952,073
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£2,770,643	£1,576,070	£1,489,483	£1,489,483	£1,164,784	£948,318
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£586,285	£-442,406	£-531,134	£-531,134	£-863,866	£-1,085,689

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-11,588,377	£-13,726,944	£-13,809,092	£-13,809,092	£-14,117,147	£-14,322,517
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-14,378,448	£-16,291,358	£-16,374,078	£-16,374,078	£-16,684,282	£-16,891,085
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-17,190,600	£-18,878,938	£-18,963,684	£-18,963,684	£-19,281,481	£-19,493,346
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-18,604,955	£-20,193,632	£-20,278,748	£-20,278,748	£-20,597,932	£-20,810,721
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-20,031,418	£-21,513,845	£-21,599,353	£-21,599,353	£-21,920,007	£-22,133,777
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-21,472,217	£-22,839,575	£-22,925,497	£-22,925,497	£-23,247,706	£-23,462,512
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-23,643,942	£-24,838,515	£-24,925,102	£-24,925,102	£-25,249,801	£-25,466,267
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-25,828,300	£-26,856,991	£-26,945,719	£-26,945,719	£-27,278,452	£-27,500,274

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£236,988	£-1,901,579	£-1,983,727	£-1,983,727	£-2,291,782	£-2,497,152
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-2,553,083	£-4,465,993	£-4,548,713	£-4,548,713	£-4,858,917	£-5,065,720
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,385,235	£-7,053,573	£-7,138,319	£-7,138,319	£-7,456,116	£-7,667,981
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,779,590	£-8,368,267	£-8,453,383	£-8,453,383	£-8,772,567	£-8,985,356
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,205,053	£-9,688,480	£-9,773,988	£-9,773,988	£-10,094,642	£-10,308,412
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,646,852	£-11,014,210	£-11,100,132	£-11,100,132	£-11,422,341	£-11,637,147
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,818,577	£-13,013,150	£-13,099,737	£-13,099,737	£-13,424,436	£-13,640,902
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-14,002,935	£-15,031,626	£-15,120,354	£-15,120,354	£-15,453,087	£-15,674,909

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,013,059	£5,874,491	£5,792,344	£5,792,344	£5,484,289	£5,278,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£5,222,987	£3,310,078	£3,227,357	£3,227,357	£2,917,154	£2,710,351
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,410,836	£722,498	£637,751	£637,751	£319,954	£108,090
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£996,481	£-592,197	£-677,313	£-677,313	£-996,496	£-1,209,286
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1429,982	£-1,912,409	£-1,997,917	£-1,997,917	£-2,318,572	£-2,532,341
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,870,791	£-3,238,139	£-3,324,062	£-3,324,062	£-3,646,271	£-3,861,076
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,042,507	£-5,237,079	£-5,323,666	£-5,323,666	£-5,648,365	£-5,864,832
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,226,864	£-7,255,555	£-7,344,283	£-7,344,283	£-7,677,016	£-7,898,838

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,259,040	£9,120,472	£9,038,324	£9,038,324	£8,730,269	£8,524,899
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,468,968	£6,556,059	£6,473,338	£6,473,338	£6,163,135	£5,956,332
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,656,816	£3,968,478	£3,883,732	£3,883,732	£3,565,935	£3,354,070
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,242,462	£2,653,784	£2,568,668	£2,568,668	£2,249,485	£2,036,695
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,815,999	£1,333,571	£1,248,064	£1,248,064	£927,409	£713,640
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,375,200	£7,841	£-78,081	£-78,081	£-400,290	£-615,095
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-736,526	£-1,981,099	£-2,077,686	£-2,077,686	£-2,402,384	£-2,618,851
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,980,884	£-4,009,574	£-4,098,303	£-4,098,303	£-4,431,035	£-4,652,857

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,418,158	£7,358,749	£7,275,257	£7,275,257	£6,962,164	£6,753,435
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,121,520	£5,265,237	£5,181,163	£5,181,163	£4,865,887	£4,655,703
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,785,177	£3,149,656	£3,064,910	£3,064,910	£2,747,112	£2,535,248
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,608,585	£2,083,588	£1,998,472	£1,998,472	£1,679,289	£1,466,499
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,426,377	£1,012,002	£926,495	£926,495	£605,840	£392,071
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,238,555	£-66,165	£-153,493	£-153,493	£-480,972	£-699,291
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-562,759	£-1,718,760	£-1,806,762	£-1,806,762	£-2,136,771	£-2,356,778
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,397,170	£-3,383,972	£-3,472,700	£-3,472,700	£-3,805,433	£-4,027,255

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-16,996,427	£-19,055,836	£-19,139,328	£-19,139,328	£-19,452,421	£-19,661,150
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-19,293,065	£-21,149,348	£-21,233,422	£-21,233,422	£-21,548,699	£-21,758,882
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-21,629,408	£-23,264,929	£-23,349,676	£-23,349,676	£-23,667,473	£-23,879,337
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-22,806,000	£-24,330,997	£-24,416,113	£-24,416,113	£-24,735,296	£-24,948,086
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-23,988,208	£-25,402,583	£-25,488,090	£-25,488,090	£-25,808,745	£-26,022,514
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-25,176,030	£-26,480,750	£-26,568,078	£-26,568,078	£-26,895,557	£-27,113,877
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,977,344	£-28,133,345	£-28,221,347	£-28,221,347	£-28,551,356	£-28,771,363
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-28,811,755	£-29,798,557	£-29,887,285	£-29,887,285	£-30,220,018	£-30,441,840

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-5,171,062	£-7,230,471	£-7,313,963	£-7,313,963	£-7,627,056	£-7,835,785
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-7,467,700	£-9,323,983	£-9,408,057	£-9,408,057	£-9,723,333	£-9,933,517
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,804,043	£-11,439,564	£-11,524,310	£-11,524,310	£-11,842,108	£-12,053,972
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-10,980,635	£-12,505,632	£-12,590,748	£-12,590,748	£-12,909,931	£-13,122,721
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-12,162,843	£-13,577,218	£-13,662,725	£-13,662,725	£-13,983,380	£-14,197,149
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-13,350,665	£-14,655,385	£-14,742,713	£-14,742,713	£-15,070,192	£-15,288,512
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-15,151,979	£-16,307,980	£-16,395,982	£-16,395,982	£-16,725,991	£-16,945,998
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,986,390	£-17,973,192	£-18,061,920	£-18,061,920	£-18,394,653	£-18,616,475

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,605,008	£545,600	£462,107	£462,107	£149,014	£-99,715
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£308,371	£-1,547,912	£-1,631,986	£-1,631,986	£-1,947,263	£-2,157,447
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,027,972	£-3,663,494	£-3,748,240	£-3,748,240	£-4,066,037	£-4,277,902
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,204,565	£-4,729,561	£-4,814,677	£-4,814,677	£-5,133,861	£-5,346,650
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,386,772	£-5,801,147	£-5,886,654	£-5,886,654	£-6,207,309	£-6,421,078
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,574,594	£-6,879,314	£-6,966,643	£-6,966,643	£-7,294,122	£-7,512,441
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,375,909	£-8,531,909	£-8,619,911	£-8,619,911	£-9,049,021	£-9,269,927
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,210,319	£-10,197,121	£-10,285,850	£-10,285,850	£-10,618,582	£-10,840,404

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,850,989	£3,791,580	£3,708,088	£3,708,088	£3,394,995	£3,186,266
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,554,351	£1,689,069	£1,613,995	£1,613,995	£1,298,718	£1,089,534
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,218,009	£-417,513	£-502,259	£-502,259	£-820,056	£-1,031,921
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£41,416	£-1,483,580	£-1,568,696	£-1,568,696	£-1,887,890	£-2,100,689
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,140,792	£-2,555,166	£-2,640,674	£-2,640,674	£-2,961,328	£-3,175,098
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,328,613	£-3,633,334	£-3,720,662	£-3,720,662	£-4,048,141	£-4,266,460
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,129,928	£-5,285,928	£-5,373,930	£-5,373,930	£-5,703,940	£-5,923,946
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,964,339	£-6,951,140	£-7,039,669	£-7,039,669	£-7,372,601	£-7,594,423

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,662,988	£11,558,332	£11,476,184	£11,476,184	£11,168,129	£10,962,759
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,131,252	£9,148,140	£9,065,420	£9,065,420	£8,755,215	£8,548,413
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,577,436	£6,708,226	£6,623,480	£6,623,480	£6,305,682	£6,093,818
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,282,707	£5,471,474	£5,386,358	£5,386,358	£5,067,174	£4,854,385
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,978,366	£4,229,204	£4,143,696	£4,143,696	£3,823,043	£3,609,273
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£3,668,410	£2,981,417	£2,895,495	£2,895,495	£2,573,286	£2,358,480
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£1,692,949	£1,099,391	£1,012,804	£1,012,804	£688,105	£471,639
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£299,971	-£808,054	-£896,782	-£896,782	-£1,229,516	-£1,451,337

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£13,751,597	-£14,856,254	-£14,938,401	-£14,938,401	-£15,246,456	-£15,451,828
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£16,283,333	-£17,266,445	-£17,349,165	-£17,349,165	-£17,659,370	-£17,866,172
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£18,837,149	-£19,706,359	-£19,791,105	-£19,791,105	-£20,108,903	-£20,320,767
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£20,131,878	-£20,943,111	-£21,028,227	-£21,028,227	-£21,347,411	-£21,560,200
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£21,436,219	-£22,185,381	-£22,270,889	-£22,270,889	-£22,591,542	-£22,805,312
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£22,746,175	-£23,433,168	-£23,519,090	-£23,519,090	-£23,841,299	-£24,056,106
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£24,721,636	-£25,315,194	-£25,401,781	-£25,401,781	-£25,726,480	-£25,942,946
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£26,714,556	-£27,222,639	-£27,311,367	-£27,311,367	-£27,644,101	-£27,865,922

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£1,926,232	-£3,030,889	-£3,113,036	-£3,113,036	-£3,421,091	-£3,626,461
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£4,457,968	-£5,441,080	-£5,523,800	-£5,523,800	-£5,834,005	-£6,040,807
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£7,011,784	-£7,880,994	-£7,965,740	-£7,965,740	-£8,283,538	-£8,495,402
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£8,306,513	-£9,117,746	-£9,202,862	-£9,202,862	-£9,522,046	-£9,734,835
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,610,854	-£10,360,016	-£10,445,524	-£10,445,524	-£10,766,177	-£10,979,947
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£10,920,810	-£11,607,803	-£11,693,725	-£11,693,725	-£12,015,934	-£12,230,740
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£12,896,271	-£13,489,829	-£13,576,416	-£13,576,416	-£13,901,115	-£14,117,581
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£14,889,191	-£15,397,274	-£15,486,002	-£15,486,002	-£15,818,736	-£16,040,557

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,849,839	£4,745,182	£4,663,035	£4,663,035	£4,354,979	£4,149,609
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,318,103	£2,334,991	£2,252,270	£2,252,270	£1,942,066	£1,735,264
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£764,287	-£104,924	-£189,670	-£189,670	-£507,467	-£719,332
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£530,442	-£1,341,675	-£1,426,791	-£1,426,791	-£1,745,975	-£1,958,764
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£1,634,783	-£2,583,945	-£2,669,453	-£2,669,453	-£2,990,107	-£3,203,876
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£3,144,739	-£3,831,732	-£3,917,654	-£3,917,654	-£4,239,863	-£4,454,670
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£5,120,200	-£5,713,759	-£5,800,346	-£5,800,346	-£6,125,044	-£6,341,510
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£7,113,120	-£7,621,203	-£7,709,932	-£7,709,932	-£8,042,665	-£8,264,486

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,095,820	£7,991,163	£7,909,015	£7,909,015	£7,600,960	£7,395,590
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,564,083	£5,580,972	£5,498,251	£5,498,251	£5,188,047	£4,981,245
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,010,268	£3,141,057	£3,056,311	£3,056,311	£2,738,514	£2,526,649
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,715,539	£1,904,305	£1,819,190	£1,819,190	£1,500,006	£1,287,216
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,411,198	£662,035	£576,528	£576,528	£255,874	£42,105
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£101,242	£585,751	£671,674	£671,674	£393,882	£1,208,689
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£1,874,219	-£2,467,778	-£2,554,365	-£2,554,365	-£2,879,063	-£3,095,529
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£3,867,139	-£4,375,223	-£4,463,951	-£4,463,951	-£4,796,684	-£5,018,506

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,336,548	£7,295,656	£7,212,165	£7,212,165	£6,899,071	£6,690,342
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,152,438	£5,224,529	£5,140,455	£5,140,455	£4,825,178	£4,614,994
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,941,944	£3,131,331	£3,046,585	£3,046,585	£2,728,788	£2,516,923
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,828,276	£2,076,455	£1,991,340	£1,991,340	£1,672,156	£1,459,367
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,708,993	£1,016,062	£930,554	£930,554	£609,900	£396,131
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£584,097	£50,664	£-137,992	£-137,992	£-465,471	£-683,790
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,131,991	£-1,686,196	£-1,774,198	£-1,774,198	£-2,104,208	£-2,324,214
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-2,870,471	£-3,334,346	£-3,423,074	£-3,423,074	£-3,755,807	£-3,977,629

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-18,078,037	£-19,118,929	£-19,202,420	£-19,202,420	£-19,515,514	£-19,724,243
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-20,262,147	£-21,190,056	£-21,274,130	£-21,274,130	£-21,589,407	£-21,799,591
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-22,472,641	£-23,283,254	£-23,368,000	£-23,368,000	£-23,685,797	£-23,897,662
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-23,586,309	£-24,338,130	£-24,423,245	£-24,423,245	£-24,742,429	£-24,955,218
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-24,705,592	£-25,398,523	£-25,484,031	£-25,484,031	£-25,804,685	£-26,018,454
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-25,830,488	£-26,465,249	£-26,552,577	£-26,552,577	£-26,880,056	£-27,098,375
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-27,546,577	£-28,100,781	£-28,188,783	£-28,188,783	£-28,518,793	£-28,738,799
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-29,285,056	£-29,748,931	£-29,837,659	£-29,837,659	£-30,170,392	£-30,392,214

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-6,252,672	£-7,293,564	£-7,377,055	£-7,377,055	£-7,890,149	£-7,898,878
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-8,436,782	£-9,364,691	£-9,448,765	£-9,448,765	£-9,764,042	£-9,974,226
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-10,647,276	£-11,457,889	£-11,542,635	£-11,542,635	£-11,860,432	£-12,072,297
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-11,760,944	£-12,512,765	£-12,597,880	£-12,597,880	£-12,917,064	£-13,129,953
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-12,880,227	£-13,573,158	£-13,658,666	£-13,658,666	£-13,978,320	£-14,193,089
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,005,123	£-14,639,884	£-14,727,212	£-14,727,212	£-15,054,691	£-15,273,010
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-15,721,211	£-16,275,416	£-16,363,418	£-16,363,418	£-16,693,428	£-16,913,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-17,459,691	£-17,923,566	£-18,012,294	£-18,012,294	£-18,345,027	£-18,566,849

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,523,399	£482,507	£399,015	£399,015	£85,921	£-122,807
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-660,711	£-1,588,621	£-1,672,695	£-1,672,695	£-1,987,971	£-2,198,155
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,871,205	£-3,681,818	£-3,766,564	£-3,766,564	£-4,084,361	£-4,296,226
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,984,673	£-4,736,694	£-4,821,510	£-4,821,510	£-5,140,993	£-5,353,782
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-5,104,156	£-5,797,087	£-5,882,596	£-5,882,596	£-6,203,249	£-6,417,019
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-6,229,052	£-6,863,813	£-6,951,142	£-6,951,142	£-7,276,621	£-7,496,940
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,945,141	£-8,499,345	£-8,587,348	£-8,587,348	£-9,017,357	£-9,237,363
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,683,621	£-10,147,495	£-10,236,224	£-10,236,224	£-10,568,956	£-10,790,778

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,769,379	£3,728,487	£3,644,996	£3,644,996	£3,331,902	£3,123,173
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,585,270	£1,657,360	£1,573,286	£1,573,286	£1,258,009	£1,047,825
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£374,775	£-435,837	£-520,583	£-520,583	£-838,381	£-1,050,245
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-738,883	£-1,490,713	£-1,575,829	£-1,575,829	£-1,895,013	£-2,107,801
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,858,176	£-2,551,106	£-2,636,615	£-2,636,615	£-2,957,269	£-3,171,038
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-2,983,072	£-3,617,833	£-3,705,161	£-3,705,161	£-4,032,640	£-4,250,959
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-4,699,160	£-5,253,365	£-5,341,367	£-5,341,367	£-5,671,376	£-5,891,383
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,437,640	£-6,901,514	£-6,990,243	£-6,990,243	£-7,322,875	£-7,544,797

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,055,681	£4,067,357	£3,983,866	£3,983,866	£3,670,772	£3,462,044
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,142,489	£2,266,348	£2,182,274	£2,182,274	£1,866,997	£1,656,813
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,206,840	£443,268	£358,522	£358,522	£40,725	£-173,939
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£230,595	£-484,343	£-570,850	£-570,850	£-895,254	£-1,111,524
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-763,553	£-1,424,811	£-1,511,717	£-1,511,717	£-1,837,616	£-2,054,882
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,767,177	£-2,370,888	£-2,458,215	£-2,458,215	£-2,785,694	£-3,004,013
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,283,314	£-3,800,517	£-3,888,519	£-3,888,519	£-4,218,529	£-4,438,535
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-4,812,289	£-5,242,765	£-5,331,493	£-5,331,493	£-5,664,226	£-5,886,048

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-21,358,905	£-22,347,228	£-22,430,719	£-22,430,719	£-22,743,813	£-22,952,541
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-23,272,096	£-24,148,237	£-24,232,311	£-24,232,311	£-24,547,588	£-24,757,772
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-25,207,745	£-25,971,317	£-26,056,063	£-26,056,063	£-26,373,860	£-26,588,524
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-26,183,990	£-26,898,928	£-26,985,435	£-26,985,435	£-27,308,839	£-27,526,109
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-27,178,138	£-27,839,396	£-27,926,302	£-27,926,302	£-28,252,201	£-28,469,467
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-28,181,762	£-28,785,473	£-28,872,800	£-28,872,800	£-29,200,279	£-29,418,598
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-29,697,899	£-30,215,102	£-30,303,104	£-30,303,104	£-30,633,114	£-30,853,120
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-31,226,874	£-31,657,350	£-31,746,078	£-31,746,078	£-32,078,811	£-32,300,633

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-9,533,540	£-10,521,863	£-10,605,354	£-10,605,354	£-10,918,448	£-11,127,176
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-11,446,731	£-12,322,872	£-12,406,946	£-12,406,946	£-12,722,223	£-12,932,407
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-13,382,380	£-14,145,952	£-14,230,698	£-14,230,698	£-14,548,495	£-14,763,159
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-14,358,625	£-15,073,563	£-15,160,070	£-15,160,070	£-15,484,474	£-15,700,744
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-15,352,773	£-16,014,031	£-16,100,937	£-16,100,937	£-16,426,836	£-16,644,102
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-16,356,397	£-16,960,108	£-17,047,435	£-17,047,435	£-17,374,914	£-17,593,233
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-17,872,534	£-18,389,737	£-18,477,739	£-18,477,739	£-18,807,749	£-19,027,755
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-19,401,509	£-19,831,985	£-19,920,713	£-19,920,713	£-20,253,446	£-20,476,268

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-1,757,469	£-2,745,792	£-2,829,284	£-2,829,284	£-3,142,378	£-3,351,106
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-3,670,660	£-4,546,801	£-4,630,875	£-4,630,875	£-4,946,152	£-5,156,336
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,606,309	£-6,369,891	£-6,454,627	£-6,454,627	£-6,772,424	£-6,987,088
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,582,554	£-7,297,492	£-7,384,000	£-7,384,000	£-7,706,404	£-7,924,673
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-7,576,702	£-8,237,961	£-8,324,867	£-8,324,867	£-8,650,765	£-8,868,031
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-8,580,326	£-9,184,037	£-9,271,364	£-9,271,364	£-9,598,843	£-9,817,162
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-10,096,463	£-10,613,666	£-10,701,669	£-10,701,669	£-11,031,678	£-11,251,684
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,625,438	£-12,055,914	£-12,144,643	£-12,144,643	£-12,477,375	£-12,699,197

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,488,512	£500,188	£416,697	£416,697	£103,603	£-105,125
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£424,879	£1,300,821	£1,384,895	£1,384,895	£1,700,172	£1,910,356
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,360,329	£3,123,900	£3,208,646	£3,208,646	£3,526,443	£3,741,107
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-3,336,574	£4,051,512	£4,138,019	£4,138,019	£4,462,423	£4,678,692
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,330,721	£4,991,980	£5,078,886	£5,078,886	£5,404,784	£5,622,050
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,334,346	£5,938,056	£6,025,383	£6,025,383	£6,352,863	£6,571,182
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,850,482	£7,367,685	£7,455,688	£7,455,688	£7,785,697	£8,005,704
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,379,457	£8,809,933	£8,898,662	£8,898,662	£9,231,394	£9,453,217

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£10,499,768	£9,653,807	£9,571,659	£9,571,659	£9,263,604	£9,058,234
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,163,752	£7,410,220	£7,326,146	£7,326,146	£7,010,869	£6,800,685
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,787,669	£5,125,401	£5,040,655	£5,040,655	£4,722,858	£4,510,993
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,587,966	£3,974,714	£3,889,600	£3,889,600	£3,570,416	£3,357,626
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£3,382,648	£2,818,511	£2,733,003	£2,733,003	£2,412,349	£2,198,580
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,171,717	£1,656,789	£1,570,866	£1,570,866	£1,248,657	£1,033,852
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£344,792	£-97,712	£-185,714	£-185,714	£-151,724	£-735,730
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-1,519,210	£-1,891,927	£-1,980,656	£-1,980,656	£-2,313,389	£-2,535,211

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-15,914,817	£-16,760,778	£-16,842,926	£-16,842,926	£-17,150,981	£-17,356,351
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-18,250,833	£-19,004,365	£-19,088,439	£-19,088,439	£-19,403,716	£-19,613,900
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-20,626,916	£-21,289,184	£-21,373,930	£-21,373,930	£-21,691,727	£-21,903,592
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-21,826,619	£-22,439,871	£-22,524,986	£-22,524,986	£-22,844,169	£-23,056,959
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-23,031,937	£-23,596,074	£-23,681,582	£-23,681,582	£-24,002,236	£-24,216,006
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-24,242,868	£-24,757,796	£-24,843,719	£-24,843,719	£-25,165,928	£-25,380,733
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,069,793	£-26,512,297	£-26,600,299	£-26,600,299	£-26,930,309	£-27,150,315
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-27,933,795	£-28,306,512	£-28,395,242	£-28,395,242	£-28,727,974	£-28,949,796

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,089,452	£-4,935,413	£-5,017,561	£-5,017,561	£-5,325,616	£-5,530,986
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-6,425,468	£-7,179,000	£-7,263,074	£-7,263,074	£-7,578,351	£-7,788,535
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-8,801,551	£-9,463,819	£-9,548,565	£-9,548,565	£-9,866,362	£-10,078,227
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-10,001,254	£-10,614,506	£-10,699,621	£-10,699,621	£-11,018,804	£-11,231,594
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-11,206,572	£-11,770,709	£-11,856,217	£-11,856,217	£-12,176,871	£-12,390,641
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-12,417,503	£-12,932,431	£-13,018,354	£-13,018,354	£-13,340,563	£-13,555,368
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,244,428	£-14,686,932	£-14,774,934	£-14,774,934	£-15,104,944	£-15,324,950
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,108,430	£-16,481,147	£-16,569,877	£-16,569,877	£-16,902,609	£-17,124,431

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,686,618	£2,840,658	£2,758,510	£2,758,510	£2,450,455	£2,245,085
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,350,603	£597,070	£512,996	£512,996	£197,719	£-12,464
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,025,480	£-1,687,748	£-1,772,494	£-1,772,494	£-2,090,291	£-2,302,156
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-2,225,183	£-2,836,435	£-2,923,550	£-2,923,550	£-3,242,734	£-3,455,523
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-3,430,501	£-3,994,638	£-4,080,147	£-4,080,147	£-4,400,900	£-4,614,570
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,641,432	£-5,156,361	£-5,242,263	£-5,242,263	£-5,564,492	£-5,779,298
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,468,357	£-6,910,861	£-6,998,863	£-6,998,863	£-7,328,873	£-7,548,879
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,332,360	£-8,705,076	£-8,793,806	£-8,793,806	£-9,126,638	£-9,348,360

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£6,932,599	£6,086,639	£6,004,491	£6,004,491	£5,696,436	£5,491,066
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,696,584	£3,843,051	£3,758,977	£3,758,977	£3,443,700	£3,233,516
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,220,500	£1,558,233	£1,473,486	£1,473,486	£1,155,689	£943,825
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,020,797	£407,546	£322,431	£322,431	£3,247	£-209,542
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-184,520	£-748,657	£-834,166	£-834,166	£-1,154,820	£-1,368,589
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,395,451	£-1,910,380	£-1,996,302	£-1,996,302	£-2,318,611	£-2,533,317
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,222,376	£-3,664,880	£-3,752,883	£-3,752,883	£-4,082,892	£-4,302,899
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,066,379	£-5,459,096	£-5,547,825	£-5,547,825	£-5,880,557	£-6,102,380

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,055,681	£4,292,470	£4,208,978	£4,208,978	£3,895,885	£3,687,156
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,171,868	£2,497,823	£2,413,749	£2,413,749	£2,098,474	£1,888,289
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,265,599	£681,107	£596,361	£596,361	£278,564	£66,699
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£304,044	£239,380	£325,888	£325,888	£60,292	£66,561
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£673,972	£1,176,616	£1,263,522	£1,263,522	£1,589,420	£1,806,686
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,662,667	£2,119,457	£2,206,786	£2,206,786	£2,534,265	£2,752,584
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£3,156,408	£3,544,238	£3,632,240	£3,632,240	£3,962,249	£4,182,256
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,662,988	£4,981,634	£5,070,363	£5,070,363	£5,403,096	£5,624,917

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£21,358,905	£22,122,115	£22,205,607	£22,205,607	£22,518,700	£22,727,429
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£23,242,717	£23,916,762	£24,000,836	£24,000,836	£24,316,112	£24,526,297
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£25,148,986	£25,733,478	£25,818,224	£25,818,224	£26,136,001	£26,347,886
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£26,110,541	£26,653,965	£26,740,473	£26,740,473	£27,064,877	£27,281,146
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£27,088,557	£27,591,201	£27,678,107	£27,678,107	£28,004,005	£28,221,271
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£28,077,252	£28,534,043	£28,621,371	£28,621,371	£28,948,850	£29,167,169
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£29,570,993	£29,958,823	£30,046,825	£30,046,825	£30,376,834	£30,596,841
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£31,077,573	£31,396,219	£31,484,948	£31,484,948	£31,817,681	£32,039,502

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,533,540	£10,296,750	£10,380,242	£10,380,242	£10,693,335	£10,902,064
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,417,352	£12,091,397	£12,175,471	£12,175,471	£12,490,747	£12,700,931
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,323,621	£13,908,113	£13,992,859	£13,992,859	£14,310,656	£14,522,521
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,285,176	£14,828,600	£14,915,108	£14,915,108	£15,239,512	£15,455,781
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£15,263,192	£15,765,836	£15,852,742	£15,852,742	£16,178,640	£16,395,908
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£16,251,887	£16,708,678	£16,796,006	£16,796,006	£17,123,485	£17,341,804
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£17,745,628	£18,133,458	£18,221,460	£18,221,460	£18,551,469	£18,771,476
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£19,252,208	£19,570,854	£19,659,583	£19,659,583	£19,992,316	£20,214,137

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,757,469	£2,520,679	£2,604,171	£2,604,171	£2,917,264	£3,125,993
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,641,281	£4,315,326	£4,399,400	£4,399,400	£4,714,676	£4,924,861
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,547,650	£6,132,042	£6,216,788	£6,216,788	£6,534,585	£6,746,450
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,509,105	£7,052,529	£7,139,038	£7,139,038	£7,463,442	£7,679,710
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£7,487,121	£7,989,765	£8,076,671	£8,076,671	£8,402,570	£8,619,835
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,475,817	£8,933,607	£9,019,935	£9,019,935	£9,347,414	£9,565,733
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£9,969,557	£10,357,387	£10,445,389	£10,445,389	£10,775,389	£10,995,405
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£11,476,137	£11,794,784	£11,883,512	£11,883,512	£12,216,245	£12,438,067

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,488,512	£725,302	£641,809	£641,809	£328,716	£119,987
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£395,300	£1,069,346	£1,153,419	£1,153,419	£1,468,696	£1,678,880
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,301,569	£2,896,061	£2,970,807	£2,970,807	£3,288,604	£3,500,469
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,263,125	£3,806,548	£3,893,057	£3,893,057	£4,217,461	£4,433,729
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,241,141	£4,743,784	£4,830,690	£4,830,690	£5,156,589	£5,373,855
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,229,836	£5,686,626	£5,773,954	£5,773,954	£6,101,433	£6,319,752
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,723,576	£7,111,406	£7,199,408	£7,199,408	£7,529,418	£7,749,424
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£8,230,156	£8,548,803	£8,637,531	£8,637,531	£8,970,265	£9,192,086

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£675,954	-£12,124	-£96,981	-£96,981	-£415,195	-£627,338
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£821,421	-£1,436,917	-£1,522,365	-£1,522,365	-£1,842,799	-£2,056,421
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£2,352,676	-£2,884,141	-£2,970,273	-£2,970,273	-£3,293,268	-£3,508,598
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£3,126,863	-£3,616,166	-£3,702,673	-£3,702,673	-£4,027,077	-£4,243,347
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£3,906,756	-£4,353,798	-£4,440,704	-£4,440,704	-£4,766,602	-£4,983,868
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£4,692,354	-£5,097,038	-£5,184,366	-£5,184,366	-£5,511,844	-£5,730,163
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£5,881,452	-£6,222,413	-£6,310,416	-£6,310,416	-£6,640,425	-£6,860,431
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£7,083,388	-£7,360,407	-£7,449,136	-£7,449,136	-£7,781,868	-£8,003,690

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£25,738,631	-£26,426,709	-£26,511,566	-£26,511,566	-£26,829,780	-£27,041,923
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£27,236,006	-£27,851,502	-£27,936,950	-£27,936,950	-£28,257,384	-£28,471,006
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£28,767,261	-£29,298,726	-£29,384,858	-£29,384,858	-£29,707,853	-£29,923,183
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£29,541,448	-£30,030,751	-£30,117,258	-£30,117,258	-£30,441,662	-£30,657,932
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£30,321,341	-£30,768,383	-£30,855,289	-£30,855,289	-£31,181,188	-£31,398,463
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£31,106,939	-£31,511,623	-£31,598,951	-£31,598,951	-£31,926,429	-£32,144,748
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£32,296,037	-£32,636,998	-£32,725,001	-£32,725,001	-£33,055,010	-£33,273,016
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£33,497,973	-£33,774,992	-£33,863,721	-£33,863,721	-£34,196,453	-£34,418,275

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£13,913,266	-£14,601,344	-£14,686,201	-£14,686,201	-£15,004,415	-£15,216,558
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£15,410,641	-£16,026,137	-£16,111,585	-£16,111,585	-£16,432,019	-£16,645,641
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£16,941,896	-£17,473,361	-£17,559,493	-£17,559,493	-£17,882,488	-£18,097,818
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£17,716,083	-£18,205,386	-£18,291,893	-£18,291,893	-£18,616,297	-£18,832,567
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£18,495,976	-£18,943,018	-£19,029,924	-£19,029,924	-£19,355,822	-£19,573,088
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£19,281,574	-£19,686,258	-£19,773,586	-£19,773,586	-£20,101,064	-£20,319,383
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£20,470,672	-£20,811,633	-£20,899,636	-£20,899,636	-£21,229,645	-£21,449,651
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£21,672,608	-£21,949,627	-£22,038,356	-£22,038,356	-£22,371,088	-£22,592,910

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£6,137,195	-£6,825,273	-£6,910,130	-£6,910,130	-£7,228,345	-£7,440,487
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£7,634,570	-£8,250,066	-£8,335,515	-£8,335,515	-£8,655,948	-£8,869,571
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£9,165,826	-£9,697,290	-£9,783,423	-£9,783,423	-£10,106,418	-£10,321,747
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£9,940,012	-£10,429,315	-£10,515,823	-£10,515,823	-£10,840,226	-£11,056,496
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£10,719,905	-£11,166,947	-£11,253,953	-£11,253,953	-£11,579,752	-£11,797,018
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£11,505,504	-£11,910,187	-£11,997,515	-£11,997,515	-£12,324,984	-£12,543,313
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£12,894,601	-£13,035,563	-£13,123,565	-£13,123,565	-£13,453,574	-£13,673,581
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£13,896,538	-£14,173,557	-£14,262,285	-£14,262,285	-£14,595,017	-£14,816,840

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£2,891,214	-£3,579,292	-£3,664,150	-£3,664,150	-£3,982,364	-£4,194,807
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£4,388,589	-£5,004,086	-£5,089,534	-£5,089,534	-£5,409,967	-£5,623,589
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£5,919,845	-£6,451,310	-£6,537,442	-£6,537,442	-£6,860,437	-£7,075,767
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£6,694,031	-£7,183,334	-£7,269,842	-£7,269,842	-£7,594,246	-£7,810,515
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£7,473,924	-£7,920,966	-£8,007,872	-£8,007,872	-£8,333,771	-£8,551,037
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£8,259,523	-£8,664,206	-£8,751,535	-£8,751,535	-£9,079,013	-£9,297,332
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£9,448,621	-£9,789,582	-£9,877,584	-£9,877,584	-£10,207,594	-£10,427,600
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£10,650,557	-£10,927,576	-£11,016,304	-£11,016,304	-£11,349,037	-£11,570,859

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£65,893,242	£60,376,588	£60,188,419	£60,188,419	£59,482,787	£59,012,366
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£56,407,030	£51,441,469	£51,248,889	£51,248,889	£50,526,714	£50,045,263
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£46,852,507	£42,432,109	£42,237,990	£42,237,990	£41,510,041	£41,024,742
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£42,035,964	£37,908,523	£37,713,556	£37,713,556	£36,982,433	£36,495,016
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£37,206,597	£33,372,332	£33,176,467	£33,176,467	£32,432,740	£31,935,069
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£32,364,405	£28,793,582	£28,593,548	£28,593,548	£27,843,424	£27,343,340
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£26,035,736	£21,892,436	£21,690,856	£21,690,856	£20,934,934	£20,430,987
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£17,662,702	£14,917,584	£14,711,017	£14,711,017	£13,936,392	£13,419,975

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,365,895	£10,849,241	£10,661,072	£10,661,072	£9,955,440	£9,485,019
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,879,684	£1,914,122	£1,721,542	£1,721,542	£999,367	£517,916
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-2,674,840	£-7,095,238	£-7,289,357	£-7,289,357	£-8,017,306	£-8,502,605
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-7,491,383	£-11,618,824	£-11,813,791	£-11,813,791	£-12,544,914	£-13,032,331
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-12,320,750	£-16,155,015	£-16,350,880	£-16,350,880	£-17,094,607	£-17,592,278
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-17,162,942	£-20,733,765	£-20,933,799	£-20,933,799	£-21,683,923	£-22,184,007
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-24,491,611	£-27,634,911	£-27,836,491	£-27,836,491	£-28,592,413	£-29,096,360
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-31,874,645	£-34,809,783	£-34,816,330	£-34,816,330	£-35,590,955	£-36,107,372

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£38,538,454	£33,021,801	£32,833,632	£32,833,632	£32,127,999	£31,657,578
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£29,052,243	£24,086,681	£23,894,101	£23,894,101	£23,171,926	£22,690,476
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,497,719	£15,077,322	£14,883,202	£14,883,202	£14,155,254	£13,669,955
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,681,176	£10,553,735	£10,358,769	£10,358,769	£9,627,645	£9,140,229
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,851,810	£6,017,545	£5,821,679	£5,821,679	£5,077,952	£4,580,281
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,009,617	£1,438,794	£1,238,760	£1,238,760	£488,636	£-11,448
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,319,052	£-5,462,952	£-5,663,931	£-5,663,931	£-6,419,853	£-6,923,801
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-9,702,086	£-12,437,204	£-12,643,771	£-12,643,771	£-13,418,395	£-13,934,812

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£53,118,587	£47,601,933	£47,413,764	£47,413,764	£46,708,132	£46,237,711
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£43,632,375	£38,666,814	£38,474,234	£38,474,234	£37,752,059	£37,270,608
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£34,077,852	£29,657,454	£29,463,335	£29,463,335	£28,735,386	£28,250,087
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£24,261,309	£20,513,868	£20,319,901	£20,319,901	£19,592,778	£19,107,361
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£14,431,942	£10,597,677	£10,401,812	£10,401,812	£9,674,299	£9,188,882
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£19,589,750	£16,018,927	£15,818,893	£15,818,893	£15,088,769	£14,589,685
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£12,261,081	£9,117,781	£8,916,201	£8,916,201	£8,180,279	£7,656,332
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,878,047	£2,142,929	£1,936,362	£1,936,362	£1,161,737	£645,320

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£59,204,801	£53,688,147	£53,499,978	£53,499,978	£52,794,346	£52,323,925
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£49,718,589	£44,753,027	£44,560,448	£44,560,448	£43,838,273	£43,356,822
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£40,164,066	£35,743,668	£35,549,548	£35,549,548	£34,821,600	£34,336,301
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£35,347,523	£31,220,082	£31,025,115	£31,025,115	£30,293,992	£29,806,575
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£30,518,156	£26,683,891	£26,488,026	£26,488,026	£25,744,299	£25,246,628
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£25,675,964	£22,105,141	£21,905,107	£21,905,107	£21,154,983	£20,654,899
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£18,347,294	£15,203,995	£15,002,415	£15,002,415	£14,246,493	£13,742,546
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£10,964,261	£8,229,143	£8,022,576	£8,022,576	£7,247,951	£6,731,534

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£35,451,793	£30,314,149	£30,119,775	£30,119,775	£29,390,873	£28,904,937
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£28,812,994	£24,216,637	£24,020,907	£24,020,907	£23,276,666	£22,779,338
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£22,121,993	£18,015,616	£17,815,095	£17,815,095	£17,063,141	£16,561,838
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£18,731,966	£14,893,059	£14,691,663	£14,691,663	£13,936,428	£13,432,938
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£15,320,645	£11,746,855	£11,541,223	£11,541,223	£10,770,099	£10,256,017
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£11,896,047	£8,561,149	£8,354,519	£8,354,519	£7,579,657	£7,063,082
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,674,678	£3,735,768	£3,524,136	£3,524,136	£2,730,515	£2,201,434
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£1,369,491	£-1,184,824	£-1,401,692	£-1,401,692	£-2,214,949	£-2,757,121

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,075,554	£-19,213,198	£-19,407,572	£-19,407,572	£-20,136,474	£-20,622,410
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,714,353	£-25,310,710	£-25,506,440	£-25,506,440	£-26,250,681	£-26,748,009
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£27,405,354	£-31,511,731	£-31,712,252	£-31,712,252	£-32,464,206	£-32,965,509
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£30,795,381	£-34,834,288	£-34,835,884	£-34,835,884	£-35,590,919	£-36,094,409
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£34,206,702	£-37,780,492	£-37,780,492	£-37,780,492	£-38,757,248	£-39,271,330
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£37,631,300	£-40,966,198	£-41,172,828	£-41,172,828	£-41,947,690	£-42,464,265
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£42,852,669	£-45,791,579	£-46,003,211	£-46,003,211	£-46,796,832	£-47,325,913
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£48,157,856	£-50,712,171	£-50,929,039	£-50,929,039	£-51,742,296	£-52,284,468

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£8,097,005	£2,959,361	£2,764,988	£2,764,988	£2,036,085	£1,550,149
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£1,458,206	£-3,138,151	£-3,333,880	£-3,333,880	£-4,078,122	£-4,575,449
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,232,794	£-9,339,171	£-9,539,693	£-9,539,693	£-10,291,647	£-10,792,949
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,622,822	£-12,461,728	£-12,663,125	£-12,663,125	£-13,418,359	£-13,921,330
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£12,034,143	£-15,607,933	£-15,813,565	£-15,813,565	£-16,584,689	£-17,098,771
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,458,740	£-18,793,638	£-19,000,268	£-19,000,268	£-19,775,131	£-20,291,706
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,680,110	£-23,619,019	£-23,830,652	£-23,830,652	£-24,624,273	£-25,153,354
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£25,985,298	£-28,539,611	£-28,756,480	£-28,756,480	£-29,569,736	£-30,111,908

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,677,138	£17,539,494	£17,345,120	£17,345,120	£16,616,218	£16,130,282
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,038,339	£11,441,982	£11,246,252	£11,246,252	£10,502,011	£10,004,683
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,347,338	£5,240,961	£5,040,440	£5,040,440	£4,288,486	£3,787,183
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,957,311	£2,118,404	£1,917,008	£1,917,008	£1,161,773	£658,283
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£2,545,990	£-1,027,800	£-1,233,432	£-1,233,432	£-2,004,556	£-2,518,638
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£876,609	£-4,213,506	£-4,420,136	£-4,420,136	£-5,194,998	£-5,711,573
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£6,099,977	£-9,038,867	£-9,250,519	£-9,250,519	£-10,044,140	£-10,573,221
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£11,405,164	£-13,959,479	£-14,176,347	£-14,176,347	£-14,989,604	£-15,531,776

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£28,763,352	£23,625,708	£23,431,334	£23,431,334	£22,702,432	£22,216,496
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£22,124,553	£17,528,196	£17,332,466	£17,332,466	£16,586,225	£16,090,897
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,433,552	£11,327,175	£11,126,654	£11,126,654	£10,374,700	£9,873,397
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£12,043,525	£8,204,618	£8,003,222	£8,003,222	£7,247,987	£6,744,497
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,632,204	£5,058,414	£4,852,782	£4,852,782	£4,081,658	£3,567,576
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,207,606	£1,872,708	£1,666,078	£1,666,078	£891,216	£374,641
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-13,763	£-2,952,673	£-3,164,305	£-3,164,305	£-3,957,926	£-4,487,007
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-6,318,950	£-7,673,265	£-8,090,133	£-8,090,133	£-8,903,390	£-9,445,562

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,592,907	£17,602,368	£17,404,816	£17,404,816	£16,663,991	£16,170,109
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£17,091,181	£12,611,073	£12,408,887	£12,408,887	£11,650,696	£11,145,235
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£11,521,642	£7,528,634	£7,324,834	£7,324,834	£6,560,581	£6,050,101
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,691,245	£4,955,044	£4,747,006	£4,747,006	£3,966,866	£3,446,772
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,847,347	£2,344,777	£2,135,781	£2,135,781	£1,352,045	£829,556
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,956,166	£-283,543	£-496,988	£-496,988	£-1,297,404	£-1,831,014
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-1,439,432	£-4,309,254	£-4,524,347	£-4,524,347	£-5,330,949	£-5,868,683
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-5,914,767	£-8,365,813	£-8,582,682	£-8,582,682	£-9,395,938	£-9,938,110

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-26,934,440	£-31,924,979	£-32,122,531	£-32,122,531	£-32,863,356	£-33,357,238
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-32,436,166	£-36,916,274	£-37,118,460	£-37,118,460	£-37,876,651	£-38,382,112
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-38,005,704	£-41,998,713	£-42,202,513	£-42,202,513	£-42,966,766	£-43,477,246
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-40,836,102	£-44,572,303	£-44,780,341	£-44,780,341	£-45,560,481	£-46,080,751
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-43,680,000	£-47,182,570	£-47,391,566	£-47,391,566	£-48,175,302	£-48,697,575
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-46,571,181	£-49,810,890	£-50,024,335	£-50,024,335	£-50,824,751	£-51,358,361
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-50,966,779	£-53,836,601	£-54,051,694	£-54,051,694	£-54,858,226	£-55,396,030
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-55,442,114	£-57,893,160	£-58,110,029	£-58,110,029	£-58,923,285	£-59,465,457

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-4,761,881	£-9,752,419	£-9,949,972	£-9,949,972	£-10,690,797	£-11,184,679
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-10,263,607	£-14,743,715	£-14,945,900	£-14,945,900	£-15,704,081	£-16,209,553
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-15,833,145	£-19,826,154	£-20,029,954	£-20,029,954	£-20,794,207	£-21,304,687
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-18,663,542	£-22,399,744	£-22,607,781	£-22,607,781	£-23,387,922	£-23,900,016
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-21,507,440	£-25,010,011	£-25,219,007	£-25,219,007	£-26,002,742	£-26,525,232
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-24,398,622	£-27,638,331	£-27,851,775	£-27,851,775	£-28,652,191	£-29,185,802
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-28,794,220	£-31,664,042	£-31,879,135	£-31,879,135	£-32,685,737	£-33,223,471
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-33,269,554	£-36,720,601	£-36,937,469	£-36,937,469	£-37,750,726	£-38,292,898

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£9,818,252	£4,827,713	£4,630,161	£4,630,161	£3,889,336	£3,395,454
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,316,526	£-163,582	£-365,768	£-365,768	£-1,123,959	£-1,629,420
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-1,253,013	£-5,246,021	£-5,449,821	£-5,449,821	£-6,214,074	£-6,724,554
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,083,410	£-7,819,611	£-8,027,649	£-8,027,649	£-8,907,789	£-9,327,683
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-6,927,308	£-10,429,878	£-10,638,874	£-10,638,874	£-11,422,610	£-11,945,099
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,818,489	£-13,058,198	£-13,271,643	£-13,271,643	£-14,072,059	£-14,605,669
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,214,087	£-17,083,909	£-17,299,002	£-17,299,002	£-18,105,604	£-18,643,338
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,689,422	£-21,140,468	£-21,357,337	£-21,357,337	£-22,170,593	£-22,712,765

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,904,466	£10,913,927	£10,716,375	£10,716,375	£9,975,550	£9,481,668
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,402,740	£5,922,631	£5,720,446	£5,720,446	£4,982,255	£4,456,794
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,833,201	£840,193	£636,392	£636,392	£-127,860	£-638,340
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,002,804	£-1,733,397	£-1,941,435	£-1,941,435	£-2,721,576	£-3,241,669
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-841,094	£-4,343,665	£-4,552,660	£-4,552,660	£-5,336,396	£-5,858,886
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-3,732,275	£-6,971,984	£-7,185,429	£-7,185,429	£-7,985,845	£-8,519,455
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,127,873	£-10,987,695	£-11,212,788	£-11,212,788	£-12,019,390	£-12,557,124
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-12,603,208	£-15,054,254	£-15,271,123	£-15,271,123	£-16,084,379	£-16,626,551

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£30,312,875	£27,659,591	£27,465,217	£27,465,217	£26,736,315	£26,250,379
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£24,287,379	£21,914,252	£21,715,321	£21,715,321	£20,969,330	£20,472,003
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£18,173,195	£16,074,982	£15,874,461	£15,874,461	£15,122,507	£14,621,204
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,085,597	£13,135,777	£12,934,381	£12,934,381	£12,172,960	£11,661,235
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£11,984,725	£10,158,352	£9,952,719	£9,952,719	£9,181,595	£8,667,513
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,834,460	£7,158,197	£6,951,567	£6,951,567	£6,176,705	£5,660,130
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,068,925	£2,597,339	£2,385,707	£2,385,707	£1,592,085	£1,063,004
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£794,164	-£2,054,974	-£2,271,842	-£2,271,842	-£3,085,100	-£3,627,271

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£19,214,472	-£21,867,756	-£22,062,130	-£22,062,130	-£22,791,032	-£23,276,968
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£25,239,968	-£27,613,095	-£27,812,026	-£27,812,026	-£28,558,017	-£29,055,344
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£31,354,152	-£33,452,365	-£33,652,886	-£33,652,886	-£34,404,840	-£34,906,143
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£34,441,750	-£36,391,570	-£36,592,966	-£36,592,966	-£37,354,387	-£37,866,111
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£37,542,622	-£39,368,995	-£39,574,628	-£39,574,628	-£40,345,752	-£40,859,834
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£40,692,887	-£42,369,150	-£42,575,780	-£42,575,780	-£43,350,642	-£43,867,217
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£45,458,422	-£46,930,008	-£47,141,640	-£47,141,640	-£47,935,262	-£48,464,343
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£50,321,511	-£51,582,321	-£51,799,189	-£51,799,189	-£52,612,447	-£53,154,618

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£2,958,087	£304,804	£110,430	£110,430	£618,473	£1,104,408
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£3,067,409	-£5,440,536	-£5,639,467	-£5,639,467	-£6,385,457	-£6,882,784
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£9,181,593	-£11,279,805	-£11,480,327	-£11,480,327	-£12,232,281	-£12,733,583
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£12,269,190	-£14,219,011	-£14,420,407	-£14,420,407	-£15,181,827	-£15,693,552
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£15,370,063	-£17,196,436	-£17,402,069	-£17,402,069	-£18,173,193	-£18,687,275
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£18,520,327	-£20,196,590	-£20,403,220	-£20,403,220	-£21,178,083	-£21,694,658
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£23,285,862	-£24,757,448	-£24,989,081	-£24,989,081	-£25,762,703	-£26,291,783
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£28,148,952	-£29,409,781	-£29,626,630	-£29,626,630	-£30,439,887	-£30,982,058

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£17,538,220	£14,884,936	£14,690,562	£14,690,562	£13,961,660	£13,475,724
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,512,724	£9,139,597	£8,940,666	£8,940,666	£8,194,675	£7,697,348
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£5,398,540	£3,300,327	£3,099,806	£3,099,806	£2,347,852	£1,846,549
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£2,310,942	£361,122	£159,726	£159,726	£601,695	£1,113,420
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£789,930	-£2,616,303	-£2,821,936	-£2,821,936	-£3,595,060	-£4,107,142
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£3,940,195	-£5,616,458	-£5,823,088	-£5,823,088	-£6,597,950	-£7,114,525
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£8,705,730	-£10,177,316	-£10,388,948	-£10,388,948	-£11,182,570	-£11,711,651
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£13,568,819	-£14,829,629	-£15,046,497	-£15,046,497	-£15,859,755	-£16,401,926

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£23,624,434	£20,971,150	£20,776,776	£20,776,776	£20,047,874	£19,561,938
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£17,598,938	£15,225,811	£15,026,879	£15,026,879	£14,280,889	£13,783,562
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£11,484,754	£9,386,541	£9,186,020	£9,186,020	£8,434,066	£7,932,763
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£8,397,156	£6,447,336	£6,245,939	£6,245,939	£5,484,519	£4,972,794
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,296,283	£3,469,911	£3,264,278	£3,264,278	£2,493,154	£1,979,072
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£2,146,019	£469,756	£263,126	£263,126	£511,736	£1,028,311
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£2,619,516	-£4,091,102	-£4,302,734	-£4,302,734	-£5,096,356	-£5,625,437
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£7,482,605	-£8,743,415	-£8,960,283	-£8,960,283	-£9,773,541	-£10,316,712

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,993,601	£17,482,931	£17,285,378	£17,285,378	£16,544,554	£16,050,671
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£14,790,506	£12,547,659	£12,345,474	£12,345,474	£11,587,283	£11,081,821
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,493,351	£7,515,219	£7,311,419	£7,311,419	£6,547,166	£6,037,664
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£6,814,306	£4,969,810	£4,761,772	£4,761,772	£3,981,631	£3,461,537
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,102,997	£2,384,750	£2,175,755	£2,175,755	£1,392,019	£869,529
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£1,358,822	£-217,295	£-430,739	£-430,739	£-1,231,154	£-1,764,764
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-2,828,696	£-4,204,574	£-4,419,667	£-4,419,667	£-5,226,268	£-5,764,002
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-7,069,826	£-8,222,700	£-8,439,569	£-8,439,569	£-9,252,826	£-9,794,998

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-29,533,746	£-32,044,416	£-32,241,969	£-32,241,969	£-32,982,793	£-33,476,676
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-34,736,840	£-36,979,688	£-37,181,873	£-37,181,873	£-37,940,064	£-38,445,526
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-40,033,996	£-42,012,128	£-42,215,928	£-42,215,928	£-42,980,181	£-43,489,683
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-42,713,041	£-44,557,537	£-44,765,575	£-44,765,575	£-45,545,715	£-46,065,810
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-45,424,350	£-47,142,597	£-47,351,592	£-47,351,592	£-48,136,328	£-48,657,818
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-48,168,525	£-49,744,642	£-49,958,086	£-49,958,086	£-50,758,501	£-51,292,111
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-52,356,043	£-53,731,921	£-53,947,014	£-53,947,014	£-54,753,619	£-55,291,349
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-56,597,173	£-57,750,047	£-57,966,916	£-57,966,916	£-58,780,173	£-59,322,345

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-7,361,187	£-9,871,857	£-10,069,410	£-10,069,410	£-10,810,233	£-11,304,116
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-12,564,281	£-14,807,128	£-15,009,314	£-15,009,314	£-15,767,505	£-16,272,966
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-17,861,437	£-19,839,569	£-20,043,369	£-20,043,369	£-20,807,621	£-21,317,123
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-20,540,482	£-22,384,978	£-22,593,015	£-22,593,015	£-23,373,156	£-23,882,251
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-23,251,790	£-24,970,037	£-25,179,033	£-25,179,033	£-25,962,768	£-26,485,258
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-25,995,965	£-27,572,082	£-27,785,526	£-27,785,526	£-28,585,941	£-29,119,552
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-30,183,483	£-31,559,362	£-31,774,455	£-31,774,455	£-32,581,055	£-33,118,789
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-34,424,614	£-35,577,488	£-35,794,356	£-35,794,356	£-36,607,614	£-37,149,786

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,218,946	£4,708,276	£4,510,723	£4,510,723	£3,769,899	£3,276,016
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£2,015,851	£-226,996	£-429,181	£-429,181	£-1,187,372	£-1,692,534
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,281,304	£-5,259,436	£-5,463,236	£-5,463,236	£-6,227,489	£-6,736,991
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-5,960,349	£-7,804,845	£-8,012,583	£-8,012,583	£-8,795,024	£-9,313,118
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,671,658	£-10,399,905	£-10,598,900	£-10,598,900	£-11,392,636	£-11,905,126
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-11,415,833	£-12,991,950	£-13,205,394	£-13,205,394	£-14,006,809	£-14,539,419
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-15,803,351	£-16,979,229	£-17,194,322	£-17,194,322	£-18,000,923	£-18,538,657
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-19,844,461	£-20,997,355	£-21,214,224	£-21,214,224	£-22,027,481	£-22,569,653

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£13,305,160	£10,794,490	£10,596,937	£10,596,937	£9,856,113	£9,362,230
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,102,065	£5,859,218	£5,657,033	£5,657,033	£4,898,842	£4,393,380
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,804,910	£826,778	£622,978	£622,978	£-141,275	£-666,777
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-125,865	£-1,718,631	£-1,926,669	£-1,926,669	£-2,706,810	£-3,226,904
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-2,585,444	£-4,303,691	£-4,512,686	£-4,512,686	£-5,296,422	£-5,818,912
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-5,329,619	£-6,905,736	£-7,119,180	£-7,119,180	£-7,919,595	£-8,453,205
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-9,517,137	£-10,893,015	£-11,108,108	£-11,108,108	£-11,914,708	£-12,452,443
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-13,758,267	£-14,911,141	£-15,128,010	£-15,128,010	£-15,941,267	£-16,483,439

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,173,425	£9,761,816	£9,561,032	£9,561,032	£8,808,093	£8,306,132
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,570,969	£5,422,995	£5,217,504	£5,217,504	£4,446,912	£3,933,184
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,873,472	£979,512	£772,379	£772,379	£4,446	£-530,749
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£492,109	£-1,283,110	£-1,494,551	£-1,494,551	£-2,287,450	£-2,816,051
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,934,102	£-3,575,464	£-3,787,879	£-3,787,879	£-4,584,433	£-5,115,467
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,382,313	£-5,881,529	£-6,094,972	£-6,094,972	£-6,895,388	£-7,428,999
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-8,080,786	£-9,366,332	£-9,581,425	£-9,581,425	£-10,388,026	£-10,925,760
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,810,646	£-12,881,983	£-13,098,852	£-13,098,852	£-13,912,108	£-14,454,280

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-37,353,922	£-39,765,531	£-39,966,315	£-39,966,315	£-40,719,254	£-41,221,215
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-41,956,378	£-44,104,352	£-44,309,843	£-44,309,843	£-45,080,435	£-45,594,163
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-46,653,875	£-48,547,835	£-48,754,968	£-48,754,968	£-49,531,792	£-50,058,096
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-49,035,238	£-50,810,457	£-51,021,898	£-51,021,898	£-51,814,797	£-52,343,398
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-51,461,449	£-53,102,811	£-53,315,226	£-53,315,226	£-54,111,779	£-54,642,814
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-53,909,660	£-55,408,876	£-55,622,319	£-55,622,319	£-56,422,735	£-56,956,346
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-57,608,132	£-58,893,679	£-59,108,772	£-59,108,772	£-59,915,373	£-60,453,107
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-61,337,993	£-62,409,330	£-62,626,199	£-62,626,199	£-63,439,455	£-63,981,627

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-15,181,362	£-17,592,972	£-17,793,755	£-17,793,755	£-18,546,695	£-19,048,656
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-19,783,818	£-21,931,793	£-22,137,284	£-22,137,284	£-22,907,876	£-23,421,603
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-24,481,316	£-26,375,275	£-26,582,409	£-26,582,409	£-27,359,233	£-27,885,537
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-26,862,679	£-28,637,898	£-28,849,339	£-28,849,339	£-29,642,238	£-30,170,838
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-29,288,890	£-30,930,252	£-31,142,666	£-31,142,666	£-31,939,220	£-32,470,255
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-31,737,100	£-33,236,317	£-33,449,760	£-33,449,760	£-34,250,176	£-34,783,786
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-35,435,573	£-36,721,120	£-36,936,213	£-36,936,213	£-37,742,814	£-38,280,548
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-39,165,433	£-40,236,771	£-40,453,640	£-40,453,640	£-41,266,896	£-41,809,068

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-601,230	£-3,012,839	£-3,213,623	£-3,213,623	£-3,966,562	£-4,468,523
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,203,686	£-7,351,660	£-7,557,151	£-7,557,151	£-8,327,743	£-8,841,471
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,901,183	£-11,795,143	£-12,002,276	£-12,002,276	£-12,779,100	£-13,305,404
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-12,282,546	£-14,057,765	£-14,269,206	£-14,269,206	£-15,062,105	£-15,590,705
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-14,708,757	£-16,350,119	£-16,562,534	£-16,562,534	£-17,359,088	£-17,890,122
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-17,156,968	£-18,656,184	£-18,869,627	£-18,869,627	£-19,670,043	£-20,203,654
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-20,855,441	£-22,140,987	£-22,356,080	£-22,356,080	£-23,162,681	£-23,700,415
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-24,585,301	£-25,656,638	£-25,873,507	£-25,873,507	£-26,686,763	£-27,228,935

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,484,984	£3,073,375	£2,872,591	£2,872,591	£2,119,651	£1,617,691
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£882,528	£1,268,446	£1,470,937	£1,470,937	£2,241,530	£2,756,257
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,814,869	£-5,709,929	£-5,916,062	£-5,916,062	£-6,692,886	£-7,219,190
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,196,332	£-7,971,551	£-8,182,992	£-8,182,992	£-8,975,891	£-9,504,492
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,622,543	£-10,263,905	£-10,476,320	£-10,476,320	£-11,272,874	£-11,803,908
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-11,070,754	£-12,559,970	£-12,783,414	£-12,783,414	£-13,583,830	£-14,117,440
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,769,227	£-16,054,773	£-16,269,866	£-16,269,866	£-17,076,467	£-17,614,201
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,499,087	£-19,570,424	£-19,787,293	£-19,787,293	£-20,600,550	£-21,142,721

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£25,173,958	£23,133,278	£22,935,725	£22,935,725	£22,194,901	£21,701,018
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,580,269	£17,754,315	£17,555,384	£17,555,384	£16,809,393	£16,312,066
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£13,915,222	£12,318,436	£12,114,636	£12,114,636	£11,350,382	£10,840,881
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£11,046,924	£9,551,417	£9,346,727	£9,346,727	£8,579,140	£8,067,416
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£8,147,422	£6,771,129	£6,565,496	£6,565,496	£5,794,373	£5,276,374
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,234,419	£3,958,773	£3,748,763	£3,748,763	£2,961,228	£2,436,204
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£777,807	£-320,918	£-536,012	£-536,012	£-1,342,613	£-1,880,347
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-3,770,654	£-4,696,204	£-4,913,072	£-4,913,072	£-5,726,329	£-6,268,501

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-24,353,389	£-26,394,069	£-26,591,622	£-26,591,622	£-27,332,446	£-27,826,329
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-29,947,078	£-31,773,032	£-31,971,963	£-31,971,963	£-32,717,953	£-33,215,281
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-35,612,125	£-37,208,911	£-37,412,711	£-37,412,711	£-38,176,965	£-38,686,486
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-38,480,422	£-39,975,930	£-40,180,620	£-40,180,620	£-40,948,207	£-41,459,931
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-41,379,925	£-42,756,218	£-42,961,851	£-42,961,851	£-43,732,974	£-44,250,973
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-44,292,928	£-45,568,574	£-45,778,584	£-45,778,584	£-46,566,119	£-47,091,143
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-48,749,540	£-49,848,265	£-50,063,359	£-50,063,359	£-50,869,960	£-51,407,694
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-53,298,001	£-54,223,551	£-54,440,419	£-54,440,419	£-55,253,676	£-55,795,848

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-2,180,830	£-4,221,510	£-4,419,063	£-4,419,063	£-5,159,886	£-5,653,769
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-7,774,518	£-9,600,473	£-9,799,404	£-9,799,404	£-10,545,394	£-11,042,722
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-13,439,565	£-15,036,351	£-15,240,152	£-15,240,152	£-16,004,405	£-16,513,907
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-16,307,863	£-17,803,370	£-18,008,060	£-18,008,060	£-18,775,647	£-19,287,372
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-19,207,365	£-20,583,659	£-20,789,292	£-20,789,292	£-21,560,415	£-22,078,414
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-22,120,368	£-23,396,015	£-23,606,025	£-23,606,025	£-24,393,560	£-24,918,584
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,576,981	£-27,675,705	£-27,890,800	£-27,890,800	£-28,697,400	£-29,235,134
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-31,125,441	£-32,050,991	£-32,267,860	£-32,267,860	£-33,081,116	£-33,623,288

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,399,303	£10,358,623	£10,161,070	£10,161,070	£9,420,246	£8,926,363
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,805,614	£4,979,660	£4,780,729	£4,780,729	£4,034,738	£3,537,411
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,140,567	£-456,219	£-660,019	£-660,019	£-1,424,273	£-1,933,774
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-1,727,731	£-3,223,238	£-3,427,928	£-3,427,928	£-4,195,515	£-4,707,239
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,627,233	£-6,003,526	£-6,209,159	£-6,209,159	£-6,990,282	£-7,498,261
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-7,540,236	£-9,815,862	£-9,925,892	£-9,925,892	£-10,713,427	£-11,238,451
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,996,848	£-13,095,573	£-13,310,667	£-13,310,667	£-14,117,288	£-14,655,002
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-16,545,309	£-17,470,859	£-17,687,727	£-17,687,727	£-18,500,984	£-19,043,156

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£18,485,517	£16,444,837	£16,247,284	£16,247,284	£15,506,460	£15,012,577
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,891,828	£11,065,874	£10,866,943	£10,866,943	£10,120,952	£9,623,625
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,226,781	£5,629,995	£5,426,195	£5,426,195	£4,661,941	£4,152,440
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,358,483	£2,862,976	£2,658,286	£2,658,286	£1,890,699	£1,378,974
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£1,458,981	£82,688	£-122,945	£-122,945	£-894,068	£-1,412,067
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-1,454,022	£-2,729,668	£-2,939,678	£-2,939,678	£-3,727,213	£-4,252,237
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-5,910,634	£-7,009,359	£-7,224,453	£-7,224,453	£-8,031,054	£-8,568,788
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-10,459,095	£-11,384,645	£-11,601,514	£-11,601,514	£-12,414,770	£-12,956,942

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,173,425	£10,311,814	£10,111,030	£10,111,030	£9,358,090	£8,856,130
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,641,623	£5,996,646	£5,791,171	£5,791,171	£5,020,580	£4,506,852
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£3,017,089	£1,567,855	£1,360,721	£1,360,721	£583,969	£66,135
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£671,632	£677,689	£889,129	£889,129	£1,682,029	£2,210,628
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-1,715,152	£-2,962,585	£-3,175,000	£-3,175,000	£-3,971,553	£-4,502,588
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,126,871	£-5,261,192	£-5,474,636	£-5,474,636	£-6,275,052	£-6,808,662
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,770,606	£-8,734,809	£-8,949,903	£-8,949,903	£-9,756,504	£-10,294,238
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,445,728	£-12,239,275	£-12,456,143	£-12,456,143	£-13,269,400	£-13,811,572

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-37,353,922	£-39,215,533	£-39,416,317	£-39,416,317	£-40,169,257	£-40,671,217
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-41,885,724	£-43,530,701	£-43,736,176	£-43,736,176	£-44,506,767	£-45,020,495
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-46,510,258	£-47,959,492	£-48,166,626	£-48,166,626	£-48,943,378	£-49,461,212
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-48,855,715	£-50,205,036	£-50,416,476	£-50,416,476	£-51,209,376	£-51,727,935
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-51,242,499	£-52,489,932	£-52,702,347	£-52,702,347	£-53,498,899	£-54,029,935
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-53,654,218	£-54,788,539	£-55,001,983	£-55,001,983	£-55,802,399	£-56,336,009
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-57,297,953	£-58,262,156	£-58,477,250	£-58,477,250	£-59,283,851	£-59,821,584
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-60,973,075	£-61,766,622	£-61,983,490	£-61,983,490	£-62,796,747	£-63,338,919

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-15,181,362	£-17,042,973	£-17,243,758	£-17,243,758	£-17,996,698	£-18,498,658
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-19,713,165	£-21,358,142	£-21,563,616	£-21,563,616	£-22,334,208	£-22,841,936
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-24,337,698	£-25,796,933	£-25,994,066	£-25,994,066	£-26,770,818	£-27,288,653
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-26,883,156	£-28,032,476	£-28,243,916	£-28,243,916	£-29,036,416	£-29,565,416
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-29,069,940	£-30,317,373	£-30,529,787	£-30,529,787	£-31,326,340	£-31,857,376
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-31,481,659	£-32,615,979	£-32,829,424	£-32,829,424	£-33,629,840	£-34,163,450
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-35,125,393	£-36,089,596	£-36,304,690	£-36,304,690	£-37,111,291	£-37,649,025
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-38,800,516	£-39,594,062	£-39,810,931	£-39,810,931	£-40,624,187	£-41,166,359

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-801,230	£-2,462,841	£-2,663,625	£-2,663,625	£-3,416,565	£-3,918,525
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,133,032	£-6,775,009	£-6,983,484	£-6,983,484	£-7,754,075	£-8,267,803
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-9,757,566	£-11,206,800	£-11,413,934	£-11,413,934	£-12,190,686	£-12,708,520
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-12,103,023	£-13,452,344	£-13,663,794	£-13,663,794	£-14,456,664	£-14,985,283
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-14,489,897	£-15,737,240	£-15,949,655	£-15,949,655	£-16,746,208	£-17,277,243
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-16,901,526	£-18,036,847	£-18,249,291	£-18,249,291	£-19,049,707	£-19,583,317
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-20,545,261	£-21,509,464	£-21,724,558	£-21,724,558	£-22,531,159	£-23,068,893
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-24,220,383	£-25,013,930	£-25,230,798	£-25,230,798	£-26,044,065	£-26,586,227

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,484,984	£3,623,373	£3,422,589	£3,422,589	£2,669,649	£2,167,689
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£953,182	£691,795	£897,270	£897,270	£1,667,861	£2,161,590
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-3,671,352	£-5,120,586	£-5,327,720	£-5,327,720	£-6,104,472	£-6,622,306
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-6,016,809	£-7,366,130	£-7,577,570	£-7,577,570	£-8,370,470	£-8,899,069
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-8,403,593	£-9,651,026	£-9,863,441	£-9,863,441	£-10,659,994	£-11,191,029
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-10,815,312	£-11,949,633	£-12,163,077	£-12,163,077	£-12,963,493	£-13,497,103
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-14,459,047	£-15,423,250	£-15,638,344	£-15,638,344	£-16,444,945	£-16,982,679
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,134,169	£-18,927,716	£-19,144,584	£-19,144,584	£-19,957,841	£-20,500,013

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£1,570,805	-£137,691	-£345,096	-£345,096	-£1,122,866	-£1,641,381
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£2,082,106	-£3,609,758	-£3,818,610	-£3,818,610	-£4,601,805	-£5,123,935
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£5,816,508	-£7,136,666	-£7,347,188	-£7,347,188	-£8,136,643	-£8,662,947
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£7,704,633	-£8,920,686	-£9,132,126	-£9,132,126	-£9,925,026	-£10,453,626
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£9,606,710	-£10,718,416	-£10,930,831	-£10,930,831	-£11,727,384	-£12,258,419
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£11,522,737	-£12,529,856	-£12,743,300	-£12,743,300	-£13,543,716	-£14,077,327
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£14,422,934	-£15,272,724	-£15,487,818	-£15,487,818	-£16,294,419	-£16,832,153
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£17,354,519	-£18,046,440	-£18,263,308	-£18,263,308	-£19,076,566	-£19,618,737

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£47,956,542	-£49,665,038	-£49,872,443	-£49,872,443	-£50,650,213	-£51,168,728
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£51,609,453	-£53,137,105	-£53,345,957	-£53,345,957	-£54,129,152	-£54,651,282
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£55,243,855	-£56,664,013	-£56,874,535	-£56,874,535	-£57,663,990	-£58,190,294
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£57,231,980	-£58,448,033	-£58,659,473	-£58,659,473	-£59,452,373	-£59,980,973
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£59,134,057	-£60,245,763	-£60,458,178	-£60,458,178	-£61,254,731	-£61,785,766
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£61,050,084	-£62,057,203	-£62,270,647	-£62,270,647	-£63,071,063	-£63,604,674
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£63,950,281	-£64,800,071	-£65,015,165	-£65,015,165	-£65,821,766	-£66,359,500
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£66,881,866	-£67,573,787	-£67,790,655	-£67,790,655	-£68,603,913	-£69,146,084

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£25,783,983	-£27,492,478	-£27,699,883	-£27,699,883	-£28,477,654	-£28,996,168
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£29,436,893	-£30,964,545	-£31,173,397	-£31,173,397	-£31,956,592	-£32,478,723
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£33,171,295	-£34,491,454	-£34,701,975	-£34,701,975	-£35,491,431	-£36,017,735
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£35,059,421	-£36,275,474	-£36,486,914	-£36,486,914	-£37,279,813	-£37,808,414
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£36,961,498	-£38,073,204	-£38,285,618	-£38,285,618	-£39,082,171	-£39,613,207
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£38,877,524	-£39,884,644	-£40,098,088	-£40,098,088	-£40,898,504	-£41,432,114
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£41,777,722	-£42,627,512	-£42,842,606	-£42,842,606	-£43,649,206	-£44,186,940
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£44,709,306	-£45,401,227	-£45,618,096	-£45,618,096	-£46,431,353	-£46,973,524

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£11,203,850	-£12,912,346	-£13,119,751	-£13,119,751	-£13,897,521	-£14,416,036
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£14,856,761	-£16,384,413	-£16,593,265	-£16,593,265	-£17,376,460	-£17,898,590
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£18,591,163	-£19,911,321	-£20,121,843	-£20,121,843	-£20,911,298	-£21,437,602
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£20,479,288	-£21,695,341	-£21,906,781	-£21,906,781	-£22,699,681	-£23,228,281
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£22,381,365	-£23,493,071	-£23,705,486	-£23,705,486	-£24,502,039	-£25,033,074
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£24,297,392	-£25,304,511	-£25,517,955	-£25,517,955	-£26,318,371	-£26,851,982
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£27,197,589	-£28,047,379	-£28,262,473	-£28,262,473	-£29,069,074	-£29,606,808
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£30,129,174	-£30,821,095	-£31,037,963	-£31,037,963	-£31,851,221	-£32,393,392

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£5,117,637	-£6,826,132	-£7,033,537	-£7,033,537	-£7,811,308	-£8,329,822
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£8,770,547	-£10,298,189	-£10,507,051	-£10,507,051	-£11,290,248	-£11,812,376
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£12,504,949	-£13,825,107	-£14,035,629	-£14,035,629	-£14,825,085	-£15,351,388
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£14,393,074	-£15,609,128	-£15,820,567	-£15,820,567	-£16,613,467	-£17,142,067
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£16,295,151	-£17,406,857	-£17,619,272	-£17,619,272	-£18,415,825	-£18,946,860
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£18,211,178	-£19,218,297	-£19,431,741	-£19,431,741	-£20,232,157	-£20,765,768
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£21,111,375	-£21,961,165	-£22,176,259	-£22,176,259	-£22,982,860	-£23,520,594
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£24,042,960	-£24,734,881	-£24,951,749	-£24,951,749	-£25,765,007	-£26,307,178

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£82,672,924	£74,569,647	£74,262,740	£74,262,740	£73,111,842	£72,344,574
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£69,233,246	£61,886,645	£61,572,544	£61,572,544	£60,394,663	£59,609,410
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£55,596,138	£49,073,033	£48,751,242	£48,751,242	£47,544,527	£46,740,051
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£48,719,170	£42,582,813	£42,259,619	£42,259,619	£41,047,639	£40,239,653
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£41,784,693	£36,071,180	£35,741,392	£35,741,392	£34,503,915	£33,678,930
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£34,803,021	£29,473,508	£29,141,914	£29,141,914	£27,898,437	£27,069,452
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£24,193,704	£19,467,578	£19,127,956	£19,127,956	£17,854,374	£16,992,604
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£13,362,134	£9,250,964	£8,897,248	£8,897,248	£7,570,810	£6,686,519

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£47,453,477	£39,350,200	£39,043,294	£39,043,294	£37,892,395	£37,125,128
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£34,013,800	£26,667,198	£26,353,098	£26,353,098	£25,175,216	£24,389,963
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£20,376,691	£13,853,586	£13,531,795	£13,531,795	£12,325,080	£11,520,604
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£13,499,723	£7,363,366	£7,040,172	£7,040,172	£5,828,192	£5,020,206
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£6,565,247	£851,734	£521,945	£521,945	£-715,832	£-1,540,517
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-416,425	£-5,745,939	£-6,077,533	£-6,077,533	£-7,321,010	£-8,149,995
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,025,743	£-15,751,869	£-16,091,491	£-16,091,491	£-17,365,072	£-18,226,843
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-21,857,313	£-25,968,482	£-26,322,198	£-26,322,198	£-27,848,636	£-28,532,928

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£63,220,631	£55,117,354	£54,810,447	£54,810,447	£53,659,548	£52,892,281
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£49,780,953	£42,434,352	£42,120,251	£42,120,251	£40,942,369	£40,157,116
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£36,143,844	£29,620,740	£29,298,949	£29,298,949	£28,092,234	£27,287,757
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£29,266,877	£23,130,519	£22,807,325	£22,807,325	£21,595,346	£20,787,360
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£22,332,400	£16,618,887	£16,289,099	£16,289,099	£15,051,621	£14,226,637
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£15,350,728	£10,021,214	£9,689,621	£9,689,621	£8,446,143	£7,617,159
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£4,741,410	£15,284	£-324,337	£-324,337	£-1,597,919	£-2,459,689
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-8,090,199	£-10,201,329	£-10,555,045	£-10,555,045	£-11,881,483	£-12,766,774

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£73,588,725	£65,485,448	£65,178,541	£65,178,541	£64,027,642	£63,260,375
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£60,149,047	£52,802,446	£52,488,345	£52,488,345	£51,310,464	£50,525,211
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£46,511,936	£39,988,834	£39,667,043	£39,667,043	£38,480,328	£37,655,852
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£39,634,971	£33,498,614	£33,175,419	£33,175,419	£31,963,440	£31,155,454
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£32,700,494	£26,986,961	£26,657,193	£26,657,193	£25,419,716	£24,594,731
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£25,718,822	£20,389,308	£20,057,715	£20,057,715	£18,814,238	£17,985,253
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£15,109,505	£10,383,379	£10,043,757	£10,043,757	£8,770,175	£7,908,405
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£4,277,935	£166,765	£-186,951	£-186,951	£-1,513,389	£-2,397,680

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£77,916,699	£69,813,422	£69,506,516	£69,506,516	£68,355,617	£67,588,350
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£64,477,022	£57,130,420	£56,816,320	£56,816,320	£55,638,438	£54,853,185
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£50,839,913	£44,316,808	£43,995,017	£43,995,017	£42,788,302	£41,983,826
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£43,962,945	£37,826,588	£37,503,394	£37,503,394	£36,291,414	£35,483,428
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£37,028,469	£31,314,956	£30,985,167	£30,985,167	£29,747,690	£28,922,705
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£30,046,797	£24,717,283	£24,385,689	£24,385,689	£23,142,212	£22,313,227
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£19,437,479	£14,711,353	£14,371,731	£14,371,731	£13,098,150	£12,236,379
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£8,605,909	£4,494,740	£4,141,023	£4,141,023	£2,814,586	£1,930,294

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£39,106,450	£31,353,772	£31,031,560	£31,031,560	£29,804,619	£28,985,913
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£29,554,511	£22,548,379	£22,218,613	£22,218,613	£20,981,988	£20,145,427
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£19,827,353	£13,567,327	£13,229,488	£13,229,488	£11,955,651	£11,097,240
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£14,874,260	£8,987,266	£8,642,403	£8,642,403	£7,349,169	£6,487,012
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,864,386	£4,347,729	£3,995,611	£3,995,611	£2,675,170	£1,794,875
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£4,775,628	£-373,099	£-732,710	£-732,710	£-2,081,256	£-2,980,285
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-3,057,801	£-7,605,357	£-7,967,748	£-7,967,748	£-9,326,714	£-10,232,691
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-11,023,493	£-14,890,841	£-15,256,222	£-15,256,222	£-16,626,403	£-17,539,856

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£3,887,003	£-3,865,674	£-4,187,887	£-4,187,887	£-5,414,828	£-6,233,534
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-5,664,935	£-12,671,068	£-13,000,834	£-13,000,834	£-14,237,459	£-15,074,020
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-15,392,094	£-21,852,119	£-21,989,959	£-21,989,959	£-23,263,795	£-24,122,207
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-20,345,187	£-26,232,181	£-26,577,044	£-26,577,044	£-27,870,278	£-28,732,434
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-25,355,060	£-30,871,718	£-31,223,836	£-31,223,836	£-32,544,277	£-33,424,572
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-30,443,819	£-35,592,545	£-35,952,157	£-35,952,157	£-37,300,702	£-38,199,732
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-38,277,248	£-42,824,804	£-43,187,194	£-43,187,194	£-44,546,160	£-45,452,138
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-46,242,940	£-50,110,288	£-50,475,669	£-50,475,669	£-51,845,849	£-52,759,303

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,654,156	£11,901,479	£11,579,266	£11,579,266	£10,352,325	£9,533,619
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£10,102,218	£3,096,085	£2,766,319	£2,766,319	£1,529,694	£693,134
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£375,060	£-5,884,966	£-6,222,805	£-6,222,805	£-7,496,642	£-8,355,053
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-4,578,034	£-10,465,028	£-10,809,891	£-10,809,891	£-12,103,124	£-12,965,281
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-9,587,907	£-15,104,565	£-15,456,882	£-15,456,882	£-16,777,124	£-17,657,419
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-14,676,665	£-19,825,392	£-20,185,004	£-20,185,004	£-21,533,549	£-22,432,578
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-22,510,094	£-27,057,651	£-27,420,041	£-27,420,041	£-28,779,007	£-29,684,985
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-30,475,787	£-34,343,135	£-34,708,516	£-34,708,516	£-36,078,696	£-36,992,149

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£30,022,251	£22,269,573	£21,947,360	£21,947,360	£20,720,420	£19,901,713
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£20,470,312	£13,464,179	£13,134,414	£13,134,414	£11,897,789	£11,061,228
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£10,743,154	£4,483,128	£4,145,289	£4,145,289	£2,871,452	£2,013,041
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,790,061	£-96,933	£-441,797	£-441,797	£-1,735,030	£-2,597,187
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£780,187	£-4,736,470	£-5,088,588	£-5,088,588	£-6,409,030	£-7,289,324
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,308,971	£-9,457,298	£-9,819,910	£-9,819,910	£-11,165,455	£-12,064,494
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-12,142,000	£-16,689,556	£-17,051,947	£-17,051,947	£-18,410,913	£-19,316,891
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-20,107,692	£-23,975,040	£-24,340,421	£-24,340,421	£-25,710,602	£-26,624,055

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£34,350,225	£26,597,548	£26,275,335	£26,275,335	£25,048,394	£24,229,688
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£24,798,286	£17,792,154	£17,462,388	£17,462,388	£16,225,763	£15,389,202
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,071,128	£8,811,103	£8,473,263	£8,473,263	£7,199,427	£6,341,015
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£10,118,035	£4,231,041	£3,886,178	£3,886,178	£2,592,944	£1,730,788
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,108,162	£-408,496	£-760,614	£-760,614	£-2,081,055	£-2,961,350
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£19,403	£-5,129,324	£-5,488,935	£-5,488,935	£-6,837,480	£-7,736,510
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-7,814,026	£-12,361,582	£-12,723,972	£-12,723,972	£-14,082,938	£-14,988,916
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-15,779,718	£-19,647,066	£-20,012,447	£-20,012,447	£-21,382,627	£-22,296,081

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£20,408,176	£12,734,231	£12,395,949	£12,395,949	£11,127,390	£10,281,685
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£12,391,582	£5,439,972	£5,093,759	£5,093,759	£3,795,462	£2,929,929
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,154,479	£2,079,960	£2,434,649	£2,434,649	£3,764,028	£4,651,448
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£53,184	£5,919,897	£6,276,132	£6,276,132	£7,612,015	£8,502,602
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,352,863	£9,783,489	£10,141,366	£10,141,366	£11,483,403	£12,378,094
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£8,676,613	£13,670,737	£14,030,349	£14,030,349	£15,378,894	£16,277,923
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£15,207,369	£19,545,965	£19,908,356	£19,908,356	£21,267,322	£22,173,300
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£21,792,283	£25,474,418	£25,839,800	£25,839,800	£27,209,980	£28,123,434

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£14,811,270	£22,485,216	£22,823,497	£22,823,497	£24,092,056	£24,937,761
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£22,827,864	£29,779,475	£30,125,688	£30,125,688	£31,423,985	£32,289,517
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£31,064,968	£37,299,407	£37,654,096	£37,654,096	£38,984,175	£39,870,895
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£35,272,631	£41,139,343	£41,495,579	£41,495,579	£42,831,461	£43,722,049
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£39,572,310	£45,002,936	£45,360,812	£45,360,812	£46,702,850	£47,597,541
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£43,896,060	£48,890,184	£49,249,795	£49,249,795	£50,598,341	£51,497,370
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£50,426,816	£54,765,412	£55,127,803	£55,127,803	£56,486,769	£57,392,746
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£57,011,730	£60,693,865	£61,059,247	£61,059,247	£62,429,426	£63,342,881

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£955,883	£6,718,062	£7,056,344	£7,056,344	£8,324,903	£9,170,608
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,060,711	£14,012,322	£14,358,535	£14,358,535	£15,656,832	£16,522,364
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£15,297,815	£21,532,254	£21,886,942	£21,886,942	£23,217,022	£24,103,742
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£19,505,477	£25,372,190	£25,728,426	£25,728,426	£27,064,308	£27,954,898
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£23,805,157	£29,235,782	£29,593,659	£29,593,659	£30,935,696	£31,830,388
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£28,128,906	£33,123,030	£33,482,642	£33,482,642	£34,831,187	£35,730,217
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£34,669,662	£38,998,259	£39,360,649	£39,360,649	£40,719,615	£41,625,593
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£41,244,576	£44,926,712	£45,292,094	£45,292,094	£46,662,273	£47,575,727

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,323,977	£3,650,032	£3,311,750	£3,311,750	£2,043,191	£1,197,486
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,307,383	£3,644,227	£3,990,440	£3,990,440	£5,288,737	£6,154,270
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,929,720	£11,164,160	£11,518,848	£11,518,848	£12,848,927	£13,735,648
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,137,383	£15,004,096	£15,360,331	£15,360,331	£16,696,214	£17,586,902
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£13,437,062	£18,867,688	£19,225,565	£19,225,565	£20,567,602	£21,462,294
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£17,760,812	£22,754,936	£23,114,548	£23,114,548	£24,463,093	£25,362,122
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£24,291,568	£28,630,164	£28,992,555	£28,992,555	£30,351,521	£31,257,499
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£30,876,462	£34,558,617	£34,923,999	£34,923,999	£36,294,179	£37,207,633

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,651,952	£7,978,006	£7,639,724	£7,639,724	£6,371,166	£5,525,461
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£7,635,356	£6,833,747	£337,534	£337,534	£360,763	£1,826,295
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£6,017,746	£6,838,195	£7,190,874	£7,190,874	£8,520,953	£9,407,673
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,809,409	£10,676,121	£11,032,357	£11,032,357	£12,368,239	£13,258,827
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,109,088	£14,539,714	£14,897,590	£14,897,590	£16,239,628	£17,134,319
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£13,432,838	£18,426,962	£18,786,573	£18,786,573	£20,135,119	£21,034,148
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£19,963,594	£24,302,190	£24,664,581	£24,664,581	£26,023,547	£26,929,524
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£26,548,508	£30,230,643	£30,596,025	£30,596,025	£31,966,204	£32,879,659

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£31,670,644	£27,768,369	£27,440,886	£27,440,886	£26,212,826	£25,394,120
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£22,948,741	£19,459,248	£19,124,089	£19,124,089	£17,867,240	£17,029,340
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£14,044,123	£10,952,667	£10,609,303	£10,609,303	£9,321,686	£8,463,275
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£9,507,395	£6,613,567	£6,268,705	£6,268,705	£4,967,098	£4,090,841
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£4,907,556	£2,204,612	£1,852,495	£1,852,495	£532,054	£-353,936
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£219,857	£-2,282,770	£-2,642,382	£-2,642,382	£-3,990,927	£-4,889,956
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-6,968,230	£-9,112,284	£-9,474,676	£-9,474,676	£-10,833,642	£-11,739,618
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-14,214,070	£-15,995,025	£-16,360,406	£-16,360,406	£-17,730,586	£-18,644,039

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£-3,548,802	£-7,451,078	£-7,778,561	£-7,778,561	£-9,006,621	£-9,825,327
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£-12,270,706	£-15,760,198	£-16,095,358	£-16,095,358	£-17,352,207	£-18,190,107
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-21,175,323	£-24,266,780	£-24,610,144	£-24,610,144	£-25,897,711	£-26,756,172
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-25,712,052	£-28,605,880	£-28,950,742	£-28,950,742	£-30,252,349	£-31,126,606
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-30,311,891	£-33,014,834	£-33,366,952	£-33,366,952	£-34,687,393	£-35,573,383
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-34,999,590	£-37,502,217	£-37,861,828	£-37,861,828	£-39,210,374	£-40,109,403
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-42,187,676	£-44,331,731	£-44,694,122	£-44,694,122	£-46,053,088	£-46,959,065
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-49,433,517	£-51,214,471	£-51,579,853	£-51,579,853	£-52,950,033	£-53,863,486

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£12,218,351	£8,316,075	£7,988,592	£7,988,592	£6,760,533	£5,941,827
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,496,448	£6,955	£-328,205	£-328,205	£-1,585,054	£-2,422,954
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£-5,408,170	£-8,499,626	£-8,842,990	£-8,842,990	£-10,130,608	£-10,989,019
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£-9,944,898	£-12,838,727	£-13,183,589	£-13,183,589	£-14,485,196	£-15,361,453
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-14,544,737	£-17,247,681	£-17,599,799	£-17,599,799	£-18,920,239	£-19,806,229
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-19,232,437	£-21,735,063	£-22,094,675	£-22,094,675	£-23,443,220	£-24,342,250
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-26,420,523	£-28,564,577	£-28,926,969	£-28,926,969	£-30,285,935	£-31,191,912
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-33,666,363	£-36,447,318	£-36,812,699	£-36,812,699	£-37,182,879	£-38,096,333

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£22,586,445	£18,684,169	£18,356,686	£18,356,686	£17,128,627	£16,309,921
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£13,864,542	£10,375,049	£10,039,890	£10,039,890	£8,783,041	£7,945,141
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£4,959,924	£1,868,468	£1,525,104	£1,525,104	£237,487	£-620,925
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£423,196	£-2,470,632	£-2,815,495	£-2,815,495	£-4,117,101	£-4,993,358
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£-4,176,643	£-6,879,587	£-7,231,705	£-7,231,705	£-8,552,145	£-9,438,135
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-9,864,342	£-11,366,969	£-11,726,591	£-11,726,591	£-13,075,126	£-13,974,155
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-16,052,429	£-18,196,483	£-18,558,975	£-18,558,975	£-19,917,641	£-20,823,817
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-23,298,269	£-25,079,224	£-25,444,606	£-25,444,606	£-26,814,785	£-27,728,238

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£26,914,420	£23,012,144	£22,684,661	£22,684,661	£21,456,601	£20,637,896
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£18,192,516	£14,703,024	£14,367,864	£14,367,864	£13,111,015	£12,273,115
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£9,287,899	£6,196,442	£5,853,078	£5,853,078	£4,565,461	£3,707,050
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£4,751,170	£1,857,342	£1,512,480	£1,512,480	£210,873	£-186,384
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£151,331	£-2,551,612	£-2,903,730	£-2,903,730	£-4,224,171	£-5,110,161
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£-4,536,368	£-7,038,995	£-7,398,606	£-7,398,606	£-8,747,152	£-9,646,181
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£-11,724,454	£-13,868,509	£-14,230,900	£-14,230,900	£-15,588,866	£-16,495,843
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£-18,970,295	£-20,751,249	£-21,116,631	£-21,116,631	£-22,486,811	£-23,400,264

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£16,593,271	£12,863,376	£12,525,094	£12,525,094	£11,256,536	£10,410,830
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£8,970,271	£5,620,817	£5,274,605	£5,274,605	£3,976,307	£3,110,776
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,131,306	-£1,849,302	-£2,203,990	-£2,203,990	-£3,534,069	-£4,420,790
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£2,895,256	-£5,665,811	-£6,022,045	-£6,022,045	-£7,357,928	-£8,248,517
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£8,964,390	-£9,505,975	-£9,863,852	-£9,863,852	-£11,205,889	-£12,100,581
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£11,057,596	-£13,369,795	-£13,729,408	-£13,729,408	-£15,077,952	-£15,976,981
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£17,242,535	-£19,209,882	-£19,572,272	-£19,572,272	-£20,931,238	-£21,837,216
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£23,481,632	-£25,103,194	-£25,468,575	-£25,468,575	-£26,838,756	-£27,752,209

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£18,626,175	-£22,356,071	-£22,694,353	-£22,694,353	-£23,962,910	-£24,808,616
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£26,249,175	-£29,598,630	-£29,944,842	-£29,944,842	-£31,243,140	-£32,108,671
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£34,088,141	-£37,068,748	-£37,423,437	-£37,423,437	-£38,753,516	-£39,640,236
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£38,114,702	-£40,885,257	-£41,241,492	-£41,241,492	-£42,577,374	-£43,467,363
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£42,183,837	-£44,725,422	-£45,083,298	-£45,083,298	-£46,425,336	-£47,320,927
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£46,277,043	-£48,589,242	-£48,948,855	-£48,948,855	-£50,297,399	-£51,196,428
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£52,461,982	-£54,429,329	-£54,791,719	-£54,791,719	-£56,150,685	-£57,056,663
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£58,701,079	-£60,322,641	-£60,688,022	-£60,688,022	-£62,058,202	-£62,971,656

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£2,859,022	-£6,588,917	-£6,927,199	-£6,927,199	-£8,195,757	-£9,041,463
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£10,482,022	-£13,831,476	-£14,177,688	-£14,177,688	-£15,475,987	-£16,341,518
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£18,320,987	-£21,301,595	-£21,656,283	-£21,656,283	-£22,986,363	-£23,873,083
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£22,347,549	-£25,118,104	-£25,474,339	-£25,474,339	-£26,810,221	-£27,700,810
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£26,416,684	-£28,958,268	-£29,316,145	-£29,316,145	-£30,658,182	-£31,552,874
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£30,509,890	-£32,822,089	-£33,181,701	-£33,181,701	-£34,530,245	-£35,429,275
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£36,694,829	-£38,662,175	-£39,024,566	-£39,024,566	-£40,383,532	-£41,289,509
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£42,933,925	-£44,555,488	-£44,920,869	-£44,920,869	-£46,291,049	-£47,204,502

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£7,509,072	£3,779,177	£3,440,895	£3,440,895	£2,172,337	£1,326,631
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£113,928	-£3,463,382	-£3,809,594	-£3,809,594	-£5,107,892	-£5,973,423
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£7,952,893	-£10,933,501	-£11,288,189	-£11,288,189	-£12,618,268	-£13,504,989
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£11,979,455	-£14,750,010	-£15,106,245	-£15,106,245	-£16,442,127	-£17,332,716
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£16,048,590	-£18,590,174	-£18,948,051	-£18,948,051	-£20,290,088	-£21,184,780
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£20,141,796	-£22,453,394	-£22,813,607	-£22,813,607	-£24,162,151	-£25,061,180
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£26,326,734	-£28,294,081	-£28,656,471	-£28,656,471	-£30,015,437	-£30,921,415
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£32,565,831	-£34,187,393	-£34,552,774	-£34,552,774	-£35,922,955	-£36,836,408

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,837,047	£8,107,151	£7,768,869	£7,768,869	£6,500,312	£5,654,606
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£4,214,047	£864,592	£518,380	£518,380	£279,916	£1,645,449
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£3,624,819	-£6,805,526	-£6,960,215	-£6,960,215	-£8,290,294	-£9,177,014
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£7,651,480	-£10,422,035	-£10,778,270	-£10,778,270	-£12,114,152	-£13,004,741
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£11,720,615	-£14,262,200	-£14,620,076	-£14,620,076	-£15,962,114	-£16,856,805
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£15,813,821	-£18,126,020	-£18,485,633	-£18,485,633	-£19,834,177	-£20,733,206
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£21,998,760	-£23,966,107	-£24,328,497	-£24,328,497	-£25,687,463	-£26,593,441
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£28,237,857	-£29,859,419	-£30,224,800	-£30,224,800	-£31,594,980	-£32,508,434

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,022,832	£1,379,343	£1,035,528	£1,035,528	-£257,927	-£1,131,523
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,820,249	-£5,086,248	-£5,438,124	-£5,438,124	-£6,757,655	-£7,637,343
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£8,841,758	-£11,669,025	-£12,023,712	-£12,023,712	-£13,353,792	-£14,240,513
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£12,388,618	-£14,995,897	-£15,352,132	-£15,352,132	-£16,688,015	-£17,578,603
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£15,959,548	-£18,346,425	-£18,704,301	-£18,704,301	-£20,048,339	-£20,941,031
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£19,554,549	-£21,720,610	-£22,080,221	-£22,080,221	-£23,428,766	-£24,327,796
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£24,992,180	-£26,826,241	-£27,188,631	-£27,188,631	-£28,547,597	-£29,453,575
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£30,483,970	-£31,985,098	-£32,350,480	-£32,350,480	-£33,720,659	-£34,634,114

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£30,196,615	-£33,840,104	-£34,183,919	-£34,183,919	-£35,477,374	-£36,350,969
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£37,039,695	-£40,305,695	-£40,657,571	-£40,657,571	-£41,977,102	-£42,856,790
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£44,061,205	-£46,888,471	-£47,243,159	-£47,243,159	-£48,573,239	-£49,459,959
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£47,608,065	-£50,215,344	-£50,571,578	-£50,571,578	-£51,907,462	-£52,798,050
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£51,178,995	-£53,565,872	-£53,923,748	-£53,923,748	-£55,265,786	-£56,160,478
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£54,773,995	-£56,940,056	-£57,299,668	-£57,299,668	-£58,648,212	-£59,547,242
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£60,211,627	-£62,045,688	-£62,408,078	-£62,408,078	-£63,767,044	-£64,673,022
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£65,703,417	-£67,204,545	-£67,569,927	-£67,569,927	-£68,940,106	-£69,853,560

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£14,429,462	-£18,072,950	-£18,416,765	-£18,416,765	-£19,710,221	-£20,583,816
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£21,272,542	-£24,538,542	-£24,890,417	-£24,890,417	-£26,209,948	-£27,089,636
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£28,294,052	-£31,121,318	-£31,476,006	-£31,476,006	-£32,806,086	-£33,692,806
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£31,840,912	-£34,448,190	-£34,804,425	-£34,804,425	-£36,140,308	-£37,030,896
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£35,411,842	-£37,798,719	-£38,156,594	-£38,156,594	-£39,498,633	-£40,393,324
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£39,006,842	-£41,172,903	-£41,532,515	-£41,532,515	-£42,881,059	-£43,780,089
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£44,444,474	-£46,278,534	-£46,640,925	-£46,640,925	-£47,999,891	-£48,905,869
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£49,936,264	-£51,437,391	-£51,802,773	-£51,802,773	-£53,172,953	-£54,086,407

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£4,061,368	-£7,704,856	-£8,048,671	-£8,048,671	-£9,342,126	-£10,215,722
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£10,904,448	-£14,170,448	-£14,522,323	-£14,522,323	-£15,841,854	-£16,721,542
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£17,925,958	-£20,753,224	-£21,107,911	-£21,107,911	-£22,437,992	-£23,324,712
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£21,472,817	-£24,080,096	-£24,436,331	-£24,436,331	-£25,772,214	-£26,662,802
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£25,043,747	-£27,430,624	-£27,788,500	-£27,788,500	-£29,130,538	-£30,025,230
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£28,638,748	-£30,804,809	-£31,164,420	-£31,164,420	-£32,512,965	-£33,411,995
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£34,076,380	-£35,910,440	-£36,272,831	-£36,272,831	-£37,631,797	-£38,537,774
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£39,568,169	-£41,069,297	-£41,434,679	-£41,434,679	-£42,804,858	-£43,718,319

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£266,607	-£3,376,882	-£3,720,897	-£3,720,897	-£5,014,152	-£5,887,747
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£8,576,473	-£9,842,473	-£10,194,349	-£10,194,349	-£11,513,980	-£12,393,568
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£13,597,983	-£16,425,249	-£16,779,937	-£16,779,937	-£18,110,017	-£18,996,737
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£17,144,843	-£19,752,122	-£20,108,356	-£20,108,356	-£21,444,240	-£22,334,828
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£20,715,773	-£23,102,650	-£23,460,526	-£23,460,526	-£24,802,564	-£25,697,256
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£24,310,773	-£26,476,834	-£26,836,446	-£26,836,446	-£28,184,990	-£29,084,020
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£29,748,405	-£31,582,466	-£31,944,856	-£31,944,856	-£33,303,822	-£34,209,800
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£35,240,195	-£36,741,323	-£37,106,705	-£37,106,705	-£38,476,884	-£39,390,338

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£24,172,696	£21,214,989	£20,887,507	£20,887,507	£19,643,015	£18,810,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£16,052,498	£13,409,743	£13,074,582	£13,074,582	£11,808,234	£10,956,630
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£7,733,129	£5,413,592	£5,064,612	£5,064,612	£3,755,936	£2,883,484
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£3,481,808	£1,313,235	£962,732	£962,732	£357,404	£1,247,993
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£841,498	£2,856,362	£3,214,239	£3,214,239	£4,556,276	£5,450,968
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£5,245,820	£7,071,093	£7,430,705	£7,430,705	£8,779,250	£9,678,279
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£11,897,434	£13,437,544	£13,799,936	£13,799,936	£15,158,902	£16,064,879
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£18,603,206	£19,857,223	£20,222,604	£20,222,604	£21,592,784	£22,506,237

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£11,046,751	£14,004,457	£14,331,939	£14,331,939	£15,576,432	£16,408,528
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£19,166,949	£21,809,704	£22,144,864	£22,144,864	£23,411,213	£24,262,817
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£27,486,318	£29,805,855	£30,154,835	£30,154,835	£31,463,511	£32,335,962
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£31,737,638	£33,906,211	£34,256,714	£34,256,714	£35,576,851	£36,467,440
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£36,060,945	£38,075,809	£38,433,686	£38,433,686	£39,775,723	£40,670,414
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£40,465,267	£42,290,539	£42,650,152	£42,650,152	£43,998,696	£44,897,726
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£47,116,881	£48,656,991	£49,019,383	£49,019,383	£50,378,349	£51,284,325
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£53,822,852	£55,076,670	£55,442,051	£55,442,051	£56,812,231	£57,725,684

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£4,720,403	£1,762,696	£1,435,214	£1,435,214	£190,721	£641,375
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£3,399,795	£6,042,550	£6,377,711	£6,377,711	£7,644,059	£8,495,663
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£11,719,165	£14,038,701	£14,387,682	£14,387,682	£15,696,358	£16,568,809
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£15,970,485	£18,139,058	£18,489,561	£18,489,561	£19,809,698	£20,700,751
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£20,293,791	£22,308,655	£22,666,532	£22,666,532	£24,008,569	£24,903,261
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£24,698,113	£26,523,386	£26,882,999	£26,882,999	£28,231,543	£29,130,572
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£31,348,727	£32,889,838	£33,252,229	£33,252,229	£34,611,195	£35,517,172
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£38,055,499	£39,309,516	£39,674,897	£39,674,897	£41,045,078	£41,958,531

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£15,088,497	£12,130,790	£11,803,308	£11,803,308	£10,558,815	£9,726,719
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£6,968,299	£4,325,544	£3,990,383	£3,990,383	£2,724,035	£1,872,431
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£1,351,070	£3,670,607	£4,019,588	£4,019,588	£5,328,264	£6,200,715
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£5,602,391	£7,770,964	£8,121,467	£8,121,467	£9,441,604	£10,332,192
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£9,925,697	£11,940,561	£12,298,438	£12,298,438	£13,640,475	£14,535,167
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£14,330,019	£16,155,292	£16,514,904	£16,514,904	£17,863,449	£18,762,478
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£20,991,633	£22,521,744	£22,884,135	£22,884,135	£24,243,101	£25,148,078
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£27,667,405	£28,941,422	£29,306,803	£29,306,803	£30,676,993	£31,590,437

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£19,416,471	£16,468,765	£16,131,283	£16,131,283	£14,886,790	£14,054,694
35% SR : 35% THLR : 15% LLR : 15% SO	10%	£11,296,273	£8,653,518	£8,318,358	£8,318,358	£7,052,009	£6,200,405
35% SR : 35% THLR : 15% LLR : 15% SO	20%	£2,976,904	£657,367	£308,387	£308,387	£1,000,289	£1,872,740
35% SR : 35% THLR : 15% LLR : 15% SO	25%	£1,274,416	£3,442,989	£3,793,492	£3,793,492	£5,133,629	£6,004,218
35% SR : 35% THLR : 15% LLR : 15% SO	30%	£5,597,723	£7,612,587	£7,970,464	£7,970,464	£9,312,000	£10,207,192
35% SR : 35% THLR : 15% LLR : 15% SO	35%	£10,002,045	£11,827,317	£12,186,930	£12,186,930	£13,535,474	£14,434,504
35% SR : 35% THLR : 15% LLR : 15% SO	43%	£16,653,659	£18,193,769	£18,556,161	£18,556,161	£19,915,127	£20,821,103
35% SR : 35% THLR : 15% LLR : 15% SO	50%	£23,359,430	£24,613,448	£24,978,829	£24,978,829	£26,349,009	£27,262,462

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£5,022,832	£2,267,712	£1,923,897	£1,923,897	£634,591	-£228,625
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£1,709,582	-£4,164,878	-£4,516,753	-£4,516,753	-£5,836,285	-£6,715,972
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£8,620,425	-£10,729,180	-£11,083,869	-£11,083,869	-£12,413,948	-£13,300,668
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£12,111,952	-£14,046,816	-£14,403,051	-£14,403,051	-£15,738,934	-£16,629,521
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£15,627,549	-£17,388,107	-£17,745,984	-£17,745,984	-£19,088,021	-£19,982,713
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£19,167,216	-£20,753,055	-£21,112,666	-£21,112,666	-£22,461,211	-£23,360,241
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£24,521,847	-£25,844,831	-£26,207,222	-£26,207,222	-£27,566,188	-£28,472,165
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£29,930,637	-£30,989,833	-£31,355,214	-£31,355,214	-£32,725,394	-£33,638,848

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£30,196,615	-£32,951,735	-£33,295,550	-£33,295,550	-£34,584,856	-£35,448,072
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£36,929,029	-£39,384,325	-£39,736,199	-£39,736,199	-£41,055,732	-£41,935,418
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£43,839,872	-£45,948,627	-£46,303,315	-£46,303,315	-£47,633,395	-£48,520,115
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£47,331,398	-£49,266,262	-£49,622,498	-£49,622,498	-£50,956,380	-£51,848,968
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£50,846,996	-£52,607,554	-£52,965,431	-£52,965,431	-£54,307,468	-£55,202,159
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£54,386,663	-£55,972,501	-£56,332,113	-£56,332,113	-£57,680,657	-£58,579,888
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£59,741,294	-£61,064,278	-£61,426,668	-£61,426,668	-£62,785,634	-£63,691,612
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£65,150,084	-£66,209,280	-£66,574,661	-£66,574,661	-£67,944,841	-£68,858,294

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£14,429,462	-£17,184,582	-£17,528,397	-£17,528,397	-£18,817,703	-£19,680,918
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£21,161,876	-£23,617,172	-£23,969,046	-£23,969,046	-£25,288,578	-£26,168,265
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£28,072,719	-£30,181,473	-£30,536,162	-£30,536,162	-£31,866,241	-£32,752,961
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£31,564,245	-£33,499,109	-£33,855,345	-£33,855,345	-£35,191,227	-£36,081,815
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£35,079,843	-£36,840,401	-£37,198,277	-£37,198,277	-£38,540,315	-£39,435,006
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£38,619,509	-£40,205,348	-£40,564,960	-£40,564,960	-£41,913,504	-£42,812,534
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£43,974,140	-£45,297,124	-£45,659,515	-£45,659,515	-£47,018,481	-£47,924,459
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£49,382,930	-£50,442,126	-£50,807,507	-£50,807,507	-£52,177,688	-£53,091,141

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£4,061,368	-£6,816,488	-£7,160,303	-£7,160,303	-£8,449,609	-£9,312,824
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£10,793,782	-£13,249,077	-£13,600,952	-£13,600,952	-£14,920,484	-£15,800,171
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£17,704,624	-£19,813,379	-£20,168,068	-£20,168,068	-£21,498,147	-£22,394,867
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£21,196,151	-£23,131,015	-£23,487,250	-£23,487,250	-£24,823,133	-£25,713,721
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£24,711,748	-£26,472,306	-£26,830,183	-£26,830,183	-£28,172,220	-£29,066,912
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£28,251,415	-£29,837,254	-£30,196,866	-£30,196,866	-£31,545,410	-£32,444,440
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£33,806,046	-£34,929,030	-£35,291,421	-£35,291,421	-£36,650,387	-£37,556,364
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£39,614,836	-£40,074,032	-£40,439,413	-£40,439,413	-£41,809,593	-£42,723,047

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	£266,607	-£2,488,513	-£2,832,328	-£2,832,328	-£4,121,634	-£4,984,850
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£8,465,807	-£8,921,103	-£9,272,977	-£9,272,977	-£10,592,510	-£11,472,196
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£13,376,650	-£15,485,405	-£15,840,093	-£15,840,093	-£17,170,173	-£18,056,893
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£16,868,176	-£18,803,040	-£19,159,276	-£19,159,276	-£20,495,158	-£21,385,746
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£20,383,774	-£22,144,332	-£22,502,209	-£22,502,209	-£23,844,246	-£24,738,937
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£23,923,441	-£25,509,279	-£25,868,891	-£25,868,891	-£27,217,435	-£28,116,466
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£29,278,072	-£30,601,056	-£30,963,446	-£30,963,446	-£32,322,412	-£33,228,390
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£34,686,862	-£35,746,058	-£36,111,439	-£36,111,439	-£37,481,619	-£38,395,072

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£10,874,203	-£13,399,558	-£13,748,995	-£13,748,995	-£15,059,387	-£15,932,983
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£16,235,182	-£18,440,652	-£18,792,527	-£18,792,527	-£20,112,059	-£20,991,746
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£21,692,442	-£23,576,372	-£23,931,059	-£23,931,059	-£25,261,139	-£26,147,859
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£24,457,177	-£26,179,715	-£26,535,950	-£26,535,950	-£27,871,833	-£28,762,421
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£27,245,982	-£28,806,715	-£29,164,591	-£29,164,591	-£30,506,628	-£31,401,321
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£30,058,858	-£31,457,370	-£31,816,982	-£31,816,982	-£33,165,527	-£34,064,556
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£34,323,301	-£35,477,710	-£35,840,100	-£35,840,100	-£37,199,066	-£38,105,044
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£38,641,903	-£39,551,274	-£39,916,655	-£39,916,655	-£41,286,836	-£42,200,289

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£46,093,649	-£48,619,004	-£48,968,442	-£48,968,442	-£50,278,834	-£51,152,430
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£51,454,629	-£53,660,099	-£54,011,974	-£54,011,974	-£55,331,506	-£56,211,193
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£56,911,889	-£58,795,818	-£59,150,506	-£59,150,506	-£60,480,586	-£61,367,305
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£59,676,624	-£61,399,161	-£61,755,397	-£61,755,397	-£63,091,280	-£63,981,867
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£62,465,429	-£64,026,162	-£64,384,038	-£64,384,038	-£65,726,075	-£66,620,767
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£65,278,304	-£66,676,817	-£67,036,429	-£67,036,429	-£68,384,974	-£69,284,003
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£69,542,748	-£70,697,156	-£71,059,547	-£71,059,547	-£72,418,513	-£73,324,490
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£73,861,350	-£74,770,721	-£75,136,102	-£75,136,102	-£76,506,283	-£77,419,736

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£30,326,496	-£32,851,851	-£33,201,288	-£33,201,288	-£34,511,681	-£35,385,276
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£35,687,476	-£37,892,946	-£38,244,820	-£38,244,820	-£39,564,352	-£40,444,039
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£41,144,736	-£43,028,665	-£43,383,352	-£43,383,352	-£44,713,433	-£45,600,152
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£43,909,471	-£45,632,008	-£45,988,244	-£45,988,244	-£47,324,126	-£48,214,714
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£46,698,276	-£48,259,008	-£48,616,884	-£48,616,884	-£49,958,921	-£50,853,614
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£49,511,151	-£50,909,664	-£51,269,275	-£51,269,275	-£52,617,821	-£53,516,850
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£53,775,595	-£54,930,003	-£55,292,393	-£55,292,393	-£56,651,359	-£57,557,337
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£58,094,196	-£59,003,568	-£59,368,949	-£59,368,949	-£60,739,129	-£61,652,582

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£19,958,402	-£22,483,757	-£22,833,194	-£22,833,194	-£24,143,586	-£25,017,182
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£25,319,382	-£27,524,852	-£27,876,726	-£27,876,726	-£29,196,258	-£30,075,945
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£30,776,641	-£32,660,571	-£33,015,258	-£33,015,258	-£34,345,338	-£35,232,058
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£33,541,376	-£35,263,914	-£35,620,150	-£35,620,150	-£36,956,032	-£37,846,620
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£36,330,181	-£37,890,914	-£38,248,790	-£38,248,790	-£39,590,827	-£40,485,520
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£39,143,057	-£40,541,569	-£40,901,181	-£40,901,181	-£42,249,726	-£43,148,755
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£43,407,500	-£44,561,909	-£44,924,299	-£44,924,299	-£46,283,265	-£47,189,243
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£47,726,102	-£48,635,474	-£49,000,855	-£49,000,855	-£50,371,035	-£51,284,488

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 15% LLR : 15% SO	0%	-£15,630,427	-£18,155,782	-£18,505,220	-£18,505,220	-£19,815,612	-£20,689,208
35% SR : 35% THLR : 15% LLR : 15% SO	10%	-£20,991,407	-£23,196,877	-£23,548,752	-£23,548,752	-£24,868,284	-£25,747,971
35% SR : 35% THLR : 15% LLR : 15% SO	20%	-£26,448,667	-£28,332,596	-£28,687,284	-£28,687,284	-£30,017,364	-£30,904,083
35% SR : 35% THLR : 15% LLR : 15% SO	25%	-£29,213,402	-£30,935,940	-£31,292,175	-£31,292,175	-£32,628,058	-£33,518,645
35% SR : 35% THLR : 15% LLR : 15% SO	30%	-£32,002,207	-£33,562,940	-£33,920,816	-£33,920,816	-£35,262,853	-£36,157,545
35% SR : 35% THLR : 15% LLR : 15% SO	35%	-£34,815,082	-£36,213,595	-£36,573,207	-£36,573,207	-£37,921,752	-£38,820,781
35% SR : 35% THLR : 15% LLR : 15% SO	43%	-£39,079,526	-£40,233,934	-£40,596,325	-£40,596,325	-£41,955,291	-£42,861,268
35% SR : 35% THLR : 15% LLR : 15% SO	50%	-£43,398,128	-£44,307,499	-£44,672,880	-£44,672,880	-£46,043,061	-£46,956,514

Appendix 10 - Appraisal results with Social Rent, Tower Hamlets Living Rent and Shared Ownership (5% drop in sales values)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,922,934	£1,825,155	£1,823,147	£1,719,514	£1,711,983	£1,706,964
35% SR : 35% THLR : 30% SO	10%	£1,730,588	£1,642,254	£1,640,245	£1,536,613	£1,529,082	£1,524,062
35% SR : 35% THLR : 30% SO	20%	£1,538,241	£1,459,353	£1,457,344	£1,353,710	£1,346,181	£1,341,161
35% SR : 35% THLR : 30% SO	25%	£1,442,068	£1,367,902	£1,365,894	£1,262,260	£1,254,730	£1,249,710
35% SR : 35% THLR : 30% SO	30%	£1,345,895	£1,276,451	£1,274,443	£1,170,809	£1,163,280	£1,158,260
35% SR : 35% THLR : 30% SO	35%	£1,249,722	£1,185,001	£1,182,992	£1,079,359	£1,071,829	£1,066,809
35% SR : 35% THLR : 30% SO	43%	£1,105,462	£1,047,824	£1,045,816	£942,183	£934,652	£929,633
35% SR : 35% THLR : 30% SO	50%	£961,201	£910,648	£908,640	£805,007	£797,477	£792,456

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£258,815	£161,036	£159,029	£55,395	£47,864	£42,845
35% SR : 35% THLR : 30% SO	10%	£66,469	£-21,865	£-23,874	£-127,506	£-135,037	£-140,057
35% SR : 35% THLR : 30% SO	20%	£-125,878	£-204,766	£-206,775	£-310,408	£-317,938	£-322,958
35% SR : 35% THLR : 30% SO	25%	£-222,051	£-296,217	£-298,225	£-401,859	£-409,389	£-414,409
35% SR : 35% THLR : 30% SO	30%	£-318,224	£-387,668	£-389,676	£-493,310	£-500,839	£-505,859
35% SR : 35% THLR : 30% SO	35%	£-414,397	£-479,118	£-481,127	£-584,760	£-592,290	£-597,310
35% SR : 35% THLR : 30% SO	43%	£-558,657	£-616,295	£-618,302	£-721,936	£-729,467	£-734,486
35% SR : 35% THLR : 30% SO	50%	£-702,917	£-753,471	£-755,479	£-859,112	£-866,642	£-871,662

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,003,813	£906,034	£904,027	£800,393	£792,862	£787,843
35% SR : 35% THLR : 30% SO	10%	£811,467	£723,133	£721,124	£617,492	£609,961	£604,941
35% SR : 35% THLR : 30% SO	20%	£619,120	£540,232	£538,223	£434,590	£427,060	£422,040
35% SR : 35% THLR : 30% SO	25%	£522,947	£448,781	£446,773	£343,139	£335,609	£330,589
35% SR : 35% THLR : 30% SO	30%	£426,774	£357,330	£355,322	£251,688	£244,159	£239,139
35% SR : 35% THLR : 30% SO	35%	£330,601	£265,880	£263,871	£160,238	£152,708	£147,688
35% SR : 35% THLR : 30% SO	43%	£186,341	£128,703	£126,696	£23,062	£15,531	£10,512
35% SR : 35% THLR : 30% SO	50%	£42,081	£-8,473	£-10,481	£-114,114	£-121,644	£-126,664

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,493,706	£1,395,927	£1,393,919	£1,290,285	£1,282,755	£1,277,736
35% SR : 35% THLR : 30% SO	10%	£1,301,359	£1,213,025	£1,211,017	£1,107,384	£1,099,854	£1,094,833
35% SR : 35% THLR : 30% SO	20%	£1,109,013	£1,030,124	£1,028,116	£924,482	£916,953	£911,932
35% SR : 35% THLR : 30% SO	25%	£1,012,640	£938,673	£936,666	£833,032	£825,502	£820,481
35% SR : 35% THLR : 30% SO	30%	£916,667	£847,222	£845,215	£741,581	£734,052	£729,031
35% SR : 35% THLR : 30% SO	35%	£820,493	£755,772	£753,764	£650,131	£642,600	£637,580
35% SR : 35% THLR : 30% SO	43%	£676,233	£616,596	£616,588	£512,954	£505,424	£500,405
35% SR : 35% THLR : 30% SO	50%	£531,973	£481,420	£479,411	£375,779	£368,248	£363,228

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,698,202	£1,600,423	£1,598,416	£1,494,782	£1,487,252	£1,482,232
35% SR : 35% THLR : 30% SO	10%	£1,505,856	£1,417,522	£1,415,514	£1,311,881	£1,304,351	£1,299,330
35% SR : 35% THLR : 30% SO	20%	£1,313,510	£1,234,621	£1,232,613	£1,128,979	£1,121,449	£1,116,429
35% SR : 35% THLR : 30% SO	25%	£1,217,337	£1,143,170	£1,141,163	£1,037,529	£1,029,998	£1,024,978
35% SR : 35% THLR : 30% SO	30%	£1,121,163	£1,051,719	£1,049,711	£946,078	£938,548	£933,528
35% SR : 35% THLR : 30% SO	35%	£1,024,990	£960,269	£958,260	£854,628	£847,097	£842,077
35% SR : 35% THLR : 30% SO	43%	£880,730	£823,092	£821,085	£717,451	£709,921	£704,901
35% SR : 35% THLR : 30% SO	50%	£736,470	£685,917	£683,908	£580,275	£572,745	£567,725

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,292,796	£1,205,855	£1,203,847	£1,100,214	£1,092,683	£1,087,664
35% SR : 35% THLR : 30% SO	10%	£1,163,463	£1,084,883	£1,082,876	£979,242	£971,713	£966,692
35% SR : 35% THLR : 30% SO	20%	£1,034,131	£963,913	£961,904	£858,270	£850,741	£845,721
35% SR : 35% THLR : 30% SO	25%	£969,465	£903,427	£901,418	£797,786	£790,255	£785,235
35% SR : 35% THLR : 30% SO	30%	£904,799	£842,941	£840,933	£737,300	£729,769	£724,749
35% SR : 35% THLR : 30% SO	35%	£840,132	£782,455	£780,447	£676,814	£669,284	£664,263
35% SR : 35% THLR : 30% SO	43%	£743,132	£691,727	£689,719	£586,085	£578,555	£573,535
35% SR : 35% THLR : 30% SO	50%	£646,133	£600,998	£598,990	£495,357	£487,826	£482,807

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£371,322	£458,264	£460,271	£563,905	£571,436	£576,455
35% SR : 35% THLR : 30% SO	10%	£500,655	£579,236	£581,243	£684,877	£692,406	£697,426
35% SR : 35% THLR : 30% SO	20%	£629,988	£700,206	£702,215	£805,848	£813,378	£818,398
35% SR : 35% THLR : 30% SO	25%	£694,654	£760,892	£762,700	£866,333	£873,864	£878,884
35% SR : 35% THLR : 30% SO	30%	£759,320	£821,178	£823,186	£926,819	£934,349	£939,370
35% SR : 35% THLR : 30% SO	35%	£823,987	£881,664	£883,672	£987,305	£994,835	£999,856
35% SR : 35% THLR : 30% SO	43%	£920,986	£972,392	£974,400	£1,078,034	£1,085,563	£1,090,584
35% SR : 35% THLR : 30% SO	50%	£1,017,986	£1,063,121	£1,065,129	£1,168,762	£1,176,293	£1,181,312

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£373,676	£286,734	£284,727	£181,093	£173,562	£168,543
35% SR : 35% THLR : 30% SO	10%	£244,343	£165,762	£163,755	£60,121	£52,592	£47,572
35% SR : 35% THLR : 30% SO	20%	£115,010	£44,792	£42,783	£60,850	£68,380	£73,400
35% SR : 35% THLR : 30% SO	25%	£50,344	£15,694	£17,702	£121,335	£128,866	£133,886
35% SR : 35% THLR : 30% SO	30%	£14,322	£76,180	£78,188	£181,821	£189,351	£194,372
35% SR : 35% THLR : 30% SO	35%	£78,989	£136,666	£138,674	£242,307	£249,837	£254,858
35% SR : 35% THLR : 30% SO	43%	£175,988	£227,394	£229,402	£333,036	£340,565	£345,586
35% SR : 35% THLR : 30% SO	50%	£272,988	£318,123	£320,131	£423,764	£431,295	£436,314

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£863,568	£776,627	£774,619	£670,985	£663,455	£658,436
35% SR : 35% THLR : 30% SO	10%	£734,235	£655,555	£653,647	£550,014	£542,484	£537,464
35% SR : 35% THLR : 30% SO	20%	£604,902	£534,684	£532,676	£429,042	£421,513	£416,492
35% SR : 35% THLR : 30% SO	25%	£540,237	£474,196	£472,190	£368,557	£361,027	£356,007
35% SR : 35% THLR : 30% SO	30%	£475,570	£413,713	£411,704	£308,071	£300,541	£295,521
35% SR : 35% THLR : 30% SO	35%	£410,904	£353,227	£351,218	£247,586	£240,055	£235,035
35% SR : 35% THLR : 30% SO	43%	£313,904	£262,499	£260,490	£158,856	£149,327	£144,307
35% SR : 35% THLR : 30% SO	50%	£216,904	£171,769	£169,762	£66,128	£58,598	£53,579

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,068,065	£981,123	£979,116	£875,482	£867,952	£862,932
35% SR : 35% THLR : 30% SO	10%	£938,732	£860,152	£858,144	£754,510	£746,981	£741,961
35% SR : 35% THLR : 30% SO	20%	£809,399	£739,181	£737,173	£633,539	£626,009	£620,989
35% SR : 35% THLR : 30% SO	25%	£744,733	£678,695	£676,687	£573,054	£565,524	£560,503
35% SR : 35% THLR : 30% SO	30%	£680,067	£618,209	£616,201	£512,568	£505,038	£500,018
35% SR : 35% THLR : 30% SO	35%	£615,400	£557,724	£555,715	£452,082	£444,552	£439,532
35% SR : 35% THLR : 30% SO	43%	£518,401	£466,995	£464,987	£361,353	£353,823	£348,804
35% SR : 35% THLR : 30% SO	50%	£421,401	£376,266	£374,259	£270,625	£263,095	£258,075

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,030,239	£947,813	£945,806	£842,172	£834,642	£829,622
35% SR : 35% THLR : 30% SO	10%	£926,612	£852,106	£850,098	£746,465	£738,934	£733,915
35% SR : 35% THLR : 30% SO	20%	£822,986	£756,399	£754,391	£650,757	£643,227	£638,208
35% SR : 35% THLR : 30% SO	25%	£771,172	£708,545	£706,537	£602,903	£595,374	£590,353
35% SR : 35% THLR : 30% SO	30%	£719,360	£660,691	£658,684	£555,060	£547,520	£542,499
35% SR : 35% THLR : 30% SO	35%	£667,546	£612,838	£610,830	£507,196	£499,666	£494,646
35% SR : 35% THLR : 30% SO	43%	£589,826	£541,057	£539,049	£435,415	£427,886	£422,865
35% SR : 35% THLR : 30% SO	50%	£512,106	£469,277	£467,268	£363,635	£356,105	£351,085

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£633,880	-£716,306	-£718,313	-£821,947	-£829,477	-£834,497
35% SR : 35% THLR : 30% SO	10%	-£737,507	-£812,013	-£814,020	-£917,654	-£925,185	-£930,204
35% SR : 35% THLR : 30% SO	20%	-£841,133	-£907,720	-£909,728	-£1,013,362	-£1,020,892	-£1,025,911
35% SR : 35% THLR : 30% SO	25%	-£892,947	-£955,573	-£957,582	-£1,061,216	-£1,068,745	-£1,073,765
35% SR : 35% THLR : 30% SO	30%	-£944,759	-£1,003,428	-£1,005,435	-£1,109,069	-£1,116,599	-£1,121,620
35% SR : 35% THLR : 30% SO	35%	-£996,573	-£1,051,281	-£1,053,289	-£1,156,923	-£1,164,452	-£1,169,473
35% SR : 35% THLR : 30% SO	43%	-£1,074,293	-£1,123,062	-£1,125,070	-£1,228,704	-£1,236,233	-£1,241,253
35% SR : 35% THLR : 30% SO	50%	-£1,152,013	-£1,194,842	-£1,196,851	-£1,300,484	-£1,308,014	-£1,313,034

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£111,118	£28,692	£26,685	-£76,949	-£84,479	-£89,499
35% SR : 35% THLR : 30% SO	10%	£7,491	-£67,015	-£69,022	-£172,656	-£180,187	-£185,206
35% SR : 35% THLR : 30% SO	20%	-£96,135	-£162,722	-£164,730	-£268,364	-£275,894	-£280,913
35% SR : 35% THLR : 30% SO	25%	-£147,949	-£210,575	-£212,584	-£316,218	-£323,747	-£328,767
35% SR : 35% THLR : 30% SO	30%	-£199,761	-£258,430	-£260,437	-£364,071	-£371,601	-£376,622
35% SR : 35% THLR : 30% SO	35%	-£251,575	-£306,283	-£308,291	-£411,925	-£419,454	-£424,475
35% SR : 35% THLR : 30% SO	43%	-£329,295	-£378,064	-£380,072	-£483,706	-£491,235	-£496,255
35% SR : 35% THLR : 30% SO	50%	-£407,015	-£449,844	-£451,853	-£555,486	-£563,016	-£568,036

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£601,010	£518,585	£516,577	£412,943	£405,413	£400,394
35% SR : 35% THLR : 30% SO	10%	£497,384	£422,877	£420,870	£317,236	£309,706	£304,687
35% SR : 35% THLR : 30% SO	20%	£393,758	£327,170	£325,163	£221,529	£213,998	£208,979
35% SR : 35% THLR : 30% SO	25%	£341,944	£279,317	£277,308	£173,675	£166,145	£161,125
35% SR : 35% THLR : 30% SO	30%	£290,131	£231,463	£229,455	£125,822	£118,291	£113,271
35% SR : 35% THLR : 30% SO	35%	£238,318	£183,610	£181,601	£77,967	£70,438	£65,418
35% SR : 35% THLR : 30% SO	43%	£160,597	£111,829	£109,820	£6,157	-£1,343	-£6,363
35% SR : 35% THLR : 30% SO	50%	£82,878	£40,048	£38,040	-£65,593	-£73,123	-£78,144

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£805,507	£723,082	£721,074	£617,440	£609,910	£604,891
35% SR : 35% THLR : 30% SO	10%	£701,881	£627,374	£625,367	£521,733	£514,203	£509,183
35% SR : 35% THLR : 30% SO	20%	£598,254	£531,667	£529,659	£426,026	£418,495	£413,476
35% SR : 35% THLR : 30% SO	25%	£546,441	£483,814	£481,805	£378,171	£370,642	£365,622
35% SR : 35% THLR : 30% SO	30%	£494,628	£435,960	£433,952	£330,318	£322,788	£317,768
35% SR : 35% THLR : 30% SO	35%	£442,814	£388,106	£386,098	£282,464	£274,935	£269,915
35% SR : 35% THLR : 30% SO	43%	£365,094	£316,326	£314,317	£210,683	£203,154	£198,134
35% SR : 35% THLR : 30% SO	50%	£287,374	£244,545	£242,536	£138,904	£131,373	£126,353

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,187,773	£1,137,065	£1,135,058	£1,031,424	£1,023,893	£1,018,874
35% SR : 35% THLR : 30% SO	10%	£1,068,880	£1,022,911	£1,020,903	£917,270	£909,739	£904,719
35% SR : 35% THLR : 30% SO	20%	£949,987	£908,757	£906,748	£803,115	£795,585	£790,565
35% SR : 35% THLR : 30% SO	25%	£890,540	£851,679	£849,672	£746,038	£738,507	£733,488
35% SR : 35% THLR : 30% SO	30%	£831,093	£794,602	£792,594	£688,960	£681,431	£676,411
35% SR : 35% THLR : 30% SO	35%	£771,647	£737,525	£735,517	£631,884	£624,353	£619,334
35% SR : 35% THLR : 30% SO	43%	£682,477	£651,909	£649,901	£546,268	£538,738	£533,718
35% SR : 35% THLR : 30% SO	50%	£593,307	£566,293	£564,286	£460,652	£453,122	£448,102

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£476,346	-£527,054	-£529,061	-£632,695	-£640,226	-£645,245
35% SR : 35% THLR : 30% SO	10%	-£595,239	-£641,208	-£643,216	-£746,849	-£754,380	-£759,400
35% SR : 35% THLR : 30% SO	20%	-£714,132	-£755,362	-£757,371	-£861,003	-£868,534	-£873,554
35% SR : 35% THLR : 30% SO	25%	-£773,579	-£812,440	-£814,447	-£918,081	-£925,611	-£930,631
35% SR : 35% THLR : 30% SO	30%	-£833,026	-£869,516	-£871,525	-£975,159	-£982,688	-£987,708
35% SR : 35% THLR : 30% SO	35%	-£892,472	-£926,594	-£928,601	-£1,032,235	-£1,039,766	-£1,044,785
35% SR : 35% THLR : 30% SO	43%	-£981,642	-£1,012,209	-£1,014,218	-£1,117,851	-£1,125,381	-£1,130,401
35% SR : 35% THLR : 30% SO	50%	-£1,070,812	-£1,097,826	-£1,099,833	-£1,203,467	-£1,210,996	-£1,216,017

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£268,652	£217,944	£215,937	£112,303	£104,772	£99,753
35% SR : 35% THLR : 30% SO	10%	£149,759	£103,790	£101,782	-£1,851	-£9,382	-£14,402
35% SR : 35% THLR : 30% SO	20%	£30,866	-£10,364	-£12,373	-£116,006	-£123,536	-£128,556
35% SR : 35% THLR : 30% SO	25%	-£28,581	-£67,442	-£69,449	-£173,083	-£180,613	-£185,633
35% SR : 35% THLR : 30% SO	30%	-£88,028	-£124,518	-£126,527	-£230,161	-£237,690	-£242,710
35% SR : 35% THLR : 30% SO	35%	-£147,474	-£181,596	-£183,603	-£287,237	-£294,766	-£299,787
35% SR : 35% THLR : 30% SO	43%	-£236,644	-£267,211	-£269,220	-£372,853	-£380,383	-£385,403
35% SR : 35% THLR : 30% SO	50%	-£325,814	-£352,828	-£354,835	-£458,469	-£465,998	-£471,019

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£758,544	£707,837	£705,829	£602,195	£594,665	£589,646
35% SR : 35% THLR : 30% SO	10%	£639,651	£593,682	£591,675	£488,041	£480,511	£475,491
35% SR : 35% THLR : 30% SO	20%	£520,758	£479,528	£477,520	£373,887	£366,357	£361,336
35% SR : 35% THLR : 30% SO	25%	£461,311	£422,451	£420,443	£316,809	£309,279	£304,260
35% SR : 35% THLR : 30% SO	30%	£401,864	£365,374	£363,366	£259,732	£252,202	£247,182
35% SR : 35% THLR : 30% SO	35%	£342,418	£308,296	£306,289	£202,655	£195,125	£190,106
35% SR : 35% THLR : 30% SO	43%	£253,248	£222,681	£220,673	£117,040	£109,509	£104,489
35% SR : 35% THLR : 30% SO	50%	£164,078	£137,065	£135,057	£31,423	£23,894	£18,874

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£963,041	£912,333	£910,326	£806,692	£799,162	£794,142
35% SR : 35% THLR : 30% SO	10%	£844,148	£798,179	£796,172	£692,538	£685,008	£679,987
35% SR : 35% THLR : 30% SO	20%	£725,255	£684,025	£682,017	£578,384	£570,853	£565,833
35% SR : 35% THLR : 30% SO	25%	£665,808	£626,947	£624,940	£521,306	£513,776	£508,757
35% SR : 35% THLR : 30% SO	30%	£606,361	£569,871	£567,862	£464,229	£456,699	£451,679
35% SR : 35% THLR : 30% SO	35%	£546,915	£512,793	£510,786	£407,152	£399,622	£394,602
35% SR : 35% THLR : 30% SO	43%	£457,745	£427,178	£425,169	£321,537	£314,006	£308,986
35% SR : 35% THLR : 30% SO	50%	£368,575	£341,561	£339,554	£235,920	£228,391	£223,371

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£977,728	£930,632	£928,624	£824,991	£817,460	£812,440
35% SR : 35% THLR : 30% SO	10%	£879,190	£836,483	£834,476	£730,842	£723,312	£718,291
35% SR : 35% THLR : 30% SO	20%	£780,653	£742,334	£740,327	£636,693	£629,163	£624,143
35% SR : 35% THLR : 30% SO	25%	£731,383	£695,260	£693,252	£589,619	£582,089	£577,069
35% SR : 35% THLR : 30% SO	30%	£682,115	£648,186	£646,178	£542,544	£535,015	£529,995
35% SR : 35% THLR : 30% SO	35%	£632,846	£601,112	£599,104	£495,470	£487,940	£482,920
35% SR : 35% THLR : 30% SO	43%	£558,943	£530,500	£528,492	£424,859	£417,329	£412,308
35% SR : 35% THLR : 30% SO	50%	£485,040	£459,889	£457,880	£354,248	£346,717	£341,697

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£686,391	-£733,487	-£735,495	-£839,128	-£846,659	-£851,679
35% SR : 35% THLR : 30% SO	10%	-£784,929	-£827,636	-£829,643	-£933,277	-£940,807	-£945,828
35% SR : 35% THLR : 30% SO	20%	-£883,466	-£921,785	-£923,792	-£1,027,426	-£1,034,956	-£1,039,975
35% SR : 35% THLR : 30% SO	25%	-£932,736	-£968,858	-£970,867	-£1,074,500	-£1,082,030	-£1,087,050
35% SR : 35% THLR : 30% SO	30%	-£982,004	-£1,015,933	-£1,017,941	-£1,121,575	-£1,129,104	-£1,134,124
35% SR : 35% THLR : 30% SO	35%	-£1,031,273	-£1,063,007	-£1,065,015	-£1,168,649	-£1,176,179	-£1,181,199
35% SR : 35% THLR : 30% SO	43%	-£1,105,176	-£1,133,619	-£1,135,627	-£1,239,260	-£1,246,790	-£1,251,811
35% SR : 35% THLR : 30% SO	50%	-£1,179,079	-£1,204,230	-£1,206,239	-£1,309,871	-£1,317,402	-£1,322,422

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£58,607	£11,511	£9,503	£94,130	£101,661	£106,681
35% SR : 35% THLR : 30% SO	10%	-£39,931	-£82,838	-£84,645	-£188,279	-£195,809	-£200,830
35% SR : 35% THLR : 30% SO	20%	-£138,468	-£176,787	-£178,794	-£282,428	-£289,958	-£294,977
35% SR : 35% THLR : 30% SO	25%	-£187,738	-£223,860	-£225,869	-£329,502	-£337,032	-£342,052
35% SR : 35% THLR : 30% SO	30%	-£237,006	-£270,935	-£272,943	-£376,577	-£384,106	-£389,126
35% SR : 35% THLR : 30% SO	35%	-£286,275	-£318,009	-£320,017	-£423,651	-£431,181	-£436,201
35% SR : 35% THLR : 30% SO	43%	-£360,178	-£388,621	-£390,629	-£494,262	-£501,792	-£506,813
35% SR : 35% THLR : 30% SO	50%	-£434,081	-£459,232	-£461,241	-£564,873	-£572,404	-£577,424

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£548,499	£501,404	£499,395	£395,762	£388,232	£383,212
35% SR : 35% THLR : 30% SO	10%	£449,961	£407,255	£405,247	£301,613	£294,083	£289,063
35% SR : 35% THLR : 30% SO	20%	£351,424	£313,106	£311,098	£207,465	£199,934	£194,915
35% SR : 35% THLR : 30% SO	25%	£302,155	£266,032	£264,024	£160,391	£152,860	£147,840
35% SR : 35% THLR : 30% SO	30%	£252,886	£218,957	£216,950	£113,316	£105,786	£100,766
35% SR : 35% THLR : 30% SO	35%	£203,618	£171,883	£169,876	£66,242	£58,712	£53,691
35% SR : 35% THLR : 30% SO	43%	£129,714	£101,272	£99,263	£4,389	£1,900	£16,920
35% SR : 35% THLR : 30% SO	50%	£55,811	£30,660	£28,652	£74,981	£82,511	£87,532

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£752,996	£705,900	£703,892	£600,259	£592,729	£587,708
35% SR : 35% THLR : 30% SO	10%	£654,458	£611,752	£609,744	£506,110	£498,580	£493,560
35% SR : 35% THLR : 30% SO	20%	£555,921	£517,603	£515,595	£411,961	£404,431	£399,412
35% SR : 35% THLR : 30% SO	25%	£506,652	£470,529	£468,520	£364,888	£357,357	£352,337
35% SR : 35% THLR : 30% SO	30%	£457,383	£423,454	£421,446	£317,813	£310,283	£305,263
35% SR : 35% THLR : 30% SO	35%	£408,114	£376,380	£374,372	£270,739	£263,208	£258,188
35% SR : 35% THLR : 30% SO	43%	£334,211	£305,769	£303,760	£200,127	£192,597	£187,577
35% SR : 35% THLR : 30% SO	50%	£260,308	£235,157	£233,149	£129,516	£121,986	£116,965

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£820,193	£775,807	£773,799	£670,165	£662,635	£657,615
35% SR : 35% THLR : 30% SO	10%	£736,923	£696,663	£694,655	£591,022	£583,492	£578,472
35% SR : 35% THLR : 30% SO	20%	£653,654	£617,520	£615,512	£511,879	£504,348	£499,328
35% SR : 35% THLR : 30% SO	25%	£612,018	£577,948	£575,941	£472,307	£464,776	£459,757
35% SR : 35% THLR : 30% SO	30%	£570,383	£538,376	£536,369	£432,735	£425,205	£420,185
35% SR : 35% THLR : 30% SO	35%	£528,749	£498,805	£496,797	£393,163	£385,634	£380,613
35% SR : 35% THLR : 30% SO	43%	£466,296	£439,447	£437,439	£333,806	£326,275	£321,256
35% SR : 35% THLR : 30% SO	50%	£403,844	£380,090	£378,082	£274,448	£266,918	£261,899

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£843,926	-£888,312	-£890,320	-£983,953	-£1,001,484	-£1,006,504
35% SR : 35% THLR : 30% SO	10%	-£927,196	-£967,456	-£969,463	-£1,073,097	-£1,080,627	-£1,085,647
35% SR : 35% THLR : 30% SO	20%	-£1,010,465	-£1,046,599	-£1,048,607	-£1,152,240	-£1,159,770	-£1,164,791
35% SR : 35% THLR : 30% SO	25%	-£1,052,101	-£1,086,171	-£1,088,178	-£1,191,812	-£1,199,342	-£1,204,362
35% SR : 35% THLR : 30% SO	30%	-£1,093,735	-£1,125,743	-£1,127,750	-£1,231,384	-£1,238,914	-£1,243,934
35% SR : 35% THLR : 30% SO	35%	-£1,135,370	-£1,165,314	-£1,167,322	-£1,270,956	-£1,278,485	-£1,283,505
35% SR : 35% THLR : 30% SO	43%	-£1,197,823	-£1,224,672	-£1,226,679	-£1,330,313	-£1,337,844	-£1,342,863
35% SR : 35% THLR : 30% SO	50%	-£1,260,275	-£1,284,029	-£1,286,037	-£1,389,671	-£1,397,201	-£1,402,220

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£98,928	-£143,314	-£145,322	-£248,955	-£256,486	-£261,506
35% SR : 35% THLR : 30% SO	10%	-£182,198	-£222,458	-£224,465	-£328,099	-£335,629	-£340,649
35% SR : 35% THLR : 30% SO	20%	-£265,467	-£301,601	-£303,609	-£407,242	-£414,772	-£419,793
35% SR : 35% THLR : 30% SO	25%	-£307,103	-£341,173	-£343,180	-£446,814	-£454,344	-£459,364
35% SR : 35% THLR : 30% SO	30%	-£348,737	-£380,745	-£382,752	-£486,386	-£493,916	-£498,936
35% SR : 35% THLR : 30% SO	35%	-£390,372	-£420,316	-£422,324	-£525,958	-£533,488	-£538,507
35% SR : 35% THLR : 30% SO	43%	-£452,825	-£479,674	-£481,681	-£585,315	-£592,846	-£597,865
35% SR : 35% THLR : 30% SO	50%	-£515,277	-£539,031	-£541,039	-£644,673	-£652,203	-£657,222

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£390,965	£346,578	£344,571	£240,937	£233,407	£228,386
35% SR : 35% THLR : 30% SO	10%	£307,695	£267,435	£265,427	£161,793	£154,264	£149,244
35% SR : 35% THLR : 30% SO	20%	£224,425	£188,292	£186,283	£82,650	£75,120	£70,100
35% SR : 35% THLR : 30% SO	25%	£182,790	£148,720	£146,712	£43,078	£35,548	£30,529
35% SR : 35% THLR : 30% SO	30%	£141,155	£109,148	£107,140	£3,507	£4,024	£9,043
35% SR : 35% THLR : 30% SO	35%	£99,520	£69,577	£67,568	-£36,065	-£43,595	-£48,615
35% SR : 35% THLR : 30% SO	43%	£37,087	£10,219	£8,211	-£95,423	-£102,953	-£107,972
35% SR : 35% THLR : 30% SO	50%	-£25,385	-£49,199	-£51,146	-£154,780	-£162,311	-£167,330

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£595,482	£551,075	£549,068	£445,434	£437,903	£432,883
35% SR : 35% THLR : 30% SO	10%	£512,191	£471,931	£469,924	£366,290	£358,761	£353,740
35% SR : 35% THLR : 30% SO	20%	£428,922	£392,788	£390,780	£287,147	£279,617	£274,597
35% SR : 35% THLR : 30% SO	25%	£387,286	£353,217	£351,209	£247,575	£240,045	£235,026
35% SR : 35% THLR : 30% SO	30%	£345,652	£313,645	£311,637	£208,003	£200,473	£195,454
35% SR : 35% THLR : 30% SO	35%	£304,017	£274,074	£272,065	£168,431	£160,902	£155,882
35% SR : 35% THLR : 30% SO	43%	£241,564	£214,715	£212,708	£109,074	£101,544	£96,524
35% SR : 35% THLR : 30% SO	50%	£179,112	£155,358	£153,350	£49,717	£42,186	£37,167

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,082,750	£1,041,499	£1,039,491	£935,858	£928,327	£923,307
35% SR : 35% THLR : 30% SO	10%	£974,035	£936,583	£934,574	£830,940	£823,411	£818,391
35% SR : 35% THLR : 30% SO	20%	£865,319	£831,666	£829,658	£726,024	£718,495	£713,474
35% SR : 35% THLR : 30% SO	25%	£810,961	£779,208	£777,199	£673,566	£666,036	£661,016
35% SR : 35% THLR : 30% SO	30%	£756,604	£726,749	£724,741	£621,108	£613,578	£608,558
35% SR : 35% THLR : 30% SO	35%	£702,246	£674,291	£672,283	£568,650	£561,120	£556,099
35% SR : 35% THLR : 30% SO	43%	£620,709	£595,604	£593,595	£489,962	£482,432	£477,412
35% SR : 35% THLR : 30% SO	50%	£539,173	£516,916	£514,909	£411,275	£403,745	£398,724

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£581,369	-£622,620	-£624,628	-£728,261	-£735,791	-£740,812
35% SR : 35% THLR : 30% SO	10%	-£690,084	-£727,536	-£729,545	-£833,178	-£840,708	-£845,728
35% SR : 35% THLR : 30% SO	20%	-£798,800	-£832,452	-£834,461	-£938,095	-£945,624	-£950,644
35% SR : 35% THLR : 30% SO	25%	-£853,157	-£884,911	-£886,920	-£990,552	-£998,083	-£1,003,103
35% SR : 35% THLR : 30% SO	30%	-£907,515	-£937,370	-£939,377	-£1,043,011	-£1,050,541	-£1,055,561
35% SR : 35% THLR : 30% SO	35%	-£961,873	-£989,828	-£991,836	-£1,095,469	-£1,102,999	-£1,108,019
35% SR : 35% THLR : 30% SO	43%	-£1,043,410	-£1,068,515	-£1,070,524	-£1,174,156	-£1,181,687	-£1,186,707
35% SR : 35% THLR : 30% SO	50%	-£1,124,946	-£1,147,203	-£1,149,210	-£1,252,844	-£1,260,374	-£1,265,395

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£163,629	£122,378	£120,370	£16,737	£9,207	£4,186
35% SR : 35% THLR : 30% SO	10%	£54,914	£17,462	£15,453	-£88,180	-£95,710	-£100,730
35% SR : 35% THLR : 30% SO	20%	-£53,802	-£87,455	-£89,463	-£193,097	-£200,626	-£205,646
35% SR : 35% THLR : 30% SO	25%	-£108,159	-£139,913	-£141,922	-£245,554	-£253,083	-£258,103
35% SR : 35% THLR : 30% SO	30%	-£162,517	-£192,372	-£194,379	-£298,013	-£305,543	-£310,563
35% SR : 35% THLR : 30% SO	35%	-£216,875	-£244,830	-£246,838	-£350,471	-£358,001	-£363,021
35% SR : 35% THLR : 30% SO	43%	-£298,412	-£323,517	-£325,526	-£429,158	-£436,689	-£441,709
35% SR : 35% THLR : 30% SO	50%	-£379,948	-£402,205	-£404,212	-£507,846	-£515,376	-£520,397

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£653,522	£612,271	£610,262	£506,629	£499,099	£494,079
35% SR : 35% THLR : 30% SO	10%	£544,806	£507,354	£505,346	£401,712	£394,183	£389,162
35% SR : 35% THLR : 30% SO	20%	£436,091	£402,438	£400,429	£296,796	£289,266	£284,246
35% SR : 35% THLR : 30% SO	25%	£381,733	£349,979	£347,971	£244,338	£236,808	£231,787
35% SR : 35% THLR : 30% SO	30%	£327,375	£297,521	£295,513	£191,879	£184,350	£179,330
35% SR : 35% THLR : 30% SO	35%	£273,018	£245,063	£243,054	£139,422	£131,891	£126,871
35% SR : 35% THLR : 30% SO	43%	£191,481	£166,375	£164,367	£60,734	£53,204	£48,183
35% SR : 35% THLR : 30% SO	50%	£109,944	£87,688	£85,680	-£17,953	-£25,484	-£30,504

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£858,019	£816,767	£814,759	£711,126	£703,596	£698,576
35% SR : 35% THLR : 30% SO	10%	£749,303	£711,851	£709,843	£606,209	£598,679	£593,659
35% SR : 35% THLR : 30% SO	20%	£640,588	£606,935	£604,926	£501,292	£493,763	£488,743
35% SR : 35% THLR : 30% SO	25%	£586,230	£564,476	£562,468	£448,835	£441,304	£436,284
35% SR : 35% THLR : 30% SO	30%	£531,872	£502,017	£500,010	£396,376	£388,847	£383,826
35% SR : 35% THLR : 30% SO	35%	£477,514	£449,560	£447,551	£343,918	£336,388	£331,368
35% SR : 35% THLR : 30% SO	43%	£395,978	£370,872	£368,864	£265,231	£257,700	£252,680
35% SR : 35% THLR : 30% SO	50%	£314,441	£292,185	£290,177	£186,543	£179,013	£173,993

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£820,193	£783,457	£781,449	£677,816	£670,286	£665,265
35% SR : 35% THLR : 30% SO	10%	£736,923	£703,549	£701,541	£597,907	£590,377	£585,358
35% SR : 35% THLR : 30% SO	20%	£653,654	£623,640	£621,632	£517,999	£510,468	£505,449
35% SR : 35% THLR : 30% SO	25%	£612,018	£583,686	£581,678	£478,044	£470,515	£465,495
35% SR : 35% THLR : 30% SO	30%	£570,383	£543,732	£541,724	£438,090	£430,561	£425,540
35% SR : 35% THLR : 30% SO	35%	£528,749	£503,778	£501,769	£398,136	£390,606	£385,586
35% SR : 35% THLR : 30% SO	43%	£466,296	£443,846	£441,838	£338,205	£330,675	£325,655
35% SR : 35% THLR : 30% SO	50%	£403,844	£383,915	£381,907	£278,274	£270,743	£265,723

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£843,926	-£880,662	-£882,670	-£986,303	-£986,833	-£988,853
35% SR : 35% THLR : 30% SO	10%	-£927,196	-£960,570	-£962,578	-£1,066,212	-£1,073,742	-£1,078,761
35% SR : 35% THLR : 30% SO	20%	-£1,010,465	-£1,040,479	-£1,042,486	-£1,146,120	-£1,153,651	-£1,158,670
35% SR : 35% THLR : 30% SO	25%	-£1,052,101	-£1,080,433	-£1,082,441	-£1,186,075	-£1,193,604	-£1,198,624
35% SR : 35% THLR : 30% SO	30%	-£1,093,735	-£1,120,387	-£1,122,395	-£1,226,029	-£1,233,558	-£1,238,579
35% SR : 35% THLR : 30% SO	35%	-£1,135,370	-£1,160,341	-£1,162,349	-£1,265,983	-£1,273,513	-£1,278,533
35% SR : 35% THLR : 30% SO	43%	-£1,197,823	-£1,220,273	-£1,222,281	-£1,325,914	-£1,333,444	-£1,338,464
35% SR : 35% THLR : 30% SO	50%	-£1,260,275	-£1,280,204	-£1,282,212	-£1,385,845	-£1,393,376	-£1,398,396

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£98,928	-£135,664	-£137,672	-£241,305	-£248,835	-£253,855
35% SR : 35% THLR : 30% SO	10%	-£182,198	-£215,572	-£217,580	-£321,214	-£328,744	-£333,763
35% SR : 35% THLR : 30% SO	20%	-£265,467	-£295,481	-£297,488	-£401,122	-£408,653	-£413,672
35% SR : 35% THLR : 30% SO	25%	-£307,103	-£335,435	-£337,443	-£441,077	-£448,606	-£453,626
35% SR : 35% THLR : 30% SO	30%	-£348,737	-£375,389	-£377,397	-£481,031	-£488,560	-£493,581
35% SR : 35% THLR : 30% SO	35%	-£390,372	-£415,343	-£417,351	-£520,985	-£528,515	-£533,535
35% SR : 35% THLR : 30% SO	43%	-£452,825	-£475,275	-£477,283	-£580,916	-£588,446	-£593,466
35% SR : 35% THLR : 30% SO	50%	-£515,277	-£535,206	-£537,214	-£640,847	-£648,378	-£653,398

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£390,965	£354,229	£352,220	£248,588	£241,057	£236,037
35% SR : 35% THLR : 30% SO	10%	£307,695	£274,320	£272,313	£168,679	£161,149	£156,129
35% SR : 35% THLR : 30% SO	20%	£224,425	£194,412	£192,404	£88,770	£81,240	£76,221
35% SR : 35% THLR : 30% SO	25%	£182,790	£154,457	£152,450	£48,816	£41,286	£36,266
35% SR : 35% THLR : 30% SO	30%	£141,155	£114,504	£112,495	£8,862	£1,332	£3,688
35% SR : 35% THLR : 30% SO	35%	£99,520	£74,549	£72,541	-£31,093	-£38,622	-£43,642
35% SR : 35% THLR : 30% SO	43%	£37,067	£14,617	£12,610	-£91,024	-£98,553	-£103,573
35% SR : 35% THLR : 30% SO	50%	-£25,385	-£45,314	-£47,321	-£150,955	-£158,485	-£163,506

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£595,482	£558,726	£556,717	£453,084	£445,554	£440,534
35% SR : 35% THLR : 30% SO	10%	£512,191	£478,817	£476,810	£373,176	£365,645	£360,626
35% SR : 35% THLR : 30% SO	20%	£428,922	£398,908	£396,901	£293,267	£285,737	£280,717
35% SR : 35% THLR : 30% SO	25%	£387,286	£358,954	£356,946	£253,313	£245,783	£240,763
35% SR : 35% THLR : 30% SO	30%	£345,652	£319,011	£316,992	£213,358	£205,828	£200,809
35% SR : 35% THLR : 30% SO	35%	£304,017	£279,046	£277,038	£173,404	£165,875	£160,854
35% SR : 35% THLR : 30% SO	43%	£241,564	£219,114	£217,107	£113,473	£105,944	£100,923
35% SR : 35% THLR : 30% SO	50%	£179,112	£159,183	£157,176	£53,542	£46,012	£40,991

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£610,147	£577,024	£575,016	£471,382	£463,853	£458,832
35% SR : 35% THLR : 30% SO	10%	£547,148	£517,038	£515,031	£411,397	£403,866	£398,847
35% SR : 35% THLR : 30% SO	20%	£484,151	£457,053	£455,044	£351,411	£343,881	£338,861
35% SR : 35% THLR : 30% SO	25%	£452,651	£427,060	£425,052	£321,418	£313,888	£308,869
35% SR : 35% THLR : 30% SO	30%	£421,152	£397,066	£395,059	£291,425	£283,896	£278,876
35% SR : 35% THLR : 30% SO	35%	£389,652	£367,074	£365,066	£261,433	£253,903	£248,882
35% SR : 35% THLR : 30% SO	43%	£342,404	£322,085	£320,077	£216,443	£208,913	£203,894
35% SR : 35% THLR : 30% SO	50%	£295,155	£277,096	£275,087	£171,454	£163,924	£158,904

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,053,972	-£1,087,095	-£1,089,103	-£1,192,737	-£1,200,266	-£1,205,286
35% SR : 35% THLR : 30% SO	10%	-£1,116,970	-£1,147,081	-£1,149,088	-£1,252,722	-£1,260,252	-£1,265,272
35% SR : 35% THLR : 30% SO	20%	-£1,179,968	-£1,207,066	-£1,209,075	-£1,312,707	-£1,320,238	-£1,325,258
35% SR : 35% THLR : 30% SO	25%	-£1,211,468	-£1,237,059	-£1,239,067	-£1,342,701	-£1,350,231	-£1,355,250
35% SR : 35% THLR : 30% SO	30%	-£1,242,967	-£1,267,052	-£1,269,060	-£1,372,694	-£1,380,223	-£1,385,243
35% SR : 35% THLR : 30% SO	35%	-£1,274,466	-£1,297,045	-£1,299,053	-£1,402,686	-£1,410,216	-£1,415,236
35% SR : 35% THLR : 30% SO	43%	-£1,321,715	-£1,342,034	-£1,344,042	-£1,447,676	-£1,455,206	-£1,460,225
35% SR : 35% THLR : 30% SO	50%	-£1,368,964	-£1,387,023	-£1,389,032	-£1,492,665	-£1,500,195	-£1,505,215

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£308,974	-£342,097	-£344,105	-£447,739	-£455,268	-£460,288
35% SR : 35% THLR : 30% SO	10%	-£371,972	-£402,083	-£404,090	-£507,724	-£515,254	-£520,274
35% SR : 35% THLR : 30% SO	20%	-£434,970	-£462,068	-£464,077	-£567,709	-£575,239	-£580,260
35% SR : 35% THLR : 30% SO	25%	-£466,470	-£492,061	-£494,069	-£597,703	-£605,233	-£610,252
35% SR : 35% THLR : 30% SO	30%	-£497,969	-£522,054	-£524,062	-£627,696	-£635,225	-£640,245
35% SR : 35% THLR : 30% SO	35%	-£529,468	-£552,047	-£554,055	-£657,688	-£665,218	-£670,238
35% SR : 35% THLR : 30% SO	43%	-£576,717	-£597,036	-£599,044	-£702,678	-£710,208	-£715,227
35% SR : 35% THLR : 30% SO	50%	-£623,966	-£642,025	-£644,034	-£747,667	-£755,197	-£760,217

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£180,919	£147,796	£145,787	£42,154	£34,624	£29,604
35% SR : 35% THLR : 30% SO	10%	£117,920	£87,810	£85,802	-£17,832	-£25,362	-£30,381
35% SR : 35% THLR : 30% SO	20%	£54,922	£27,824	£25,816	-£77,817	-£85,347	-£90,368
35% SR : 35% THLR : 30% SO	25%	£23,423	-£2,169	-£4,176	-£107,810	-£115,340	-£120,360
35% SR : 35% THLR : 30% SO	30%	-£8,077	-£32,162	-£34,169	-£137,803	-£145,333	-£150,353
35% SR : 35% THLR : 30% SO	35%	-£39,576	-£82,154	-£84,163	-£167,795	-£175,326	-£180,346
35% SR : 35% THLR : 30% SO	43%	-£86,824	-£107,144	-£109,151	-£212,785	-£220,316	-£225,335
35% SR : 35% THLR : 30% SO	50%	-£134,073	-£152,133	-£154,141	-£257,775	-£265,304	-£270,324

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£385,416	£352,293	£350,284	£246,650	£239,121	£234,101
35% SR : 35% THLR : 30% SO	10%	£322,417	£292,306	£290,299	£186,665	£179,135	£174,116
35% SR : 35% THLR : 30% SO	20%	£259,419	£232,321	£230,313	£126,680	£119,149	£114,129
35% SR : 35% THLR : 30% SO	25%	£227,920	£202,328	£200,320	£96,687	£89,156	£84,137
35% SR : 35% THLR : 30% SO	30%	£196,420	£172,335	£170,327	£66,694	£59,164	£54,144
35% SR : 35% THLR : 30% SO	35%	£164,921	£142,343	£140,334	£36,701	£29,171	£24,151
35% SR : 35% THLR : 30% SO	43%	£117,673	£97,353	£95,345	-£3,288	-£15,819	-£20,838
35% SR : 35% THLR : 30% SO	50%	£70,424	£52,364	£50,356	-£53,278	-£60,807	-£65,828

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,858,391	£2,672,836	£2,668,314	£2,544,597	£2,527,640	£2,516,335
35% SR : 35% THLR : 30% SO	10%	£2,534,230	£2,367,223	£2,362,734	£2,239,894	£2,223,057	£2,211,833
35% SR : 35% THLR : 30% SO	20%	£2,212,070	£2,063,577	£2,059,126	£1,937,373	£1,920,685	£1,909,560
35% SR : 35% THLR : 30% SO	25%	£2,051,740	£1,912,490	£1,908,063	£1,786,931	£1,770,327	£1,759,259
35% SR : 35% THLR : 30% SO	30%	£1,891,910	£1,761,896	£1,757,493	£1,637,034	£1,620,523	£1,609,516
35% SR : 35% THLR : 30% SO	35%	£1,732,581	£1,611,792	£1,607,416	£1,487,683	£1,471,272	£1,460,331
35% SR : 35% THLR : 30% SO	43%	£1,494,524	£1,387,559	£1,383,226	£1,264,678	£1,248,430	£1,237,597
35% SR : 35% THLR : 30% SO	50%	£1,257,591	£1,164,432	£1,160,147	£1,042,901	£1,026,832	£1,016,119

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,907,466	£1,721,911	£1,717,389	£1,593,672	£1,576,714	£1,565,410
35% SR : 35% THLR : 30% SO	10%	£1,583,305	£1,416,298	£1,411,809	£1,288,968	£1,272,132	£1,260,908
35% SR : 35% THLR : 30% SO	20%	£1,261,145	£1,112,652	£1,108,201	£986,448	£969,760	£958,635
35% SR : 35% THLR : 30% SO	25%	£1,100,815	£961,565	£957,138	£836,005	£819,402	£808,334
35% SR : 35% THLR : 30% SO	30%	£940,985	£810,971	£806,568	£686,109	£669,598	£658,591
35% SR : 35% THLR : 30% SO	35%	£781,656	£660,867	£656,491	£536,758	£520,346	£509,406
35% SR : 35% THLR : 30% SO	43%	£543,599	£436,634	£432,301	£313,753	£297,505	£286,672
35% SR : 35% THLR : 30% SO	50%	£306,666	£213,506	£209,221	£91,976	£75,906	£65,194

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,333,179	£2,147,624	£2,143,102	£2,019,385	£2,002,428	£1,991,123
35% SR : 35% THLR : 30% SO	10%	£2,009,018	£1,842,011	£1,837,522	£1,714,682	£1,697,845	£1,686,621
35% SR : 35% THLR : 30% SO	20%	£1,686,858	£1,538,365	£1,533,914	£1,412,161	£1,395,473	£1,384,348
35% SR : 35% THLR : 30% SO	25%	£1,526,528	£1,387,278	£1,382,851	£1,261,719	£1,245,116	£1,234,048
35% SR : 35% THLR : 30% SO	30%	£1,366,699	£1,236,684	£1,232,281	£1,111,822	£1,095,311	£1,084,304
35% SR : 35% THLR : 30% SO	35%	£1,207,369	£1,086,580	£1,082,205	£962,471	£946,060	£935,119
35% SR : 35% THLR : 30% SO	43%	£969,312	£862,348	£858,014	£739,466	£723,218	£712,385
35% SR : 35% THLR : 30% SO	50%	£732,379	£639,220	£634,935	£517,689	£501,620	£490,907

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,613,118	£2,427,563	£2,423,041	£2,299,323	£2,282,366	£2,271,062
35% SR : 35% THLR : 30% SO	10%	£2,288,957	£2,121,950	£2,117,461	£1,994,620	£1,977,784	£1,966,560
35% SR : 35% THLR : 30% SO	20%	£1,966,796	£1,818,303	£1,813,853	£1,692,100	£1,675,411	£1,664,287
35% SR : 35% THLR : 30% SO	25%	£1,806,466	£1,667,217	£1,662,789	£1,541,657	£1,525,054	£1,513,986
35% SR : 35% THLR : 30% SO	30%	£1,646,637	£1,516,623	£1,512,220	£1,391,761	£1,375,250	£1,364,243
35% SR : 35% THLR : 30% SO	35%	£1,487,307	£1,366,519	£1,362,143	£1,242,410	£1,225,998	£1,215,057
35% SR : 35% THLR : 30% SO	43%	£1,249,250	£1,142,286	£1,137,953	£1,019,405	£1,003,157	£992,324
35% SR : 35% THLR : 30% SO	50%	£1,012,318	£919,158	£914,873	£797,628	£781,558	£770,845

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,729,973	£2,544,418	£2,539,896	£2,416,179	£2,399,221	£2,387,917
35% SR : 35% THLR : 30% SO	10%	£2,405,812	£2,238,805	£2,234,316	£2,111,475	£2,094,639	£2,083,415
35% SR : 35% THLR : 30% SO	20%	£2,083,652	£1,935,159	£1,930,708	£1,808,955	£1,792,267	£1,781,142
35% SR : 35% THLR : 30% SO	25%	£1,923,322	£1,784,072	£1,779,645	£1,658,512	£1,641,909	£1,630,841
35% SR : 35% THLR : 30% SO	30%	£1,763,492	£1,633,478	£1,629,075	£1,508,616	£1,492,105	£1,481,098
35% SR : 35% THLR : 30% SO	35%	£1,604,163	£1,483,374	£1,478,998	£1,359,265	£1,342,853	£1,331,913
35% SR : 35% THLR : 30% SO	43%	£1,366,106	£1,259,141	£1,254,808	£1,136,260	£1,120,012	£1,109,179
35% SR : 35% THLR : 30% SO	50%	£1,129,173	£1,036,013	£1,031,728	£914,483	£898,413	£887,701

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,809,915	£1,642,393	£1,637,871	£1,514,153	£1,497,197	£1,485,891
35% SR : 35% THLR : 30% SO	10%	£1,590,602	£1,439,824	£1,435,335	£1,312,495	£1,295,658	£1,284,434
35% SR : 35% THLR : 30% SO	20%	£1,373,289	£1,239,222	£1,234,771	£1,113,018	£1,096,330	£1,085,205
35% SR : 35% THLR : 30% SO	25%	£1,265,383	£1,139,658	£1,135,230	£1,014,098	£997,495	£986,427
35% SR : 35% THLR : 30% SO	30%	£1,157,976	£1,040,585	£1,036,183	£915,724	£899,213	£888,206
35% SR : 35% THLR : 30% SO	35%	£1,051,070	£942,004	£937,628	£817,894	£801,484	£790,543
35% SR : 35% THLR : 30% SO	43%	£891,650	£795,055	£790,721	£672,173	£655,925	£645,092
35% SR : 35% THLR : 30% SO	50%	£733,354	£649,211	£644,925	£527,680	£511,610	£500,897

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£868,990	£691,468	£686,946	£563,228	£546,272	£534,966
35% SR : 35% THLR : 30% SO	10%	£639,677	£488,899	£484,409	£361,570	£344,733	£333,508
35% SR : 35% THLR : 30% SO	20%	£422,364	£288,297	£283,846	£162,093	£145,405	£134,280
35% SR : 35% THLR : 30% SO	25%	£314,458	£188,733	£184,305	£63,173	£46,570	£35,502
35% SR : 35% THLR : 30% SO	30%	£207,051	£89,660	£85,258	£-35,201	£-51,712	£-62,719
35% SR : 35% THLR : 30% SO	35%	£100,145	£-8,921	£-13,297	£-133,031	£-149,441	£-160,382
35% SR : 35% THLR : 30% SO	43%	£-59,276	£-155,871	£-160,204	£-278,752	£-295,000	£-305,833
35% SR : 35% THLR : 30% SO	50%	£-217,571	£-301,715	£-306,001	£-423,245	£-439,316	£-450,028

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,284,703	£1,117,181	£1,112,659	£988,941	£971,985	£960,679
35% SR : 35% THLR : 30% SO	10%	£1,065,390	£914,612	£910,123	£787,283	£770,446	£759,222
35% SR : 35% THLR : 30% SO	20%	£848,077	£714,010	£709,559	£587,807	£571,118	£559,993
35% SR : 35% THLR : 30% SO	25%	£740,171	£614,446	£610,018	£488,886	£472,283	£461,215
35% SR : 35% THLR : 30% SO	30%	£632,764	£515,373	£510,971	£390,512	£374,001	£362,994
35% SR : 35% THLR : 30% SO	35%	£525,858	£416,792	£412,416	£292,682	£276,272	£265,331
35% SR : 35% THLR : 30% SO	43%	£366,438	£269,843	£265,510	£146,961	£130,713	£119,880
35% SR : 35% THLR : 30% SO	50%	£208,142	£123,999	£119,713	£2,468	£-13,602	£-24,315

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,564,642	£1,397,120	£1,392,598	£1,268,879	£1,251,923	£1,240,618
35% SR : 35% THLR : 30% SO	10%	£1,345,329	£1,194,551	£1,190,061	£1,067,222	£1,050,385	£1,039,160
35% SR : 35% THLR : 30% SO	20%	£1,128,016	£993,949	£989,498	£867,745	£851,057	£839,932
35% SR : 35% THLR : 30% SO	25%	£1,020,110	£894,384	£889,957	£768,825	£752,222	£741,154
35% SR : 35% THLR : 30% SO	30%	£912,703	£795,311	£790,909	£670,451	£653,939	£642,932
35% SR : 35% THLR : 30% SO	35%	£805,797	£696,731	£692,354	£572,621	£556,210	£545,269
35% SR : 35% THLR : 30% SO	43%	£646,376	£549,781	£545,448	£426,900	£410,652	£399,819
35% SR : 35% THLR : 30% SO	50%	£488,081	£403,937	£399,651	£282,407	£266,336	£255,623

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,681,497	£1,513,975	£1,509,453	£1,385,735	£1,368,779	£1,357,473
35% SR : 35% THLR : 30% SO	10%	£1,462,184	£1,311,406	£1,306,916	£1,184,077	£1,167,240	£1,156,015
35% SR : 35% THLR : 30% SO	20%	£1,244,871	£1,110,804	£1,106,353	£984,600	£967,912	£956,787
35% SR : 35% THLR : 30% SO	25%	£1,136,965	£1,011,240	£1,006,812	£885,680	£869,077	£858,009
35% SR : 35% THLR : 30% SO	30%	£1,029,558	£912,167	£907,785	£787,306	£770,795	£759,788
35% SR : 35% THLR : 30% SO	35%	£922,652	£813,586	£809,209	£689,476	£673,066	£662,125
35% SR : 35% THLR : 30% SO	43%	£763,231	£666,636	£662,303	£543,755	£527,507	£516,674
35% SR : 35% THLR : 30% SO	50%	£604,936	£520,792	£516,506	£399,262	£383,191	£372,479

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,373,050	£1,213,042	£1,208,520	£1,084,801	£1,067,845	£1,056,540
35% SR : 35% THLR : 30% SO	10%	£1,196,672	£1,052,670	£1,048,179	£925,340	£908,503	£897,278
35% SR : 35% THLR : 30% SO	20%	£1,022,294	£894,263	£889,813	£768,059	£751,372	£740,247
35% SR : 35% THLR : 30% SO	25%	£935,855	£815,797	£811,370	£690,238	£673,636	£662,566
35% SR : 35% THLR : 30% SO	30%	£849,917	£737,823	£733,421	£612,961	£596,451	£585,444
35% SR : 35% THLR : 30% SO	35%	£764,478	£660,341	£655,964	£536,231	£519,819	£508,878
35% SR : 35% THLR : 30% SO	43%	£637,258	£545,038	£540,705	£422,157	£405,908	£395,077
35% SR : 35% THLR : 30% SO	50%	£511,163	£430,841	£426,556	£309,310	£293,241	£282,527

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£422,125	£262,117	£257,595	£133,876	£116,920	£105,614
35% SR : 35% THLR : 30% SO	10%	£245,746	£101,745	£97,254	£-25,585	£-42,422	£-53,647
35% SR : 35% THLR : 30% SO	20%	£71,369	£-56,862	£-61,112	£-182,866	£-199,553	£-210,678
35% SR : 35% THLR : 30% SO	25%	£-15,070	£-135,128	£-139,555	£-260,687	£-277,290	£-288,359
35% SR : 35% THLR : 30% SO	30%	£-101,008	£-213,102	£-217,504	£-337,964	£-354,474	£-365,481
35% SR : 35% THLR : 30% SO	35%	£-186,447	£-290,584	£-294,961	£-414,694	£-431,106	£-442,047
35% SR : 35% THLR : 30% SO	43%	£-313,667	£-405,887	£-410,220	£-528,768	£-545,017	£-555,849
35% SR : 35% THLR : 30% SO	50%	£-439,762	£-520,084	£-524,369	£-641,615	£-657,684	£-668,398

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£847,838	£687,830	£683,308	£559,589	£542,633	£531,328
35% SR : 35% THLR : 30% SO	10%	£671,460	£527,458	£522,967	£400,128	£383,291	£372,066
35% SR : 35% THLR : 30% SO	20%	£497,082	£369,051	£364,601	£242,847	£226,160	£215,035
35% SR : 35% THLR : 30% SO	25%	£410,643	£290,585	£286,158	£165,026	£148,424	£137,355
35% SR : 35% THLR : 30% SO	30%	£324,705	£212,611	£208,209	£87,749	£71,239	£60,232
35% SR : 35% THLR : 30% SO	35%	£239,266	£135,129	£130,752	£11,019	£-5,393	£-16,333
35% SR : 35% THLR : 30% SO	43%	£112,046	£19,826	£15,493	£-103,065	£-119,304	£-130,135
35% SR : 35% THLR : 30% SO	50%	£-14,049	£-94,371	£-98,656	£-215,901	£-231,971	£-242,685

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,127,776	£967,768	£963,247	£839,528	£822,572	£811,266
35% SR : 35% THLR : 30% SO	10%	£951,398	£807,396	£802,906	£680,066	£663,229	£652,005
35% SR : 35% THLR : 30% SO	20%	£777,020	£648,990	£644,540	£522,786	£506,099	£494,974
35% SR : 35% THLR : 30% SO	25%	£690,582	£570,524	£566,096	£444,964	£428,362	£417,293
35% SR : 35% THLR : 30% SO	30%	£604,643	£492,549	£488,147	£367,688	£351,178	£340,171
35% SR : 35% THLR : 30% SO	35%	£519,205	£415,067	£410,691	£290,957	£274,546	£263,605
35% SR : 35% THLR : 30% SO	43%	£391,985	£299,764	£295,431	£176,884	£160,835	£149,803
35% SR : 35% THLR : 30% SO	50%	£265,890	£185,568	£181,283	£64,037	£47,968	£37,254

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,244,632	£1,084,624	£1,080,102	£956,383	£939,427	£928,121
35% SR : 35% THLR : 30% SO	10%	£1,068,253	£924,252	£919,761	£796,922	£780,085	£768,860
35% SR : 35% THLR : 30% SO	20%	£893,876	£765,845	£761,395	£639,641	£622,954	£611,829
35% SR : 35% THLR : 30% SO	25%	£807,437	£687,379	£682,952	£581,820	£565,217	£554,148
35% SR : 35% THLR : 30% SO	30%	£721,499	£609,405	£605,003	£484,543	£468,033	£457,026
35% SR : 35% THLR : 30% SO	35%	£636,060	£531,923	£527,546	£407,813	£391,401	£380,460
35% SR : 35% THLR : 30% SO	43%	£508,840	£416,620	£412,287	£293,739	£277,490	£266,658
35% SR : 35% THLR : 30% SO	50%	£382,745	£302,423	£298,138	£180,892	£164,823	£154,109

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,635,169	£1,543,427	£1,538,904	£1,415,186	£1,398,229	£1,386,924
35% SR : 35% THLR : 30% SO	10%	£1,433,245	£1,350,669	£1,346,180	£1,223,339	£1,206,503	£1,195,279
35% SR : 35% THLR : 30% SO	20%	£1,233,320	£1,159,879	£1,155,428	£1,033,676	£1,016,987	£1,005,862
35% SR : 35% THLR : 30% SO	25%	£1,134,108	£1,065,221	£1,060,793	£939,661	£923,058	£911,990
35% SR : 35% THLR : 30% SO	30%	£1,035,396	£971,055	£966,652	£846,193	£829,682	£818,675
35% SR : 35% THLR : 30% SO	35%	£937,184	£877,379	£873,003	£753,269	£736,859	£725,918
35% SR : 35% THLR : 30% SO	43%	£790,804	£737,788	£733,455	£614,908	£598,659	£587,826
35% SR : 35% THLR : 30% SO	50%	£645,550	£599,303	£595,018	£477,773	£461,703	£450,989

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£684,244	£592,602	£587,979	£464,261	£447,304	£435,999
35% SR : 35% THLR : 30% SO	10%	£482,320	£399,744	£395,255	£272,414	£255,578	£244,354
35% SR : 35% THLR : 30% SO	20%	£282,395	£208,954	£204,503	£82,751	£66,062	£54,937
35% SR : 35% THLR : 30% SO	25%	£183,183	£114,296	£109,868	£-11,264	£-27,867	£-38,935
35% SR : 35% THLR : 30% SO	30%	£84,471	£20,130	£15,727	£-104,732	£-121,243	£-132,250
35% SR : 35% THLR : 30% SO	35%	£-13,741	£-73,546	£-77,923	£-197,656	£-214,066	£-225,007
35% SR : 35% THLR : 30% SO	43%	£-160,121	£-213,137	£-217,470	£-336,017	£-352,266	£-363,099
35% SR : 35% THLR : 30% SO	50%	£-306,375	£-351,622	£-355,907	£-473,152	£-489,222	£-499,936

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,109,957	£1,018,215	£1,013,692	£889,974	£873,017	£861,713
35% SR : 35% THLR : 30% SO	10%	£908,033	£825,457	£820,968	£698,128	£681,291	£670,067
35% SR : 35% THLR : 30% SO	20%	£708,108	£634,667	£630,217	£508,464	£491,775	£480,550
35% SR : 35% THLR : 30% SO	25%	£608,896	£540,009	£535,581	£414,449	£397,846	£386,778
35% SR : 35% THLR : 30% SO	30%	£510,184	£445,843	£441,440	£320,981	£304,470	£293,463
35% SR : 35% THLR : 30% SO	35%	£411,973	£352,167	£347,791	£228,057	£211,647	£200,706
35% SR : 35% THLR : 30% SO	43%	£265,593	£212,577	£208,243	£89,696	£73,447	£62,614
35% SR : 35% THLR : 30% SO	50%	£120,338	£74,091	£69,806	£-47,439	£-63,509	£-74,223

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,389,896	£1,298,153	£1,293,630	£1,169,913	£1,152,956	£1,141,651
35% SR : 35% THLR : 30% SO	10%	£1,187,971	£1,105,396	£1,100,906	£978,066	£961,230	£950,005
35% SR : 35% THLR : 30% SO	20%	£988,046	£914,606	£910,155	£788,402	£771,714	£760,589
35% SR : 35% THLR : 30% SO	25%	£888,835	£819,947	£815,520	£694,388	£677,785	£666,717
35% SR : 35% THLR : 30% SO	30%	£790,123	£725,781	£721,378	£600,920	£584,409	£573,402
35% SR : 35% THLR : 30% SO	35%	£691,911	£632,106	£627,729	£507,996	£491,585	£480,644
35% SR : 35% THLR : 30% SO	43%	£545,531	£492,615	£488,182	£369,635	£353,386	£342,553
35% SR : 35% THLR : 30% SO	50%	£400,276	£354,030	£349,745	£232,499	£216,430	£205,716

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,506,751	£1,415,009	£1,410,486	£1,286,768	£1,269,811	£1,258,506
35% SR : 35% THLR : 30% SO	10%	£1,304,827	£1,222,251	£1,217,762	£1,094,921	£1,078,085	£1,066,861
35% SR : 35% THLR : 30% SO	20%	£1,104,902	£1,031,461	£1,027,010	£905,258	£888,569	£877,444
35% SR : 35% THLR : 30% SO	25%	£1,005,690	£936,803	£932,375	£811,243	£794,640	£783,572
35% SR : 35% THLR : 30% SO	30%	£906,978	£842,637	£838,234	£717,775	£701,264	£690,257
35% SR : 35% THLR : 30% SO	35%	£808,766	£748,961	£744,584	£624,851	£608,441	£597,500
35% SR : 35% THLR : 30% SO	43%	£662,386	£609,370	£605,037	£486,490	£470,241	£459,408
35% SR : 35% THLR : 30% SO	50%	£517,132	£470,885	£466,600	£349,355	£333,285	£322,571

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,285,677	£1,199,945	£1,195,423	£1,071,705	£1,054,748	£1,043,443
35% SR : 35% THLR : 30% SO	10%	£1,117,814	£1,040,665	£1,036,174	£913,335	£896,498	£885,273
35% SR : 35% THLR : 30% SO	20%	£951,952	£883,351	£878,900	£757,147	£740,459	£729,334
35% SR : 35% THLR : 30% SO	25%	£869,771	£805,430	£801,003	£679,871	£663,268	£652,200
35% SR : 35% THLR : 30% SO	30%	£788,090	£728,002	£723,599	£603,140	£586,630	£575,623
35% SR : 35% THLR : 30% SO	35%	£706,909	£651,064	£646,689	£526,955	£510,544	£499,603
35% SR : 35% THLR : 30% SO	43%	£586,076	£536,581	£532,248	£413,700	£397,451	£386,620
35% SR : 35% THLR : 30% SO	50%	£466,367	£423,204	£418,918	£301,673	£285,603	£274,890

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£334,752	£249,020	£244,498	£120,780	£103,823	£92,518
35% SR : 35% THLR : 30% SO	10%	£166,889	£89,740	£85,249	£-37,590	£-54,427	£-65,652
35% SR : 35% THLR : 30% SO	20%	£1,027	£-67,575	£-72,025	£-193,778	£-210,467	£-221,591
35% SR : 35% THLR : 30% SO	25%	£-81,155	£-145,495	£-149,922	£-271,054	£-287,657	£-298,725
35% SR : 35% THLR : 30% SO	30%	£-162,835	£-222,923	£-227,326	£-347,785	£-364,255	£-375,302
35% SR : 35% THLR : 30% SO	35%	£-244,016	£-299,861	£-304,236	£-423,970	£-440,381	£-451,322
35% SR : 35% THLR : 30% SO	43%	£-364,849	£-414,344	£-418,677	£-537,225	£-553,474	£-564,306
35% SR : 35% THLR : 30% SO	50%	£-484,558	£-527,721	£-532,007	£-649,252	£-665,322	£-676,035

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£760,465	£674,733	£670,211	£546,493	£529,536	£518,232
35% SR : 35% THLR : 30% SO	10%	£592,603	£515,453	£510,963	£388,123	£371,286	£360,062
35% SR : 35% THLR : 30% SO	20%	£426,740	£358,139	£353,688	£231,935	£215,247	£204,122
35% SR : 35% THLR : 30% SO	25%	£344,559	£280,219	£275,791	£154,659	£138,056	£126,988
35% SR : 35% THLR : 30% SO	30%	£262,878	£202,790	£198,387	£77,928	£61,418	£50,411
35% SR : 35% THLR : 30% SO	35%	£181,697	£125,852	£121,477	£1,743	£-14,868	£-25,609
35% SR : 35% THLR : 30% SO	43%	£60,864	£11,369	£7,036	£-111,512	£-127,761	£-138,592
35% SR : 35% THLR : 30% SO	50%	£-58,845	£-102,008	£-106,294	£-223,539	£-239,609	£-250,322

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,040,403	£954,671	£950,149	£826,432	£809,475	£798,170
35% SR : 35% THLR : 30% SO	10%	£872,541	£795,391	£790,901	£668,062	£651,225	£640,000
35% SR : 35% THLR : 30% SO	20%	£706,678	£638,077	£633,626	£511,874	£495,185	£484,060
35% SR : 35% THLR : 30% SO	25%	£624,497	£560,157	£555,730	£434,597	£417,994	£406,926
35% SR : 35% THLR : 30% SO	30%	£542,817	£482,728	£478,325	£357,967	£341,356	£330,349
35% SR : 35% THLR : 30% SO	35%	£461,636	£405,791	£401,415	£281,682	£265,271	£254,330
35% SR : 35% THLR : 30% SO	43%	£340,802	£291,307	£286,974	£168,427	£152,178	£141,346
35% SR : 35% THLR : 30% SO	50%	£221,094	£177,930	£173,644	£56,400	£40,329	£29,616

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,157,259	£1,071,527	£1,067,005	£943,287	£926,330	£915,025
35% SR : 35% THLR : 30% SO	10%	£989,396	£912,247	£907,756	£784,917	£768,080	£756,855
35% SR : 35% THLR : 30% SO	20%	£823,534	£754,932	£750,482	£628,729	£612,040	£600,916
35% SR : 35% THLR : 30% SO	25%	£741,352	£677,012	£672,585	£551,453	£534,850	£523,782
35% SR : 35% THLR : 30% SO	30%	£659,672	£599,584	£595,181	£474,722	£458,212	£447,205
35% SR : 35% THLR : 30% SO	35%	£578,491	£522,646	£518,271	£398,537	£382,126	£371,185
35% SR : 35% THLR : 30% SO	43%	£457,658	£408,163	£403,830	£285,282	£269,033	£258,201
35% SR : 35% THLR : 30% SO	50%	£337,949	£294,786	£290,500	£173,255	£157,185	£146,472

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,023,558	£942,334	£937,812	£814,095	£797,138	£785,833
35% SR : 35% THLR : 30% SO	10%	£881,243	£808,162	£803,672	£680,833	£663,996	£652,771
35% SR : 35% THLR : 30% SO	20%	£740,929	£675,956	£671,506	£549,752	£533,065	£521,940
35% SR : 35% THLR : 30% SO	25%	£671,521	£610,590	£606,163	£485,031	£468,428	£457,359
35% SR : 35% THLR : 30% SO	30%	£602,614	£545,716	£541,313	£420,854	£404,344	£393,337
35% SR : 35% THLR : 30% SO	35%	£534,207	£481,333	£476,957	£357,223	£340,813	£329,872
35% SR : 35% THLR : 30% SO	43%	£432,535	£385,681	£381,348	£262,800	£246,551	£235,719
35% SR : 35% THLR : 30% SO	50%	£331,988	£291,134	£286,849	£169,603	£153,534	£142,821

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£72,633	£8,591	£13,113	£136,830	£153,788	£165,092
35% SR : 35% THLR : 30% SO	10%	£69,682	£142,763	£147,253	£270,092	£286,929	£298,154
35% SR : 35% THLR : 30% SO	20%	£209,997	£274,969	£279,419	£401,173	£417,860	£428,985
35% SR : 35% THLR : 30% SO	25%	£279,404	£340,335	£344,762	£465,894	£482,497	£493,566
35% SR : 35% THLR : 30% SO	30%	£348,311	£405,209	£409,612	£530,071	£546,581	£557,588
35% SR : 35% THLR : 30% SO	35%	£416,718	£469,592	£473,968	£593,702	£610,113	£621,053
35% SR : 35% THLR : 30% SO	43%	£518,390	£565,244	£569,578	£688,125	£704,374	£715,206
35% SR : 35% THLR : 30% SO	50%	£618,937	£659,791	£664,076	£781,322	£797,391	£808,104

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£498,346	£417,122	£412,600	£288,883	£271,926	£260,621
35% SR : 35% THLR : 30% SO	10%	£356,031	£282,950	£278,460	£155,621	£138,784	£127,559
35% SR : 35% THLR : 30% SO	20%	£215,717	£150,744	£146,294	£24,540	£7,853	£3,272
35% SR : 35% THLR : 30% SO	25%	£146,309	£85,378	£80,951	£40,181	£56,784	£67,853
35% SR : 35% THLR : 30% SO	30%	£77,402	£20,504	£16,101	£104,358	£120,868	£131,875
35% SR : 35% THLR : 30% SO	35%	£8,995	£43,879	£48,254	£167,989	£184,399	£195,340
35% SR : 35% THLR : 30% SO	43%	£92,677	£139,531	£143,884	£262,412	£278,661	£289,492
35% SR : 35% THLR : 30% SO	50%	£193,224	£234,078	£238,363	£355,609	£371,678	£382,391

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£778,285	£697,061	£692,539	£568,821	£551,864	£540,560
35% SR : 35% THLR : 30% SO	10%	£635,969	£562,888	£558,399	£435,560	£418,722	£407,498
35% SR : 35% THLR : 30% SO	20%	£495,655	£430,682	£426,233	£304,479	£287,791	£276,666
35% SR : 35% THLR : 30% SO	25%	£426,248	£365,316	£360,890	£239,758	£223,155	£212,086
35% SR : 35% THLR : 30% SO	30%	£357,340	£300,443	£296,040	£175,581	£159,071	£148,064
35% SR : 35% THLR : 30% SO	35%	£289,934	£236,060	£231,684	£111,950	£95,539	£84,598
35% SR : 35% THLR : 30% SO	43%	£187,262	£140,407	£136,074	£17,527	£1,278	£9,554
35% SR : 35% THLR : 30% SO	50%	£86,714	£45,860	£41,575	£76,670	£91,740	£102,453

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£895,140	£813,916	£809,394	£685,677	£668,719	£657,415
35% SR : 35% THLR : 30% SO	10%	£752,825	£679,744	£675,254	£552,415	£535,578	£524,353
35% SR : 35% THLR : 30% SO	20%	£612,510	£547,538	£543,088	£421,334	£404,647	£393,522
35% SR : 35% THLR : 30% SO	25%	£543,103	£482,172	£477,745	£356,613	£340,010	£328,941
35% SR : 35% THLR : 30% SO	30%	£474,196	£417,298	£412,895	£292,436	£275,926	£264,919
35% SR : 35% THLR : 30% SO	35%	£405,789	£352,915	£348,539	£228,805	£212,394	£201,454
35% SR : 35% THLR : 30% SO	43%	£304,117	£257,262	£252,929	£134,382	£118,133	£107,301
35% SR : 35% THLR : 30% SO	50%	£203,570	£162,716	£158,431	£41,185	£25,116	£14,403

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,460,423	£1,387,857	£1,383,336	£1,259,618	£1,242,661	£1,231,356
35% SR : 35% THLR : 30% SO	10%	£1,275,530	£1,210,222	£1,205,732	£1,082,892	£1,066,055	£1,054,831
35% SR : 35% THLR : 30% SO	20%	£1,092,636	£1,034,552	£1,030,102	£908,349	£891,660	£880,535
35% SR : 35% THLR : 30% SO	25%	£1,001,939	£947,454	£943,027	£821,894	£805,292	£794,223
35% SR : 35% THLR : 30% SO	30%	£911,743	£860,848	£856,446	£735,986	£719,476	£708,469
35% SR : 35% THLR : 30% SO	35%	£822,046	£774,733	£770,358	£650,624	£634,213	£623,272
35% SR : 35% THLR : 30% SO	43%	£688,440	£646,484	£642,151	£523,602	£507,354	£496,522
35% SR : 35% THLR : 30% SO	50%	£555,958	£519,339	£515,054	£397,808	£381,739	£371,025

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£509,498	£436,932	£432,411	£308,693	£291,736	£280,431
35% SR : 35% THLR : 30% SO	10%	£324,605	£259,297	£254,807	£131,967	£115,130	£103,906
35% SR : 35% THLR : 30% SO	20%	£141,711	£83,627	£79,177	£-42,576	£-59,265	£-70,390
35% SR : 35% THLR : 30% SO	25%	£51,014	£-33,471	£-7,898	£-129,031	£-145,633	£-156,702
35% SR : 35% THLR : 30% SO	30%	£-39,182	£-90,077	£-94,479	£-214,939	£-231,449	£-242,456
35% SR : 35% THLR : 30% SO	35%	£-128,879	£-176,192	£-180,567	£-300,301	£-316,712	£-327,653
35% SR : 35% THLR : 30% SO	43%	£-262,486	£-304,441	£-308,774	£-427,323	£-443,571	£-454,403
35% SR : 35% THLR : 30% SO	50%	£-394,967	£-431,586	£-435,871	£-553,117	£-569,186	£-579,900

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£935,212	£862,646	£858,124	£734,406	£717,449	£706,144
35% SR : 35% THLR : 30% SO	10%	£750,318	£685,010	£680,520	£557,681	£540,843	£529,619
35% SR : 35% THLR : 30% SO	20%	£567,424	£509,340	£504,890	£383,137	£366,448	£355,324
35% SR : 35% THLR : 30% SO	25%	£476,727	£422,242	£417,815	£296,682	£280,080	£269,011
35% SR : 35% THLR : 30% SO	30%	£386,531	£335,636	£331,234	£210,774	£194,264	£183,257
35% SR : 35% THLR : 30% SO	35%	£296,834	£249,522	£245,146	£125,412	£109,001	£98,060
35% SR : 35% THLR : 30% SO	43%	£163,228	£121,272	£116,939	£-1,610	£-17,858	£-28,690
35% SR : 35% THLR : 30% SO	50%	£30,746	£-5,873	£-10,158	£-127,404	£-143,473	£-154,187

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,215,150	£1,142,584	£1,138,062	£1,014,345	£997,387	£986,083
35% SR : 35% THLR : 30% SO	10%	£1,030,256	£964,949	£960,458	£837,619	£820,782	£809,557
35% SR : 35% THLR : 30% SO	20%	£847,363	£789,279	£784,828	£663,075	£646,387	£635,262
35% SR : 35% THLR : 30% SO	25%	£756,666	£702,181	£697,753	£576,621	£560,019	£548,950
35% SR : 35% THLR : 30% SO	30%	£666,470	£615,575	£611,173	£490,713	£474,203	£463,196
35% SR : 35% THLR : 30% SO	35%	£576,773	£529,460	£525,065	£405,351	£388,940	£377,999
35% SR : 35% THLR : 30% SO	43%	£443,166	£401,211	£396,877	£278,329	£262,061	£251,248
35% SR : 35% THLR : 30% SO	50%	£310,685	£274,066	£269,781	£152,535	£136,466	£125,752

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,332,005	£1,259,439	£1,254,918	£1,131,200	£1,114,243	£1,102,938
35% SR : 35% THLR : 30% SO	10%	£1,147,112	£1,081,804	£1,077,314	£954,474	£937,637	£926,413
35% SR : 35% THLR : 30% SO	20%	£964,218	£906,134	£901,684	£779,931	£763,242	£752,117
35% SR : 35% THLR : 30% SO	25%	£873,521	£819,036	£814,609	£693,476	£676,874	£665,805
35% SR : 35% THLR : 30% SO	30%	£783,325	£732,430	£728,028	£607,568	£591,058	£580,051
35% SR : 35% THLR : 30% SO	35%	£693,628	£646,315	£641,940	£522,206	£505,795	£494,854
35% SR : 35% THLR : 30% SO	43%	£560,021	£518,066	£513,733	£395,184	£378,936	£368,104
35% SR : 35% THLR : 30% SO	50%	£427,540	£390,921	£386,636	£269,390	£253,321	£242,607

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,023,558	£958,506	£953,984	£830,267	£813,309	£802,005
35% SR : 35% THLR : 30% SO	10%	£881,243	£822,716	£818,227	£695,388	£678,550	£667,326
35% SR : 35% THLR : 30% SO	20%	£740,929	£688,893	£684,443	£562,690	£546,002	£534,877
35% SR : 35% THLR : 30% SO	25%	£671,521	£622,720	£618,292	£497,160	£480,557	£469,488
35% SR : 35% THLR : 30% SO	30%	£602,614	£557,037	£552,634	£432,175	£415,665	£404,658
35% SR : 35% THLR : 30% SO	35%	£534,207	£491,845	£487,469	£367,736	£351,324	£340,383
35% SR : 35% THLR : 30% SO	43%	£432,535	£394,980	£390,647	£272,098	£255,850	£245,018
35% SR : 35% THLR : 30% SO	50%	£331,988	£299,220	£294,935	£177,690	£161,620	£150,907

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£72,633	£7,581	£3,059	-£120,658	-£137,616	-£148,920
35% SR : 35% THLR : 30% SO	10%	-£69,682	-£128,209	-£132,698	-£255,537	-£272,375	-£283,599
35% SR : 35% THLR : 30% SO	20%	-£209,997	-£262,032	-£266,482	-£388,235	-£404,923	-£416,048
35% SR : 35% THLR : 30% SO	25%	-£279,404	-£328,205	-£332,633	-£453,765	-£470,368	-£481,437
35% SR : 35% THLR : 30% SO	30%	-£348,311	-£393,889	-£398,292	-£518,750	-£535,260	-£546,267
35% SR : 35% THLR : 30% SO	35%	-£416,718	-£459,080	-£463,456	-£583,189	-£599,601	-£610,542
35% SR : 35% THLR : 30% SO	43%	-£518,390	-£555,945	-£560,278	-£678,827	-£695,075	-£705,907
35% SR : 35% THLR : 30% SO	50%	-£618,937	-£651,705	-£655,990	-£773,235	-£789,305	-£800,018

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£498,346	£433,294	£428,772	£305,055	£288,097	£276,793
35% SR : 35% THLR : 30% SO	10%	£356,031	£297,504	£293,015	£170,176	£153,339	£142,114
35% SR : 35% THLR : 30% SO	20%	£215,717	£163,681	£159,232	£37,478	£20,790	£9,665
35% SR : 35% THLR : 30% SO	25%	£146,309	£97,508	£93,080	-£28,052	-£44,655	-£55,724
35% SR : 35% THLR : 30% SO	30%	£77,402	£31,825	£27,422	-£93,037	-£109,547	-£120,554
35% SR : 35% THLR : 30% SO	35%	£8,995	-£33,367	-£37,743	-£157,476	-£173,888	-£184,829
35% SR : 35% THLR : 30% SO	43%	-£92,677	-£130,232	-£134,585	-£253,114	-£269,362	-£280,194
35% SR : 35% THLR : 30% SO	50%	-£193,224	-£225,992	-£230,277	-£347,522	-£363,992	-£374,305

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£778,285	£713,233	£708,711	£584,993	£568,036	£556,731
35% SR : 35% THLR : 30% SO	10%	£635,969	£577,443	£572,954	£450,114	£433,277	£422,053
35% SR : 35% THLR : 30% SO	20%	£495,655	£443,620	£439,170	£317,416	£300,729	£289,604
35% SR : 35% THLR : 30% SO	25%	£426,248	£377,446	£373,019	£251,887	£235,284	£224,215
35% SR : 35% THLR : 30% SO	30%	£357,340	£311,763	£307,360	£186,901	£170,391	£159,384
35% SR : 35% THLR : 30% SO	35%	£289,934	£246,571	£242,196	£122,462	£106,051	£95,110
35% SR : 35% THLR : 30% SO	43%	£187,262	£149,707	£145,373	£28,825	£10,577	£2,556
35% SR : 35% THLR : 30% SO	50%	£86,714	£53,946	£49,661	-£67,583	-£83,654	-£94,367

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£895,140	£830,088	£825,566	£701,849	£684,891	£673,587
35% SR : 35% THLR : 30% SO	10%	£752,825	£694,298	£689,809	£566,970	£550,132	£538,908
35% SR : 35% THLR : 30% SO	20%	£612,510	£560,475	£556,025	£434,272	£417,584	£406,459
35% SR : 35% THLR : 30% SO	25%	£543,103	£494,302	£489,874	£368,742	£352,139	£341,070
35% SR : 35% THLR : 30% SO	30%	£474,196	£428,618	£424,215	£303,757	£287,247	£276,240
35% SR : 35% THLR : 30% SO	35%	£405,789	£363,427	£359,051	£239,318	£222,906	£211,965
35% SR : 35% THLR : 30% SO	43%	£304,117	£266,562	£262,229	£143,680	£127,432	£116,600
35% SR : 35% THLR : 30% SO	50%	£203,570	£170,802	£166,517	£49,272	£33,202	£22,489

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£674,066	£615,025	£610,503	£486,785	£469,828	£458,524
35% SR : 35% THLR : 30% SO	10%	£565,698	£512,598	£508,109	£385,269	£368,432	£357,208
35% SR : 35% THLR : 30% SO	20%	£459,330	£412,138	£407,688	£285,935	£269,246	£258,121
35% SR : 35% THLR : 30% SO	25%	£406,896	£362,645	£358,218	£237,086	£220,483	£209,415
35% SR : 35% THLR : 30% SO	30%	£354,962	£313,644	£309,241	£188,782	£172,272	£161,265
35% SR : 35% THLR : 30% SO	35%	£303,529	£265,133	£260,758	£141,024	£124,613	£113,672
35% SR : 35% THLR : 30% SO	43%	£227,316	£193,290	£188,957	£70,410	£54,161	£43,329
35% SR : 35% THLR : 30% SO	50%	£152,229	£122,553	£118,268	£1,022	£-15,293	£-26,182

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£276,859	-£335,900	-£340,422	-£464,140	-£481,097	-£492,401
35% SR : 35% THLR : 30% SO	10%	-£385,227	-£438,327	-£442,816	-£565,656	-£582,493	-£593,717
35% SR : 35% THLR : 30% SO	20%	-£491,595	-£538,787	-£543,237	-£664,990	-£681,679	-£692,804
35% SR : 35% THLR : 30% SO	25%	-£544,029	-£588,280	-£592,707	-£713,839	-£730,443	-£741,511
35% SR : 35% THLR : 30% SO	30%	-£595,963	-£637,281	-£641,684	-£762,143	-£778,653	-£789,660
35% SR : 35% THLR : 30% SO	35%	-£647,396	-£685,792	-£690,167	-£809,901	-£826,312	-£837,253
35% SR : 35% THLR : 30% SO	43%	-£723,609	-£757,635	-£761,968	-£880,515	-£896,764	-£907,596
35% SR : 35% THLR : 30% SO	50%	-£798,696	-£826,372	-£832,657	-£949,903	-£966,218	-£977,107

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£148,854	£89,813	£85,291	-£38,427	-£55,384	-£66,688
35% SR : 35% THLR : 30% SO	10%	£40,486	-£12,814	-£17,103	-£139,943	-£156,779	-£168,004
35% SR : 35% THLR : 30% SO	20%	-£65,882	-£113,074	-£117,523	-£239,277	-£255,966	-£267,091
35% SR : 35% THLR : 30% SO	25%	-£118,316	-£162,567	-£166,994	-£288,126	-£304,729	-£315,797
35% SR : 35% THLR : 30% SO	30%	-£170,250	-£211,568	-£215,971	-£336,430	-£352,940	-£363,947
35% SR : 35% THLR : 30% SO	35%	-£221,683	-£260,079	-£264,454	-£384,188	-£400,599	-£411,540
35% SR : 35% THLR : 30% SO	43%	-£297,896	-£331,922	-£336,255	-£454,802	-£471,051	-£481,883
35% SR : 35% THLR : 30% SO	50%	-£372,983	-£402,659	-£406,944	-£524,190	-£540,905	-£551,394

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£428,792	£369,752	£365,230	£241,511	£224,555	£213,250
35% SR : 35% THLR : 30% SO	10%	£320,424	£267,325	£262,836	£139,995	£123,159	£111,935
35% SR : 35% THLR : 30% SO	20%	£214,057	£166,865	£162,415	£40,661	£23,973	£12,848
35% SR : 35% THLR : 30% SO	25%	£161,622	£117,372	£112,944	-£8,188	-£24,791	-£35,859
35% SR : 35% THLR : 30% SO	30%	£109,688	£68,370	£63,967	-£56,492	-£73,002	-£84,009
35% SR : 35% THLR : 30% SO	35%	£58,255	£19,860	£15,484	-£104,249	-£120,661	-£131,601
35% SR : 35% THLR : 30% SO	43%	-£17,967	-£51,983	-£56,316	-£174,864	-£191,113	-£201,944
35% SR : 35% THLR : 30% SO	50%	-£93,045	-£122,721	-£127,006	-£244,251	-£260,567	-£271,456

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£545,648	£486,607	£482,085	£358,367	£341,410	£330,106
35% SR : 35% THLR : 30% SO	10%	£437,280	£384,180	£379,691	£256,851	£240,014	£228,790
35% SR : 35% THLR : 30% SO	20%	£330,912	£283,720	£279,270	£157,517	£140,828	£129,703
35% SR : 35% THLR : 30% SO	25%	£278,478	£234,227	£229,800	£108,668	£92,064	£80,996
35% SR : 35% THLR : 30% SO	30%	£226,544	£185,226	£180,823	£60,364	£43,854	£32,847
35% SR : 35% THLR : 30% SO	35%	£175,111	£136,715	£132,340	£12,606	£-3,805	£-14,746
35% SR : 35% THLR : 30% SO	43%	£98,898	£64,872	£60,539	-£58,008	-£74,257	-£85,089
35% SR : 35% THLR : 30% SO	50%	£23,811	-£5,865	-£10,150	-£127,396	-£143,711	-£154,600

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,763,985	£4,454,727	£4,447,191	£4,323,472	£4,295,212	£4,276,370
35% SR : 35% THLR : 30% SO	10%	£4,223,718	£3,945,372	£3,937,889	£3,815,050	£3,786,988	£3,768,281
35% SR : 35% THLR : 30% SO	20%	£3,686,783	£3,439,294	£3,431,878	£3,310,124	£3,282,311	£3,263,769
35% SR : 35% THLR : 30% SO	25%	£3,419,567	£3,187,484	£3,180,105	£3,058,972	£3,031,301	£3,012,854
35% SR : 35% THLR : 30% SO	30%	£3,153,183	£2,936,492	£2,929,155	£2,808,696	£2,781,178	£2,762,834
35% SR : 35% THLR : 30% SO	35%	£2,887,634	£2,686,320	£2,679,027	£2,559,293	£2,531,942	£2,513,707
35% SR : 35% THLR : 30% SO	43%	£2,490,873	£2,312,599	£2,305,378	£2,186,829	£2,159,749	£2,141,694
35% SR : 35% THLR : 30% SO	50%	£2,095,986	£1,940,720	£1,933,578	£1,816,333	£1,789,549	£1,771,694

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,403,533	£2,094,275	£2,086,739	£1,963,020	£1,934,759	£1,915,917
35% SR : 35% THLR : 30% SO	10%	£1,863,265	£1,584,920	£1,577,437	£1,454,597	£1,426,536	£1,407,828
35% SR : 35% THLR : 30% SO	20%	£1,326,331	£1,078,841	£1,071,425	£949,672	£921,858	£903,316
35% SR : 35% THLR : 30% SO	25%	£1,059,115	£827,032	£819,652	£698,520	£670,849	£652,402
35% SR : 35% THLR : 30% SO	30%	£792,731	£576,040	£568,703	£448,244	£420,726	£402,381
35% SR : 35% THLR : 30% SO	35%	£527,181	£325,868	£318,575	£198,841	£171,489	£153,254
35% SR : 35% THLR : 30% SO	43%	£130,420	£-47,853	£-55,075	£-173,623	£-200,704	£-218,758
35% SR : 35% THLR : 30% SO	50%	£-264,466	£-419,733	£-426,874	£-544,120	£-570,903	£-588,758

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,460,268	£3,151,010	£3,143,473	£3,019,755	£2,991,494	£2,972,652
35% SR : 35% THLR : 30% SO	10%	£2,920,000	£2,641,655	£2,634,172	£2,511,332	£2,483,271	£2,464,563
35% SR : 35% THLR : 30% SO	20%	£2,383,066	£2,135,576	£2,128,160	£2,006,406	£1,978,593	£1,960,051
35% SR : 35% THLR : 30% SO	25%	£2,115,849	£1,883,766	£1,876,387	£1,755,255	£1,727,584	£1,709,136
35% SR : 35% THLR : 30% SO	30%	£1,849,466	£1,632,775	£1,625,437	£1,504,978	£1,477,460	£1,459,116
35% SR : 35% THLR : 30% SO	35%	£1,583,916	£1,382,603	£1,375,310	£1,255,575	£1,228,224	£1,209,989
35% SR : 35% THLR : 30% SO	43%	£1,187,155	£1,008,882	£1,001,660	£883,112	£856,031	£837,977
35% SR : 35% THLR : 30% SO	50%	£792,268	£637,002	£629,861	£512,615	£485,832	£467,977

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,155,151	£3,845,893	£3,838,356	£3,714,638	£3,686,377	£3,667,535
35% SR : 35% THLR : 30% SO	10%	£3,614,883	£3,336,537	£3,329,055	£3,206,215	£3,178,154	£3,159,446
35% SR : 35% THLR : 30% SO	20%	£3,077,949	£2,830,459	£2,823,043	£2,701,289	£2,673,476	£2,654,934
35% SR : 35% THLR : 30% SO	25%	£2,810,732	£2,578,649	£2,571,270	£2,450,138	£2,422,467	£2,404,019
35% SR : 35% THLR : 30% SO	30%	£2,544,348	£2,327,658	£2,320,320	£2,199,861	£2,172,343	£2,153,999
35% SR : 35% THLR : 30% SO	35%	£2,278,799	£2,077,486	£2,070,193	£1,950,458	£1,923,107	£1,904,872
35% SR : 35% THLR : 30% SO	43%	£1,882,038	£1,703,764	£1,696,543	£1,577,995	£1,550,914	£1,532,860
35% SR : 35% THLR : 30% SO	50%	£1,487,151	£1,331,885	£1,324,744	£1,207,498	£1,180,715	£1,162,859

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,445,217	£4,135,959	£4,128,423	£4,004,704	£3,976,443	£3,957,601
35% SR : 35% THLR : 30% SO	10%	£3,904,949	£3,626,604	£3,619,121	£3,496,282	£3,468,220	£3,449,512
35% SR : 35% THLR : 30% SO	20%	£3,368,015	£3,120,525	£3,113,110	£2,991,366	£2,963,542	£2,945,000
35% SR : 35% THLR : 30% SO	25%	£3,100,799	£2,868,716	£2,861,336	£2,740,204	£2,712,533	£2,694,086
35% SR : 35% THLR : 30% SO	30%	£2,834,415	£2,617,724	£2,610,387	£2,489,928	£2,462,410	£2,444,065
35% SR : 35% THLR : 30% SO	35%	£2,568,865	£2,367,552	£2,360,259	£2,240,525	£2,213,173	£2,194,938
35% SR : 35% THLR : 30% SO	43%	£2,172,104	£1,993,831	£1,986,609	£1,868,061	£1,840,980	£1,822,926
35% SR : 35% THLR : 30% SO	50%	£1,777,218	£1,621,951	£1,614,810	£1,497,564	£1,470,781	£1,452,926

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,016,525	£2,737,321	£2,729,785	£2,606,067	£2,577,806	£2,558,964
35% SR : 35% THLR : 30% SO	10%	£2,651,003	£2,399,707	£2,392,224	£2,269,385	£2,241,323	£2,222,616
35% SR : 35% THLR : 30% SO	20%	£2,288,815	£2,065,370	£2,057,953	£1,936,199	£1,908,387	£1,889,844
35% SR : 35% THLR : 30% SO	25%	£2,108,972	£1,899,430	£1,892,050	£1,770,918	£1,743,247	£1,724,799
35% SR : 35% THLR : 30% SO	30%	£1,929,961	£1,734,308	£1,726,971	£1,606,512	£1,578,994	£1,560,650
35% SR : 35% THLR : 30% SO	35%	£1,751,784	£1,570,007	£1,562,713	£1,442,979	£1,415,628	£1,397,393
35% SR : 35% THLR : 30% SO	43%	£1,486,082	£1,325,091	£1,317,868	£1,199,321	£1,172,240	£1,154,186
35% SR : 35% THLR : 30% SO	50%	£1,222,256	£1,082,018	£1,074,875	£957,630	£930,846	£912,991

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£656,073	£376,869	£369,333	£245,615	£217,353	£198,511
35% SR : 35% THLR : 30% SO	10%	£290,551	£39,255	£31,772	£-91,067	£-119,129	£-137,836
35% SR : 35% THLR : 30% SO	20%	£-71,637	£-295,082	£-302,499	£-424,253	£-452,069	£-470,609
35% SR : 35% THLR : 30% SO	25%	£-251,480	£-461,023	£-468,402	£-589,534	£-617,205	£-635,653
35% SR : 35% THLR : 30% SO	30%	£-430,491	£-626,144	£-633,481	£-753,940	£-781,458	£-799,803
35% SR : 35% THLR : 30% SO	35%	£-608,668	£-790,445	£-797,739	£-917,473	£-944,824	£-963,059
35% SR : 35% THLR : 30% SO	43%	£-874,370	£-1,035,361	£-1,042,584	£-1,161,131	£-1,188,212	£-1,206,266
35% SR : 35% THLR : 30% SO	50%	£-1,138,196	£-1,278,435	£-1,285,577	£-1,402,823	£-1,429,606	£-1,447,461

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,712,807	£1,433,604	£1,426,067	£1,302,350	£1,274,088	£1,255,246
35% SR : 35% THLR : 30% SO	10%	£1,347,285	£1,095,990	£1,088,507	£965,667	£937,606	£918,898
35% SR : 35% THLR : 30% SO	20%	£985,098	£761,652	£754,235	£632,481	£604,669	£586,126
35% SR : 35% THLR : 30% SO	25%	£805,254	£595,712	£588,333	£467,200	£439,529	£421,082
35% SR : 35% THLR : 30% SO	30%	£626,243	£430,591	£423,253	£302,795	£275,276	£256,932
35% SR : 35% THLR : 30% SO	35%	£448,067	£266,289	£258,995	£139,262	£111,911	£93,676
35% SR : 35% THLR : 30% SO	43%	£182,365	£21,373	£14,151	£-104,397	£-131,477	£-149,531
35% SR : 35% THLR : 30% SO	50%	£-81,461	£-221,700	£-228,842	£-346,088	£-372,871	£-390,726

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,407,690	£2,128,487	£2,120,950	£1,997,233	£1,968,971	£1,950,129
35% SR : 35% THLR : 30% SO	10%	£2,042,168	£1,790,873	£1,783,390	£1,660,550	£1,632,489	£1,613,781
35% SR : 35% THLR : 30% SO	20%	£1,679,981	£1,456,535	£1,449,118	£1,327,364	£1,299,552	£1,281,009
35% SR : 35% THLR : 30% SO	25%	£1,500,137	£1,290,595	£1,283,216	£1,162,083	£1,134,412	£1,115,965
35% SR : 35% THLR : 30% SO	30%	£1,321,126	£1,125,474	£1,118,136	£997,677	£970,159	£951,815
35% SR : 35% THLR : 30% SO	35%	£1,142,950	£961,172	£953,878	£834,145	£806,794	£788,559
35% SR : 35% THLR : 30% SO	43%	£877,248	£716,256	£709,034	£590,486	£563,406	£545,352
35% SR : 35% THLR : 30% SO	50%	£613,422	£473,183	£466,041	£348,795	£322,012	£304,156

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,697,757	£2,418,553	£2,411,017	£2,287,299	£2,259,037	£2,240,195
35% SR : 35% THLR : 30% SO	10%	£2,332,235	£2,080,939	£2,073,456	£1,950,617	£1,922,555	£1,903,848
35% SR : 35% THLR : 30% SO	20%	£1,970,047	£1,746,602	£1,739,185	£1,617,431	£1,589,618	£1,571,076
35% SR : 35% THLR : 30% SO	25%	£1,790,204	£1,580,661	£1,573,282	£1,452,150	£1,424,479	£1,406,031
35% SR : 35% THLR : 30% SO	30%	£1,611,193	£1,415,540	£1,408,203	£1,287,744	£1,260,226	£1,241,881
35% SR : 35% THLR : 30% SO	35%	£1,433,016	£1,251,239	£1,243,945	£1,124,211	£1,096,860	£1,078,625
35% SR : 35% THLR : 30% SO	43%	£1,167,314	£1,006,323	£999,100	£880,553	£853,472	£835,418
35% SR : 35% THLR : 30% SO	50%	£903,488	£763,249	£756,107	£638,861	£612,078	£594,223

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,288,417	£2,021,735	£2,014,199	£1,890,482	£1,862,220	£1,843,379
35% SR : 35% THLR : 30% SO	10%	£1,994,453	£1,754,449	£1,746,966	£1,624,127	£1,596,065	£1,577,358
35% SR : 35% THLR : 30% SO	20%	£1,703,823	£1,490,439	£1,483,022	£1,361,269	£1,333,455	£1,314,913
35% SR : 35% THLR : 30% SO	25%	£1,559,759	£1,359,662	£1,352,284	£1,231,152	£1,203,480	£1,185,032
35% SR : 35% THLR : 30% SO	30%	£1,416,527	£1,229,705	£1,222,367	£1,101,908	£1,074,391	£1,056,064
35% SR : 35% THLR : 30% SO	35%	£1,274,130	£1,100,567	£1,093,273	£973,540	£946,189	£927,954
35% SR : 35% THLR : 30% SO	43%	£1,062,097	£908,396	£901,175	£782,627	£755,546	£737,493
35% SR : 35% THLR : 30% SO	50%	£851,938	£718,069	£710,927	£593,681	£566,898	£549,043

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£72,036	-£38,717	-£346,253	-£469,971	-£498,232	-£517,073
35% SR : 35% THLR : 30% SO	10%	-£365,999	-£606,003	-£613,486	-£736,326	-£764,387	-£783,095
35% SR : 35% THLR : 30% SO	20%	-£656,629	-£870,013	-£877,430	-£999,184	-£1,026,997	-£1,045,539
35% SR : 35% THLR : 30% SO	25%	-£800,694	-£1,000,790	-£1,008,168	-£1,129,300	-£1,156,973	-£1,175,420
35% SR : 35% THLR : 30% SO	30%	-£943,925	-£1,130,747	-£1,138,085	-£1,258,544	-£1,286,081	-£1,304,406
35% SR : 35% THLR : 30% SO	35%	-£1,086,322	-£1,259,885	-£1,267,179	-£1,386,912	-£1,414,264	-£1,432,498
35% SR : 35% THLR : 30% SO	43%	-£1,298,356	-£1,452,056	-£1,459,277	-£1,577,826	-£1,604,906	-£1,622,959
35% SR : 35% THLR : 30% SO	50%	-£1,508,514	-£1,642,383	-£1,649,525	-£1,766,771	-£1,793,554	-£1,811,410

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£984,699	£718,018	£710,482	£586,764	£558,502	£539,661
35% SR : 35% THLR : 30% SO	10%	£690,735	£450,731	£443,249	£320,409	£292,348	£273,640
35% SR : 35% THLR : 30% SO	20%	£400,106	£186,722	£179,305	£57,551	£29,738	£11,196
35% SR : 35% THLR : 30% SO	25%	£256,041	£55,945	£48,567	-£72,566	-£100,238	-£118,685
35% SR : 35% THLR : 30% SO	30%	£112,810	-£74,012	-£81,350	-£201,809	-£229,326	-£247,672
35% SR : 35% THLR : 30% SO	35%	-£29,587	-£203,150	-£210,444	-£330,178	-£357,529	-£375,764
35% SR : 35% THLR : 30% SO	43%	-£241,621	-£395,321	-£402,543	-£521,091	-£548,172	-£566,225
35% SR : 35% THLR : 30% SO	50%	-£451,779	-£585,648	-£592,791	-£710,036	-£736,820	-£754,675

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,679,582	£1,412,901	£1,405,365	£1,281,647	£1,253,385	£1,234,544
35% SR : 35% THLR : 30% SO	10%	£1,385,618	£1,145,614	£1,138,131	£1,015,292	£987,230	£968,523
35% SR : 35% THLR : 30% SO	20%	£1,094,989	£881,605	£874,168	£752,434	£724,621	£706,079
35% SR : 35% THLR : 30% SO	25%	£950,924	£750,828	£743,449	£622,317	£594,645	£576,198
35% SR : 35% THLR : 30% SO	30%	£807,693	£620,871	£613,552	£493,074	£465,557	£447,211
35% SR : 35% THLR : 30% SO	35%	£665,296	£491,733	£484,439	£364,705	£337,354	£319,119
35% SR : 35% THLR : 30% SO	43%	£453,262	£299,562	£292,340	£173,792	£146,711	£128,658
35% SR : 35% THLR : 30% SO	50%	£243,103	£109,234	£102,092	-£18,153	-£41,937	-£59,792

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,969,648	£1,702,967	£1,695,431	£1,571,713	£1,543,452	£1,524,611
35% SR : 35% THLR : 30% SO	10%	£1,675,685	£1,435,681	£1,428,198	£1,305,358	£1,277,297	£1,258,589
35% SR : 35% THLR : 30% SO	20%	£1,385,055	£1,171,671	£1,164,254	£1,042,500	£1,014,687	£996,145
35% SR : 35% THLR : 30% SO	25%	£1,240,990	£1,040,894	£1,033,516	£912,384	£884,711	£866,264
35% SR : 35% THLR : 30% SO	30%	£1,097,759	£910,937	£903,599	£783,140	£755,623	£737,278
35% SR : 35% THLR : 30% SO	35%	£955,362	£781,799	£774,505	£654,772	£627,420	£609,186
35% SR : 35% THLR : 30% SO	43%	£743,328	£589,628	£582,407	£463,858	£436,778	£418,725
35% SR : 35% THLR : 30% SO	50%	£533,170	£399,301	£392,159	£274,913	£248,130	£230,274

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,725,282	£2,572,377	£2,564,841	£2,441,122	£2,412,860	£2,394,019
35% SR : 35% THLR : 30% SO	10%	£2,388,740	£2,251,115	£2,243,632	£2,120,793	£2,092,731	£2,074,024
35% SR : 35% THLR : 30% SO	20%	£2,055,533	£1,933,131	£1,925,714	£1,803,962	£1,776,148	£1,757,606
35% SR : 35% THLR : 30% SO	25%	£1,890,180	£1,775,368	£1,767,989	£1,646,857	£1,619,186	£1,600,738
35% SR : 35% THLR : 30% SO	30%	£1,725,660	£1,618,424	£1,611,086	£1,490,627	£1,463,110	£1,444,765
35% SR : 35% THLR : 30% SO	35%	£1,561,973	£1,462,299	£1,455,005	£1,335,272	£1,307,919	£1,289,686
35% SR : 35% THLR : 30% SO	43%	£1,318,007	£1,229,647	£1,222,426	£1,103,878	£1,076,797	£1,058,743
35% SR : 35% THLR : 30% SO	50%	£1,075,916	£998,839	£991,696	£874,452	£847,668	£829,813

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£364,830	£211,925	£204,388	£80,670	£52,408	£33,567
35% SR : 35% THLR : 30% SO	10%	£28,288	£-109,337	£-116,820	£-239,659	£-267,721	£-286,428
35% SR : 35% THLR : 30% SO	20%	£-304,920	£-427,321	£-434,738	£-556,491	£-584,304	£-602,846
35% SR : 35% THLR : 30% SO	25%	£-470,272	£-585,084	£-592,463	£-713,596	£-741,267	£-759,714
35% SR : 35% THLR : 30% SO	30%	£-634,793	£-742,028	£-749,366	£-869,825	£-897,342	£-915,688
35% SR : 35% THLR : 30% SO	35%	£-798,479	£-898,153	£-905,447	£-1,025,181	£-1,052,533	£-1,070,767
35% SR : 35% THLR : 30% SO	43%	£-1,042,446	£-1,130,805	£-1,138,027	£-1,256,574	£-1,283,656	£-1,301,709
35% SR : 35% THLR : 30% SO	50%	£-1,284,536	£-1,361,614	£-1,368,756	£-1,486,001	£-1,512,784	£-1,530,639

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,421,564	£1,268,659	£1,261,123	£1,137,405	£1,109,143	£1,090,302
35% SR : 35% THLR : 30% SO	10%	£1,085,023	£947,398	£939,915	£817,075	£789,014	£770,306
35% SR : 35% THLR : 30% SO	20%	£751,815	£629,414	£621,997	£500,244	£472,431	£453,889
35% SR : 35% THLR : 30% SO	25%	£586,462	£471,651	£464,271	£343,139	£315,468	£297,021
35% SR : 35% THLR : 30% SO	30%	£421,942	£314,707	£307,368	£186,910	£159,393	£141,047
35% SR : 35% THLR : 30% SO	35%	£258,256	£158,582	£151,288	£31,554	£4,202	£-14,032
35% SR : 35% THLR : 30% SO	43%	£14,289	£-174,070	£-181,292	£-199,839	£-226,921	£-244,974
35% SR : 35% THLR : 30% SO	50%	£-227,801	£-304,879	£-312,021	£-429,266	£-456,049	£-473,904

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,116,447	£1,963,542	£1,956,006	£1,832,288	£1,804,026	£1,785,185
35% SR : 35% THLR : 30% SO	10%	£1,779,906	£1,642,281	£1,634,798	£1,511,958	£1,483,897	£1,465,189
35% SR : 35% THLR : 30% SO	20%	£1,446,698	£1,324,297	£1,316,880	£1,195,127	£1,167,314	£1,148,772
35% SR : 35% THLR : 30% SO	25%	£1,281,345	£1,166,534	£1,159,154	£1,038,022	£1,010,351	£991,904
35% SR : 35% THLR : 30% SO	30%	£1,116,825	£1,009,590	£1,002,251	£881,793	£854,275	£835,930
35% SR : 35% THLR : 30% SO	35%	£953,139	£853,465	£846,171	£726,437	£699,085	£680,851
35% SR : 35% THLR : 30% SO	43%	£709,172	£620,812	£613,591	£495,044	£467,962	£449,909
35% SR : 35% THLR : 30% SO	50%	£467,082	£390,004	£382,862	£265,617	£238,834	£220,978

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,406,514	£2,253,609	£2,246,072	£2,122,354	£2,094,092	£2,075,251
35% SR : 35% THLR : 30% SO	10%	£2,069,972	£1,932,347	£1,924,864	£1,802,025	£1,773,963	£1,755,256
35% SR : 35% THLR : 30% SO	20%	£1,736,764	£1,614,363	£1,606,946	£1,485,193	£1,457,380	£1,438,838
35% SR : 35% THLR : 30% SO	25%	£1,571,412	£1,456,600	£1,449,221	£1,328,089	£1,300,417	£1,281,970
35% SR : 35% THLR : 30% SO	30%	£1,406,891	£1,299,656	£1,292,318	£1,171,859	£1,144,342	£1,125,996
35% SR : 35% THLR : 30% SO	35%	£1,243,205	£1,143,531	£1,136,237	£1,016,503	£989,151	£970,917
35% SR : 35% THLR : 30% SO	43%	£999,238	£910,879	£903,657	£785,110	£758,028	£739,975
35% SR : 35% THLR : 30% SO	50%	£757,148	£680,070	£672,928	£555,683	£528,900	£511,045

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,142,795	£1,999,908	£1,992,372	£1,868,654	£1,840,392	£1,821,551
35% SR : 35% THLR : 30% SO	10%	£1,863,023	£1,734,441	£1,726,958	£1,604,118	£1,576,057	£1,557,350
35% SR : 35% THLR : 30% SO	20%	£1,586,586	£1,472,251	£1,464,834	£1,343,080	£1,315,266	£1,296,725
35% SR : 35% THLR : 30% SO	25%	£1,449,618	£1,342,384	£1,335,004	£1,213,872	£1,186,201	£1,167,754
35% SR : 35% THLR : 30% SO	30%	£1,313,483	£1,213,336	£1,205,999	£1,085,540	£1,058,022	£1,039,677
35% SR : 35% THLR : 30% SO	35%	£1,178,182	£1,085,108	£1,077,814	£958,080	£930,729	£912,494
35% SR : 35% THLR : 30% SO	43%	£976,793	£894,302	£887,080	£768,532	£741,452	£723,398
35% SR : 35% THLR : 30% SO	50%	£777,280	£705,339	£698,197	£580,951	£554,168	£536,312

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£217,657	-£360,544	-£368,080	-£491,799	-£520,061	-£538,901
35% SR : 35% THLR : 30% SO	10%	-£497,429	-£626,011	-£633,494	-£756,335	-£784,395	-£803,103
35% SR : 35% THLR : 30% SO	20%	-£773,866	-£888,202	-£895,619	-£1,017,372	-£1,045,186	-£1,063,728
35% SR : 35% THLR : 30% SO	25%	-£910,834	-£1,018,069	-£1,025,448	-£1,146,580	-£1,174,251	-£1,192,699
35% SR : 35% THLR : 30% SO	30%	-£1,046,969	-£1,147,116	-£1,154,454	-£1,274,913	-£1,302,431	-£1,320,775
35% SR : 35% THLR : 30% SO	35%	-£1,182,270	-£1,275,344	-£1,282,638	-£1,402,372	-£1,429,723	-£1,447,958
35% SR : 35% THLR : 30% SO	43%	-£1,383,659	-£1,466,150	-£1,473,373	-£1,591,920	-£1,619,001	-£1,637,055
35% SR : 35% THLR : 30% SO	50%	-£1,583,173	-£1,655,113	-£1,662,256	-£1,779,501	-£1,806,285	-£1,824,140

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£839,078	£696,191	£688,654	£564,936	£536,674	£517,833
35% SR : 35% THLR : 30% SO	10%	£559,306	£430,724	£423,241	£300,400	£272,340	£253,632
35% SR : 35% THLR : 30% SO	20%	£282,868	£168,533	£161,116	£39,362	£11,549	£6,993
35% SR : 35% THLR : 30% SO	25%	£145,901	£38,666	£31,287	-£89,845	-£117,516	-£135,984
35% SR : 35% THLR : 30% SO	30%	£9,765	-£90,382	-£97,719	-£218,178	-£245,696	-£264,040
35% SR : 35% THLR : 30% SO	35%	-£125,536	-£218,610	-£225,903	-£345,637	-£372,988	-£391,223
35% SR : 35% THLR : 30% SO	43%	-£326,924	-£409,415	-£416,638	-£535,185	-£562,266	-£580,320
35% SR : 35% THLR : 30% SO	50%	-£526,438	-£598,379	-£605,521	-£722,766	-£749,550	-£767,405

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,533,961	£1,391,074	£1,383,537	£1,259,819	£1,231,557	£1,212,716
35% SR : 35% THLR : 30% SO	10%	£1,254,189	£1,125,606	£1,118,123	£995,283	£967,223	£948,515
35% SR : 35% THLR : 30% SO	20%	£977,751	£863,416	£855,999	£734,245	£706,432	£687,890
35% SR : 35% THLR : 30% SO	25%	£840,784	£733,549	£726,170	£605,039	£577,366	£558,919
35% SR : 35% THLR : 30% SO	30%	£704,648	£604,501	£597,164	£476,705	£449,187	£430,843
35% SR : 35% THLR : 30% SO	35%	£569,347	£476,273	£468,979	£349,246	£321,895	£303,660
35% SR : 35% THLR : 30% SO	43%	£367,959	£285,468	£278,245	£159,698	£132,617	£114,563
35% SR : 35% THLR : 30% SO	50%	£168,445	£96,504	£89,362	£27,684	£4,667	£72,522

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,824,027	£1,681,140	£1,673,604	£1,549,885	£1,521,623	£1,502,783
35% SR : 35% THLR : 30% SO	10%	£1,544,255	£1,415,673	£1,408,190	£1,285,349	£1,257,289	£1,238,581
35% SR : 35% THLR : 30% SO	20%	£1,267,818	£1,153,482	£1,146,065	£1,024,312	£996,498	£977,956
35% SR : 35% THLR : 30% SO	25%	£1,130,850	£1,023,616	£1,016,236	£895,104	£867,433	£848,985
35% SR : 35% THLR : 30% SO	30%	£994,715	£894,568	£887,230	£766,771	£739,253	£720,909
35% SR : 35% THLR : 30% SO	35%	£859,414	£766,340	£759,046	£639,312	£611,961	£593,726
35% SR : 35% THLR : 30% SO	43%	£658,025	£575,534	£568,311	£449,764	£422,683	£404,629
35% SR : 35% THLR : 30% SO	50%	£458,511	£386,571	£379,428	£262,183	£235,399	£217,544

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,705,930	£1,570,557	£1,563,021	£1,439,303	£1,411,041	£1,392,199
35% SR : 35% THLR : 30% SO	10%	£1,468,738	£1,346,937	£1,339,454	£1,216,614	£1,188,553	£1,169,845
35% SR : 35% THLR : 30% SO	20%	£1,234,880	£1,126,593	£1,119,176	£997,423	£969,610	£951,068
35% SR : 35% THLR : 30% SO	25%	£1,119,202	£1,017,651	£1,010,271	£889,139	£861,468	£843,021
35% SR : 35% THLR : 30% SO	30%	£1,004,357	£909,527	£902,189	£781,730	£754,213	£735,867
35% SR : 35% THLR : 30% SO	35%	£890,346	£802,222	£794,928	£675,195	£647,843	£629,609
35% SR : 35% THLR : 30% SO	43%	£720,892	£642,801	£635,580	£517,032	£489,951	£471,897
35% SR : 35% THLR : 30% SO	50%	£553,313	£485,223	£478,082	£360,836	£334,053	£316,198

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£654,522	-£789,895	-£797,432	-£921,149	-£949,411	-£968,253
35% SR : 35% THLR : 30% SO	10%	-£891,714	-£1,013,515	-£1,020,998	-£1,143,838	-£1,171,899	-£1,190,607
35% SR : 35% THLR : 30% SO	20%	-£1,125,572	-£1,233,859	-£1,241,276	-£1,363,029	-£1,390,842	-£1,409,384
35% SR : 35% THLR : 30% SO	25%	-£1,241,251	-£1,342,802	-£1,350,181	-£1,471,313	-£1,498,994	-£1,517,432
35% SR : 35% THLR : 30% SO	30%	-£1,356,095	-£1,450,925	-£1,458,264	-£1,578,722	-£1,606,239	-£1,624,585
35% SR : 35% THLR : 30% SO	35%	-£1,470,107	-£1,558,230	-£1,565,524	-£1,685,257	-£1,712,610	-£1,730,844
35% SR : 35% THLR : 30% SO	43%	-£1,639,561	-£1,717,651	-£1,724,873	-£1,843,420	-£1,870,501	-£1,888,555
35% SR : 35% THLR : 30% SO	50%	-£1,807,139	-£1,875,229	-£1,882,370	-£1,999,616	-£2,026,399	-£2,044,255

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£402,212	£266,839	£259,303	£135,585	£107,324	£88,482
35% SR : 35% THLR : 30% SO	10%	£165,021	£43,220	£35,737	-£87,104	-£115,164	-£133,873
35% SR : 35% THLR : 30% SO	20%	-£68,837	-£177,124	-£184,541	-£306,294	-£334,107	-£352,649
35% SR : 35% THLR : 30% SO	25%	-£184,516	-£286,067	-£293,446	-£414,579	-£442,250	-£460,697
35% SR : 35% THLR : 30% SO	30%	-£298,360	-£394,191	-£401,529	-£521,988	-£549,505	-£567,580
35% SR : 35% THLR : 30% SO	35%	-£413,372	-£501,495	-£508,789	-£628,523	-£655,875	-£674,109
35% SR : 35% THLR : 30% SO	43%	-£582,826	-£660,917	-£668,138	-£786,685	-£813,766	-£831,820
35% SR : 35% THLR : 30% SO	50%	-£750,405	-£818,494	-£825,636	-£942,881	-£969,865	-£987,520

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,097,095	£961,722	£954,186	£830,468	£802,207	£783,365
35% SR : 35% THLR : 30% SO	10%	£859,904	£738,103	£730,620	£607,779	£579,719	£561,010
35% SR : 35% THLR : 30% SO	20%	£626,046	£517,759	£510,342	£388,589	£360,775	£342,234
35% SR : 35% THLR : 30% SO	25%	£510,367	£408,816	£401,437	£290,304	£252,633	£234,166
35% SR : 35% THLR : 30% SO	30%	£395,523	£300,692	£293,354	£172,895	£145,378	£127,033
35% SR : 35% THLR : 30% SO	35%	£281,511	£193,988	£186,094	£66,360	£39,008	£20,774
35% SR : 35% THLR : 30% SO	43%	£112,057	£33,966	£26,745	-£91,803	-£118,883	-£136,937
35% SR : 35% THLR : 30% SO	50%	-£55,522	-£123,611	-£130,759	-£247,998	-£274,782	-£292,637

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,387,162	£1,251,789	£1,244,252	£1,120,535	£1,092,273	£1,073,431
35% SR : 35% THLR : 30% SO	10%	£1,149,870	£1,028,169	£1,020,686	£897,846	£869,785	£851,077
35% SR : 35% THLR : 30% SO	20%	£916,112	£807,825	£800,408	£678,655	£650,842	£632,300
35% SR : 35% THLR : 30% SO	25%	£800,433	£698,882	£691,503	£570,371	£542,700	£524,252
35% SR : 35% THLR : 30% SO	30%	£685,589	£590,759	£583,420	£462,962	£435,445	£417,099
35% SR : 35% THLR : 30% SO	35%	£571,577	£483,454	£476,160	£356,427	£329,074	£310,841
35% SR : 35% THLR : 30% SO	43%	£402,123	£324,033	£316,811	£198,264	£171,183	£153,129
35% SR : 35% THLR : 30% SO	50%	£234,545	£166,455	£159,314	£42,068	£15,285	-£2,571

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,434,038	£2,313,095	£2,305,559	£2,181,842	£2,153,580	£2,134,739
35% SR : 35% THLR : 30% SO	10%	£2,125,882	£2,017,036	£2,009,553	£1,886,714	£1,858,652	£1,839,945
35% SR : 35% THLR : 30% SO	20%	£1,821,060	£1,724,253	£1,716,836	£1,595,084	£1,567,270	£1,548,728
35% SR : 35% THLR : 30% SO	25%	£1,669,899	£1,579,090	£1,571,712	£1,450,580	£1,422,909	£1,404,461
35% SR : 35% THLR : 30% SO	30%	£1,519,572	£1,434,747	£1,427,409	£1,306,950	£1,279,433	£1,261,088
35% SR : 35% THLR : 30% SO	35%	£1,370,078	£1,291,223	£1,283,930	£1,164,196	£1,136,844	£1,118,610
35% SR : 35% THLR : 30% SO	43%	£1,147,400	£1,077,472	£1,070,251	£951,703	£924,622	£906,569
35% SR : 35% THLR : 30% SO	50%	£926,597	£865,565	£858,423	£741,178	£714,395	£696,540

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£73,586	-£47,357	-£54,893	-£178,611	-£206,872	-£225,713
35% SR : 35% THLR : 30% SO	10%	-£234,570	-£343,416	-£350,899	-£473,739	-£501,800	-£520,508
35% SR : 35% THLR : 30% SO	20%	-£539,392	-£636,199	-£643,616	-£765,369	-£793,182	-£811,724
35% SR : 35% THLR : 30% SO	25%	-£690,553	-£781,362	-£788,740	-£909,872	-£937,544	-£955,991
35% SR : 35% THLR : 30% SO	30%	-£840,881	-£925,705	-£933,043	-£1,053,502	-£1,081,019	-£1,099,364
35% SR : 35% THLR : 30% SO	35%	-£990,375	-£1,069,229	-£1,076,523	-£1,196,256	-£1,223,809	-£1,241,842
35% SR : 35% THLR : 30% SO	43%	-£1,213,052	-£1,282,980	-£1,290,201	-£1,408,750	-£1,435,830	-£1,453,883
35% SR : 35% THLR : 30% SO	50%	-£1,433,855	-£1,494,887	-£1,502,029	-£1,619,274	-£1,646,057	-£1,663,913

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,130,321	£1,009,378	£1,001,842	£878,124	£849,862	£831,021
35% SR : 35% THLR : 30% SO	10%	£822,165	£713,318	£705,835	£582,996	£554,935	£536,227
35% SR : 35% THLR : 30% SO	20%	£517,342	£420,536	£413,119	£291,366	£263,553	£245,011
35% SR : 35% THLR : 30% SO	25%	£366,182	£275,373	£267,995	£146,862	£119,191	£100,744
35% SR : 35% THLR : 30% SO	30%	£215,854	£131,030	£123,692	£3,233	-£24,284	-£42,830
35% SR : 35% THLR : 30% SO	35%	£66,360	-£12,494	-£19,788	-£139,522	-£166,874	-£185,108
35% SR : 35% THLR : 30% SO	43%	-£156,318	-£226,245	-£233,467	-£362,015	-£379,096	-£397,149
35% SR : 35% THLR : 30% SO	50%	-£377,120	-£438,152	-£445,295	-£562,539	-£589,323	-£607,178

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,825,203	£1,704,261	£1,696,724	£1,573,007	£1,544,745	£1,525,904
35% SR : 35% THLR : 30% SO	10%	£1,517,048	£1,408,201	£1,400,718	£1,277,879	£1,249,817	£1,231,110
35% SR : 35% THLR : 30% SO	20%	£1,212,225	£1,115,419	£1,108,002	£986,249	£958,436	£939,894
35% SR : 35% THLR : 30% SO	25%	£1,061,064	£970,256	£962,877	£841,745	£814,074	£795,627
35% SR : 35% THLR : 30% SO	30%	£910,737	£825,913	£818,574	£698,116	£670,599	£652,253
35% SR : 35% THLR : 30% SO	35%	£761,243	£682,389	£675,095	£555,361	£528,009	£509,775
35% SR : 35% THLR : 30% SO	43%	£538,565	£468,638	£461,416	£342,868	£315,787	£297,734
35% SR : 35% THLR : 30% SO	50%	£317,763	£256,731	£249,588	£132,344	£105,560	£87,705

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,115,270	£1,994,327	£1,986,791	£1,863,073	£1,834,812	£1,815,971
35% SR : 35% THLR : 30% SO	10%	£1,807,114	£1,698,268	£1,690,785	£1,567,945	£1,539,884	£1,521,176
35% SR : 35% THLR : 30% SO	20%	£1,502,292	£1,405,485	£1,398,068	£1,276,315	£1,248,502	£1,229,960
35% SR : 35% THLR : 30% SO	25%	£1,351,131	£1,260,322	£1,252,944	£1,131,812	£1,104,140	£1,085,693
35% SR : 35% THLR : 30% SO	30%	£1,200,803	£1,115,979	£1,108,641	£988,182	£960,665	£942,320
35% SR : 35% THLR : 30% SO	35%	£1,051,309	£972,455	£965,161	£845,428	£818,075	£799,842
35% SR : 35% THLR : 30% SO	43%	£828,632	£758,704	£751,483	£632,934	£605,854	£587,801
35% SR : 35% THLR : 30% SO	50%	£607,829	£546,797	£539,655	£422,410	£395,627	£377,771

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,705,930	£1,597,510	£1,589,973	£1,466,256	£1,437,994	£1,419,153
35% SR : 35% THLR : 30% SO	10%	£1,468,738	£1,371,195	£1,363,712	£1,240,872	£1,212,811	£1,194,104
35% SR : 35% THLR : 30% SO	20%	£1,234,880	£1,148,156	£1,140,739	£1,018,985	£991,173	£972,631
35% SR : 35% THLR : 30% SO	25%	£1,119,202	£1,037,865	£1,030,486	£909,354	£881,683	£863,235
35% SR : 35% THLR : 30% SO	30%	£1,004,357	£928,394	£921,056	£800,597	£773,080	£754,735
35% SR : 35% THLR : 30% SO	35%	£890,346	£819,742	£812,448	£692,715	£665,362	£647,129
35% SR : 35% THLR : 30% SO	43%	£720,892	£658,300	£651,077	£532,530	£505,449	£487,395
35% SR : 35% THLR : 30% SO	50%	£553,313	£498,700	£491,558	£374,313	£347,530	£329,675

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£654,522	-£762,943	-£770,479	-£894,196	-£922,458	-£941,299
35% SR : 35% THLR : 30% SO	10%	-£891,714	-£989,257	-£996,740	-£1,119,581	-£1,147,641	-£1,166,349
35% SR : 35% THLR : 30% SO	20%	-£1,125,572	-£1,212,296	-£1,219,713	-£1,341,467	-£1,369,279	-£1,387,821
35% SR : 35% THLR : 30% SO	25%	-£1,241,251	-£1,322,587	-£1,329,966	-£1,451,098	-£1,478,770	-£1,497,217
35% SR : 35% THLR : 30% SO	30%	-£1,356,095	-£1,432,058	-£1,439,397	-£1,559,856	-£1,587,373	-£1,605,717
35% SR : 35% THLR : 30% SO	35%	-£1,470,107	-£1,540,710	-£1,548,004	-£1,667,738	-£1,695,090	-£1,713,324
35% SR : 35% THLR : 30% SO	43%	-£1,639,561	-£1,702,152	-£1,709,375	-£1,827,922	-£1,855,003	-£1,873,057
35% SR : 35% THLR : 30% SO	50%	-£1,807,139	-£1,861,752	-£1,868,895	-£1,986,139	-£2,012,922	-£2,030,778

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£402,212	£293,792	£286,256	£162,538	£134,276	£15,436
35% SR : 35% THLR : 30% SO	10%	£165,021	£67,477	£59,994	-£62,846	-£90,907	-£109,614
35% SR : 35% THLR : 30% SO	20%	-£68,837	-£155,562	-£162,978	-£284,732	-£312,545	-£331,087
35% SR : 35% THLR : 30% SO	25%	-£184,516	-£265,852	-£273,231	-£394,364	-£422,035	-£440,482
35% SR : 35% THLR : 30% SO	30%	-£299,360	-£375,324	-£382,662	-£503,121	-£530,638	-£548,982
35% SR : 35% THLR : 30% SO	35%	-£413,372	-£483,975	-£491,289	-£611,003	-£638,355	-£656,589
35% SR : 35% THLR : 30% SO	43%	-£582,826	-£645,418	-£652,640	-£771,188	-£798,268	-£816,322
35% SR : 35% THLR : 30% SO	50%	-£750,405	-£805,017	-£812,160	-£929,404	-£956,188	-£974,043

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,097,095	£988,675	£981,139	£857,421	£829,159	£810,318
35% SR : 35% THLR : 30% SO	10%	£859,904	£762,360	£754,877	£632,037	£603,976	£585,269
35% SR : 35% THLR : 30% SO	20%	£626,046	£539,321	£531,904	£410,151	£382,338	£363,796
35% SR : 35% THLR : 30% SO	25%	£510,367	£429,031	£421,651	£300,519	£272,848	£254,401
35% SR : 35% THLR : 30% SO	30%	£395,523	£319,559	£312,221	£191,762	£164,245	£145,901
35% SR : 35% THLR : 30% SO	35%	£281,511	£210,908	£203,614	£83,890	£56,528	£38,294
35% SR : 35% THLR : 30% SO	43%	£112,057	£49,465	£42,243	-£76,305	-£103,385	-£121,439
35% SR : 35% THLR : 30% SO	50%	-£55,522	-£110,135	-£117,277	-£234,521	-£261,305	-£279,160

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,387,162	£1,278,741	£1,271,205	£1,147,488	£1,119,226	£1,100,385
35% SR : 35% THLR : 30% SO	10%	£1,149,970	£1,052,427	£1,044,944	£922,103	£894,043	£875,335
35% SR : 35% THLR : 30% SO	20%	£916,112	£829,388	£821,971	£700,217	£672,405	£653,863
35% SR : 35% THLR : 30% SO	25%	£800,433	£719,097	£711,718	£590,586	£562,915	£544,467
35% SR : 35% THLR : 30% SO	30%	£685,589	£609,626	£602,287	£481,828	£454,311	£435,967
35% SR : 35% THLR : 30% SO	35%	£571,577	£500,974	£493,690	£373,946	£346,594	£328,360
35% SR : 35% THLR : 30% SO	43%	£402,123	£339,532	£332,309	£213,762	£186,681	£168,627
35% SR : 35% THLR : 30% SO	50%	£234,545	£179,932	£172,789	£55,545	£28,762	£10,906

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,123,443	£1,025,042	£1,017,505	£893,787	£865,525	£846,684
35% SR : 35% THLR : 30% SO	10%	£942,829	£854,331	£846,848	£724,008	£695,947	£677,240
35% SR : 35% THLR : 30% SO	20%	£765,549	£686,897	£679,480	£557,727	£529,914	£511,372
35% SR : 35% THLR : 30% SO	25%	£678,160	£604,409	£597,030	£475,897	£448,226	£429,779
35% SR : 35% THLR : 30% SO	30%	£591,604	£522,739	£515,402	£394,942	£367,425	£349,081
35% SR : 35% THLR : 30% SO	35%	£505,881	£441,890	£434,596	£314,862	£287,511	£269,276
35% SR : 35% THLR : 30% SO	43%	£378,860	£322,150	£314,929	£196,382	£169,301	£151,247
35% SR : 35% THLR : 30% SO	50%	£253,715	£204,255	£197,113	£79,868	£53,085	£35,229

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,237,009	-£1,335,410	-£1,342,948	-£1,466,665	-£1,494,927	-£1,513,768
35% SR : 35% THLR : 30% SO	10%	-£1,417,623	-£1,506,121	-£1,513,604	-£1,636,445	-£1,664,505	-£1,683,213
35% SR : 35% THLR : 30% SO	20%	-£1,594,903	-£1,673,556	-£1,680,972	-£1,802,725	-£1,830,539	-£1,849,081
35% SR : 35% THLR : 30% SO	25%	-£1,682,292	-£1,756,043	-£1,763,423	-£1,884,555	-£1,912,226	-£1,930,673
35% SR : 35% THLR : 30% SO	30%	-£1,768,848	-£1,837,713	-£1,845,050	-£1,965,510	-£1,993,027	-£2,011,372
35% SR : 35% THLR : 30% SO	35%	-£1,854,571	-£1,918,563	-£1,925,857	-£2,045,590	-£2,072,941	-£2,091,176
35% SR : 35% THLR : 30% SO	43%	-£1,981,592	-£2,038,302	-£2,045,523	-£2,164,071	-£2,191,151	-£2,209,205
35% SR : 35% THLR : 30% SO	50%	-£2,106,737	-£2,156,197	-£2,163,340	-£2,280,584	-£2,307,368	-£2,325,223

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£180,274	-£278,676	-£286,213	-£409,930	-£438,192	-£457,033
35% SR : 35% THLR : 30% SO	10%	-£360,888	-£449,387	-£456,870	-£579,710	-£607,770	-£626,478
35% SR : 35% THLR : 30% SO	20%	-£538,169	-£616,821	-£624,238	-£745,991	-£773,804	-£792,346
35% SR : 35% THLR : 30% SO	25%	-£625,557	-£699,308	-£706,688	-£827,820	-£855,491	-£873,939
35% SR : 35% THLR : 30% SO	30%	-£712,114	-£780,978	-£788,316	-£908,775	-£936,292	-£954,637
35% SR : 35% THLR : 30% SO	35%	-£797,837	-£861,828	-£869,122	-£988,855	-£1,016,207	-£1,034,442
35% SR : 35% THLR : 30% SO	43%	-£924,857	-£981,567	-£988,789	-£1,107,336	-£1,134,417	-£1,152,471
35% SR : 35% THLR : 30% SO	50%	-£1,050,003	-£1,099,463	-£1,106,605	-£1,223,849	-£1,250,633	-£1,268,488

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£514,608	£416,207	£408,670	£284,953	£256,691	£237,850
35% SR : 35% THLR : 30% SO	10%	£333,995	£245,496	£238,013	£115,173	£87,112	£68,405
35% SR : 35% THLR : 30% SO	20%	£156,714	£78,062	£70,645	-£51,108	-£78,921	-£97,463
35% SR : 35% THLR : 30% SO	25%	£69,326	-£4,426	-£11,865	-£132,537	-£160,608	-£179,056
35% SR : 35% THLR : 30% SO	30%	-£17,231	-£96,995	-£93,433	-£213,892	-£241,409	-£259,754
35% SR : 35% THLR : 30% SO	35%	-£102,954	-£166,945	-£174,239	-£299,973	-£321,324	-£339,559
35% SR : 35% THLR : 30% SO	43%	-£229,974	-£296,684	-£293,906	-£412,453	-£439,534	-£457,588
35% SR : 35% THLR : 30% SO	50%	-£355,120	-£404,590	-£411,722	-£528,967	-£555,750	-£573,605

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£804,675	£706,274	£698,736	£575,019	£546,757	£527,916
35% SR : 35% THLR : 30% SO	10%	£624,061	£535,563	£528,080	£405,239	£377,179	£358,471
35% SR : 35% THLR : 30% SO	20%	£446,781	£368,129	£360,712	£238,959	£211,145	£192,603
35% SR : 35% THLR : 30% SO	25%	£359,392	£285,641	£278,261	£157,129	£129,458	£111,011
35% SR : 35% THLR : 30% SO	30%	£272,836	£203,971	£196,634	£76,174	£48,657	£30,313
35% SR : 35% THLR : 30% SO	35%	£187,113	£123,121	£115,827	-£3,906	-£31,257	-£49,492
35% SR : 35% THLR : 30% SO	43%	£60,092	£3,382	£3,839	-£122,387	-£149,467	-£167,521
35% SR : 35% THLR : 30% SO	50%	-£65,053	-£114,513	-£121,656	-£238,900	-£265,684	-£283,539

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,240,383	£4,900,200	£4,891,910	£4,768,192	£4,737,104	£4,716,379
35% SR : 35% THLR : 30% SO	10%	£4,646,089	£4,339,909	£4,331,678	£4,208,838	£4,177,971	£4,157,393
35% SR : 35% THLR : 30% SO	20%	£4,055,462	£3,783,224	£3,775,065	£3,653,311	£3,622,718	£3,602,321
35% SR : 35% THLR : 30% SO	25%	£3,761,523	£3,506,232	£3,498,116	£3,376,983	£3,346,544	£3,326,253
35% SR : 35% THLR : 30% SO	30%	£3,468,502	£3,230,142	£3,222,070	£3,101,611	£3,071,342	£3,051,163
35% SR : 35% THLR : 30% SO	35%	£3,176,398	£2,954,953	£2,946,930	£2,827,196	£2,797,109	£2,777,052
35% SR : 35% THLR : 30% SO	43%	£2,739,960	£2,543,859	£2,535,915	£2,417,367	£2,387,578	£2,367,719
35% SR : 35% THLR : 30% SO	50%	£2,305,584	£2,134,792	£2,126,936	£2,009,690	£1,980,229	£1,960,588

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,643,886	£2,303,703	£2,295,413	£2,171,694	£2,140,606	£2,119,882
35% SR : 35% THLR : 30% SO	10%	£2,049,592	£1,743,412	£1,735,181	£1,612,341	£1,581,473	£1,560,895
35% SR : 35% THLR : 30% SO	20%	£1,458,964	£1,186,726	£1,178,567	£1,056,814	£1,026,220	£1,005,824
35% SR : 35% THLR : 30% SO	25%	£1,165,026	£909,734	£901,618	£780,486	£750,047	£729,755
35% SR : 35% THLR : 30% SO	30%	£872,004	£633,644	£625,572	£505,113	£474,845	£454,665
35% SR : 35% THLR : 30% SO	35%	£579,900	£358,456	£350,432	£230,699	£200,612	£180,554
35% SR : 35% THLR : 30% SO	43%	£143,462	£-152,638	£-160,583	£-179,130	£-208,320	£-228,779
35% SR : 35% THLR : 30% SO	50%	£-290,913	£-461,705	£-469,562	£-586,807	£-616,269	£-635,910

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,806,294	£3,466,111	£3,457,821	£3,334,102	£3,303,014	£3,282,290
35% SR : 35% THLR : 30% SO	10%	£3,212,000	£2,905,820	£2,897,589	£2,774,749	£2,743,881	£2,723,304
35% SR : 35% THLR : 30% SO	20%	£2,621,372	£2,349,134	£2,340,976	£2,219,222	£2,188,628	£2,168,232
35% SR : 35% THLR : 30% SO	25%	£2,327,434	£2,072,142	£2,064,026	£1,942,894	£1,912,455	£1,892,163
35% SR : 35% THLR : 30% SO	30%	£2,034,412	£1,796,052	£1,787,981	£1,667,522	£1,637,253	£1,617,073
35% SR : 35% THLR : 30% SO	35%	£1,742,308	£1,520,864	£1,512,840	£1,393,107	£1,363,020	£1,342,962
35% SR : 35% THLR : 30% SO	43%	£1,305,870	£1,109,770	£1,101,825	£983,278	£953,489	£933,629
35% SR : 35% THLR : 30% SO	50%	£871,495	£700,703	£692,846	£575,601	£546,140	£526,499

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,570,665	£4,230,482	£4,222,192	£4,098,474	£4,067,385	£4,046,661
35% SR : 35% THLR : 30% SO	10%	£3,976,371	£3,670,191	£3,661,960	£3,539,120	£3,508,253	£3,487,675
35% SR : 35% THLR : 30% SO	20%	£3,385,744	£3,113,506	£3,105,347	£2,983,593	£2,952,999	£2,932,603
35% SR : 35% THLR : 30% SO	25%	£3,091,805	£2,836,514	£2,828,398	£2,707,265	£2,676,826	£2,656,534
35% SR : 35% THLR : 30% SO	30%	£2,798,783	£2,560,423	£2,552,352	£2,431,893	£2,401,624	£2,381,445
35% SR : 35% THLR : 30% SO	35%	£2,506,679	£2,285,235	£2,277,212	£2,157,478	£2,127,391	£2,107,334
35% SR : 35% THLR : 30% SO	43%	£2,070,242	£1,874,141	£1,866,197	£1,747,649	£1,717,860	£1,698,001
35% SR : 35% THLR : 30% SO	50%	£1,635,866	£1,465,074	£1,457,218	£1,339,972	£1,310,511	£1,290,870

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,889,738	£4,549,555	£4,541,285	£4,417,547	£4,386,458	£4,365,734
35% SR : 35% THLR : 30% SO	10%	£4,295,444	£3,989,264	£3,981,033	£3,858,193	£3,827,326	£3,806,748
35% SR : 35% THLR : 30% SO	20%	£3,704,817	£3,432,579	£3,424,420	£3,302,666	£3,272,072	£3,251,676
35% SR : 35% THLR : 30% SO	25%	£3,410,878	£3,155,587	£3,147,471	£3,026,338	£2,995,899	£2,975,607
35% SR : 35% THLR : 30% SO	30%	£3,117,856	£2,879,496	£2,871,425	£2,750,966	£2,720,697	£2,700,518
35% SR : 35% THLR : 30% SO	35%	£2,825,752	£2,604,308	£2,596,285	£2,476,551	£2,446,464	£2,426,407
35% SR : 35% THLR : 30% SO	43%	£2,389,315	£2,193,214	£2,185,270	£2,066,722	£2,036,933	£2,017,074
35% SR : 35% THLR : 30% SO	50%	£1,954,939	£1,784,147	£1,776,291	£1,659,045	£1,629,584	£1,609,943

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,318,177	£3,011,053	£3,002,763	£2,879,046	£2,847,958	£2,827,232
35% SR : 35% THLR : 30% SO	10%	£2,916,103	£2,639,677	£2,631,447	£2,508,607	£2,477,740	£2,457,161
35% SR : 35% THLR : 30% SO	20%	£2,517,696	£2,271,907	£2,263,748	£2,141,994	£2,111,400	£2,091,003
35% SR : 35% THLR : 30% SO	25%	£2,319,868	£2,089,373	£2,081,256	£1,960,124	£1,929,686	£1,909,393
35% SR : 35% THLR : 30% SO	30%	£2,122,957	£1,907,740	£1,899,668	£1,779,208	£1,748,940	£1,728,760
35% SR : 35% THLR : 30% SO	35%	£1,926,963	£1,727,008	£1,718,985	£1,599,250	£1,569,164	£1,549,106
35% SR : 35% THLR : 30% SO	43%	£1,634,691	£1,457,600	£1,449,656	£1,331,108	£1,301,319	£1,281,460
35% SR : 35% THLR : 30% SO	50%	£1,344,482	£1,190,219	£1,182,362	£1,065,118	£1,035,655	£1,016,014

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£721,680	£414,556	£406,266	£282,548	£251,460	£230,735
35% SR : 35% THLR : 30% SO	10%	£319,606	£43,180	£34,949	£-87,890	£-118,758	£-139,336
35% SR : 35% THLR : 30% SO	20%	£-78,801	£-324,591	£-332,749	£-454,503	£-485,098	£-505,494
35% SR : 35% THLR : 30% SO	25%	£-276,629	£-507,125	£-515,242	£-636,374	£-666,812	£-687,105
35% SR : 35% THLR : 30% SO	30%	£-473,540	£-688,758	£-696,829	£-817,289	£-847,558	£-867,737
35% SR : 35% THLR : 30% SO	35%	£-669,535	£-869,490	£-877,512	£-997,247	£-1,027,333	£-1,047,391
35% SR : 35% THLR : 30% SO	43%	£-961,806	£-1,138,898	£-1,146,842	£-1,265,389	£-1,295,179	£-1,315,038
35% SR : 35% THLR : 30% SO	50%	£-1,252,018	£-1,406,279	£-1,414,135	£-1,531,380	£-1,560,842	£-1,580,483

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,884,088	£1,576,964	£1,568,674	£1,444,957	£1,413,868	£1,393,143
35% SR : 35% THLR : 30% SO	10%	£1,482,014	£1,205,588	£1,197,357	£1,074,518	£1,043,650	£1,023,072
35% SR : 35% THLR : 30% SO	20%	£1,083,607	£837,818	£829,659	£707,905	£677,311	£656,914
35% SR : 35% THLR : 30% SO	25%	£885,779	£655,284	£647,167	£526,034	£495,596	£475,304
35% SR : 35% THLR : 30% SO	30%	£688,868	£473,651	£465,579	£345,119	£314,850	£294,671
35% SR : 35% THLR : 30% SO	35%	£492,874	£292,918	£284,896	£165,161	£135,075	£115,017
35% SR : 35% THLR : 30% SO	43%	£200,602	£23,511	£15,566	£-102,981	£-132,770	£-152,630
35% SR : 35% THLR : 30% SO	50%	£-89,608	£-243,870	£-251,727	£-368,972	£-398,434	£-418,075

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,648,459	£2,341,335	£2,333,045	£2,209,328	£2,178,240	£2,157,514
35% SR : 35% THLR : 30% SO	10%	£2,246,385	£1,969,959	£1,961,729	£1,838,889	£1,808,022	£1,787,443
35% SR : 35% THLR : 30% SO	20%	£1,847,978	£1,602,189	£1,594,030	£1,472,276	£1,441,682	£1,421,285
35% SR : 35% THLR : 30% SO	25%	£1,650,150	£1,419,655	£1,411,538	£1,290,406	£1,259,967	£1,239,675
35% SR : 35% THLR : 30% SO	30%	£1,453,239	£1,238,022	£1,229,950	£1,109,490	£1,079,222	£1,059,042
35% SR : 35% THLR : 30% SO	35%	£1,257,245	£1,057,289	£1,049,267	£929,532	£899,446	£879,398
35% SR : 35% THLR : 30% SO	43%	£864,973	£787,882	£779,938	£661,390	£631,601	£611,742
35% SR : 35% THLR : 30% SO	50%	£674,764	£520,501	£512,644	£395,399	£365,937	£346,296

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,967,532	£2,660,408	£2,652,118	£2,528,401	£2,497,313	£2,476,587
35% SR : 35% THLR : 30% SO	10%	£2,565,458	£2,289,032	£2,280,802	£2,157,962	£2,127,095	£2,106,516
35% SR : 35% THLR : 30% SO	20%	£2,167,051	£1,921,262	£1,913,103	£1,791,349	£1,760,755	£1,740,358
35% SR : 35% THLR : 30% SO	25%	£1,969,223	£1,738,728	£1,730,611	£1,609,479	£1,579,040	£1,558,748
35% SR : 35% THLR : 30% SO	30%	£1,772,312	£1,557,095	£1,549,023	£1,428,563	£1,398,295	£1,378,115
35% SR : 35% THLR : 30% SO	35%	£1,576,318	£1,376,362	£1,368,340	£1,248,605	£1,218,519	£1,198,461
35% SR : 35% THLR : 30% SO	43%	£1,284,046	£1,106,955	£1,099,011	£980,463	£950,674	£930,815
35% SR : 35% THLR : 30% SO	50%	£993,837	£839,574	£831,717	£714,472	£685,010	£665,369

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,517,258	£2,223,910	£2,215,619	£2,091,901	£2,060,813	£2,040,088
35% SR : 35% THLR : 30% SO	10%	£2,193,898	£1,929,894	£1,921,663	£1,798,822	£1,767,956	£1,747,377
35% SR : 35% THLR : 30% SO	20%	£1,874,205	£1,639,483	£1,631,324	£1,509,571	£1,478,976	£1,458,580
35% SR : 35% THLR : 30% SO	25%	£1,715,735	£1,495,629	£1,487,512	£1,366,380	£1,335,942	£1,315,649
35% SR : 35% THLR : 30% SO	30%	£1,558,180	£1,352,676	£1,344,604	£1,224,146	£1,193,876	£1,173,696
35% SR : 35% THLR : 30% SO	35%	£1,401,543	£1,210,624	£1,202,602	£1,082,868	£1,052,781	£1,032,723
35% SR : 35% THLR : 30% SO	43%	£1,168,306	£999,236	£991,293	£872,744	£842,956	£823,097
35% SR : 35% THLR : 30% SO	50%	£937,133	£789,876	£782,019	£664,774	£635,313	£615,672

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£79,240	-£372,588	-£380,879	-£504,596	-£535,684	-£556,410
35% SR : 35% THLR : 30% SO	10%	-£402,600	-£666,604	-£674,835	-£797,675	-£828,542	-£849,120
35% SR : 35% THLR : 30% SO	20%	-£722,292	-£957,015	-£965,174	-£1,086,926	-£1,117,521	-£1,137,917
35% SR : 35% THLR : 30% SO	25%	-£880,763	-£1,100,869	-£1,108,986	-£1,230,118	-£1,260,556	-£1,280,849
35% SR : 35% THLR : 30% SO	30%	-£1,038,317	-£1,243,821	-£1,251,893	-£1,372,352	-£1,402,622	-£1,422,801
35% SR : 35% THLR : 30% SO	35%	-£1,194,954	-£1,385,873	-£1,393,896	-£1,513,630	-£1,543,717	-£1,563,775
35% SR : 35% THLR : 30% SO	43%	-£1,428,191	-£1,597,262	-£1,605,205	-£1,723,753	-£1,753,542	-£1,773,401
35% SR : 35% THLR : 30% SO	50%	-£1,659,365	-£1,806,621	-£1,814,478	-£1,931,724	-£1,961,185	-£1,980,826

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,083,169	£789,821	£781,530	£657,812	£626,724	£605,998
35% SR : 35% THLR : 30% SO	10%	£759,809	£495,804	£487,573	£364,733	£333,867	£313,288
35% SR : 35% THLR : 30% SO	20%	£440,116	£205,393	£197,235	£75,482	£44,887	£24,491
35% SR : 35% THLR : 30% SO	25%	£281,645	£61,540	£53,423	-£67,710	-£98,148	-£118,440
35% SR : 35% THLR : 30% SO	30%	£124,091	-£81,413	-£89,485	-£209,944	-£240,213	-£260,393
35% SR : 35% THLR : 30% SO	35%	-£32,546	-£223,465	-£231,488	-£351,221	-£381,308	-£401,367
35% SR : 35% THLR : 30% SO	43%	-£265,783	-£434,853	-£442,797	-£561,345	-£591,133	-£610,993
35% SR : 35% THLR : 30% SO	50%	-£496,957	-£644,213	-£652,070	-£769,315	-£798,776	-£818,418

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,847,540	£1,554,192	£1,545,901	£1,422,183	£1,391,095	£1,370,370
35% SR : 35% THLR : 30% SO	10%	£1,524,180	£1,260,176	£1,251,945	£1,129,104	£1,098,238	£1,077,659
35% SR : 35% THLR : 30% SO	20%	£1,204,487	£969,765	£961,606	£839,853	£809,258	£788,862
35% SR : 35% THLR : 30% SO	25%	£1,046,017	£825,911	£817,794	£696,662	£666,223	£645,931
35% SR : 35% THLR : 30% SO	30%	£889,462	£662,958	£674,866	£554,427	£524,158	£503,978
35% SR : 35% THLR : 30% SO	35%	£731,825	£540,906	£532,893	£413,150	£383,063	£363,005
35% SR : 35% THLR : 30% SO	43%	£498,588	£329,518	£321,575	£203,026	£173,238	£153,379
35% SR : 35% THLR : 30% SO	50%	£267,415	£120,158	£112,301	-£4,944	-£34,405	-£54,046

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,166,613	£1,873,265	£1,864,974	£1,741,256	£1,710,168	£1,689,443
35% SR : 35% THLR : 30% SO	10%	£1,843,253	£1,579,249	£1,571,018	£1,448,177	£1,417,311	£1,396,732
35% SR : 35% THLR : 30% SO	20%	£1,523,560	£1,288,838	£1,280,679	£1,158,826	£1,128,331	£1,107,935
35% SR : 35% THLR : 30% SO	25%	£1,365,090	£1,144,984	£1,136,867	£1,015,735	£985,296	£965,004
35% SR : 35% THLR : 30% SO	30%	£1,207,535	£1,002,031	£993,959	£873,500	£843,231	£823,051
35% SR : 35% THLR : 30% SO	35%	£1,050,898	£859,979	£851,956	£732,223	£702,136	£682,078
35% SR : 35% THLR : 30% SO	43%	£817,661	£648,591	£640,648	£522,099	£492,311	£472,452
35% SR : 35% THLR : 30% SO	50%	£586,488	£439,231	£431,374	£314,129	£284,668	£265,027

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,997,810	£2,829,614	£2,821,324	£2,697,607	£2,666,518	£2,645,793
35% SR : 35% THLR : 30% SO	10%	£2,627,615	£2,476,227	£2,467,996	£2,345,156	£2,314,289	£2,293,711
35% SR : 35% THLR : 30% SO	20%	£2,261,086	£2,126,445	£2,118,286	£1,996,532	£1,965,938	£1,945,542
35% SR : 35% THLR : 30% SO	25%	£2,079,198	£1,952,905	£1,944,788	£1,823,656	£1,793,217	£1,772,925
35% SR : 35% THLR : 30% SO	30%	£1,898,226	£1,780,266	£1,772,194	£1,651,735	£1,621,467	£1,601,287
35% SR : 35% THLR : 30% SO	35%	£1,718,171	£1,608,529	£1,600,506	£1,480,772	£1,450,685	£1,430,627
35% SR : 35% THLR : 30% SO	43%	£1,449,808	£1,352,612	£1,344,668	£1,226,121	£1,196,331	£1,176,472
35% SR : 35% THLR : 30% SO	50%	£1,183,508	£1,098,723	£1,090,866	£973,621	£944,160	£924,519

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£401,313	£233,117	£224,827	£101,109	£70,021	£49,295
35% SR : 35% THLR : 30% SO	10%	£31,117	£-120,270	£-128,501	£-251,341	£-282,209	£-302,787
35% SR : 35% THLR : 30% SO	20%	£-335,411	£-470,053	£-478,211	£-599,965	£-630,560	£-650,955
35% SR : 35% THLR : 30% SO	25%	£-517,300	£-643,593	£-651,709	£-772,841	£-803,280	£-823,572
35% SR : 35% THLR : 30% SO	30%	£-698,271	£-816,232	£-824,303	£-944,762	£-975,031	£-995,210
35% SR : 35% THLR : 30% SO	35%	£-878,326	£-987,968	£-995,992	£-1,115,725	£-1,145,812	£-1,165,871
35% SR : 35% THLR : 30% SO	43%	£-1,146,690	£-1,243,885	£-1,251,829	£-1,370,377	£-1,400,166	£-1,420,025
35% SR : 35% THLR : 30% SO	50%	£-1,412,990	£-1,497,774	£-1,505,631	£-1,622,877	£-1,652,338	£-1,671,979

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,563,721	£1,395,525	£1,387,235	£1,263,517	£1,232,429	£1,211,704
35% SR : 35% THLR : 30% SO	10%	£1,193,525	£1,042,138	£1,033,907	£911,067	£880,199	£859,622
35% SR : 35% THLR : 30% SO	20%	£826,997	£692,356	£684,197	£562,443	£531,849	£511,453
35% SR : 35% THLR : 30% SO	25%	£645,109	£518,815	£510,699	£389,567	£359,128	£338,836
35% SR : 35% THLR : 30% SO	30%	£464,137	£346,177	£338,105	£217,646	£187,378	£167,198
35% SR : 35% THLR : 30% SO	35%	£284,082	£174,440	£166,416	£46,683	£16,596	£-3,462
35% SR : 35% THLR : 30% SO	43%	£15,719	£-81,477	£-89,421	£-207,969	£-237,758	£-257,617
35% SR : 35% THLR : 30% SO	50%	£-250,581	£-335,366	£-343,223	£-460,468	£-489,929	£-509,571

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,328,092	£2,159,896	£2,151,606	£2,027,889	£1,996,800	£1,976,075
35% SR : 35% THLR : 30% SO	10%	£1,957,897	£1,806,509	£1,798,278	£1,675,438	£1,644,571	£1,623,993
35% SR : 35% THLR : 30% SO	20%	£1,591,368	£1,456,727	£1,448,568	£1,326,814	£1,296,220	£1,275,824
35% SR : 35% THLR : 30% SO	25%	£1,409,480	£1,283,166	£1,275,070	£1,153,938	£1,123,499	£1,103,207
35% SR : 35% THLR : 30% SO	30%	£1,228,508	£1,110,548	£1,102,476	£982,017	£951,749	£931,569
35% SR : 35% THLR : 30% SO	35%	£1,048,453	£938,811	£930,788	£811,054	£780,967	£760,909
35% SR : 35% THLR : 30% SO	43%	£790,090	£682,894	£674,950	£556,403	£526,613	£506,754
35% SR : 35% THLR : 30% SO	50%	£513,790	£429,005	£421,148	£303,903	£274,442	£254,801

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,647,165	£2,479,969	£2,470,679	£2,346,962	£2,315,873	£2,295,148
35% SR : 35% THLR : 30% SO	10%	£2,276,870	£2,125,582	£2,117,351	£1,994,511	£1,963,644	£1,943,066
35% SR : 35% THLR : 30% SO	20%	£1,910,441	£1,775,800	£1,767,641	£1,645,887	£1,615,293	£1,594,897
35% SR : 35% THLR : 30% SO	25%	£1,728,553	£1,602,259	£1,594,143	£1,473,011	£1,442,572	£1,422,280
35% SR : 35% THLR : 30% SO	30%	£1,547,581	£1,429,621	£1,421,549	£1,301,090	£1,270,822	£1,250,642
35% SR : 35% THLR : 30% SO	35%	£1,367,526	£1,257,884	£1,249,861	£1,130,127	£1,100,040	£1,079,982
35% SR : 35% THLR : 30% SO	43%	£1,099,163	£1,001,967	£994,023	£875,476	£845,686	£825,827
35% SR : 35% THLR : 30% SO	50%	£832,863	£748,078	£740,221	£622,976	£593,515	£573,874

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,357,075	£2,199,899	£2,191,609	£2,067,891	£2,036,803	£2,016,078
35% SR : 35% THLR : 30% SO	10%	£2,049,326	£1,907,885	£1,899,654	£1,776,814	£1,745,946	£1,725,369
35% SR : 35% THLR : 30% SO	20%	£1,745,246	£1,619,475	£1,611,317	£1,489,563	£1,458,969	£1,438,573
35% SR : 35% THLR : 30% SO	25%	£1,594,580	£1,476,622	£1,468,505	£1,347,373	£1,316,935	£1,296,642
35% SR : 35% THLR : 30% SO	30%	£1,444,832	£1,334,670	£1,326,599	£1,206,139	£1,175,870	£1,155,690
35% SR : 35% THLR : 30% SO	35%	£1,296,000	£1,193,619	£1,185,595	£1,065,862	£1,035,775	£1,015,717
35% SR : 35% THLR : 30% SO	43%	£1,074,472	£983,732	£975,788	£857,241	£827,451	£807,592
35% SR : 35% THLR : 30% SO	50%	£855,007	£775,872	£768,016	£650,771	£621,309	£601,668

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£239,423	£396,599	£404,889	£528,606	£599,694	£580,420
35% SR : 35% THLR : 30% SO	10%	£547,172	£688,613	£696,843	£819,684	£860,551	£871,129
35% SR : 35% THLR : 30% SO	20%	£851,252	£977,022	£985,181	£1,106,935	£1,137,528	£1,157,925
35% SR : 35% THLR : 30% SO	25%	£1,001,918	£1,119,875	£1,127,992	£1,249,125	£1,279,563	£1,299,855
35% SR : 35% THLR : 30% SO	30%	£1,151,666	£1,261,827	£1,269,899	£1,390,359	£1,420,627	£1,440,807
35% SR : 35% THLR : 30% SO	35%	£1,300,497	£1,402,879	£1,410,902	£1,530,636	£1,560,723	£1,580,780
35% SR : 35% THLR : 30% SO	43%	£1,522,025	£1,612,765	£1,620,710	£1,739,257	£1,769,046	£1,788,905
35% SR : 35% THLR : 30% SO	50%	£1,741,491	£1,820,625	£1,828,481	£1,945,727	£1,975,189	£1,994,830

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£922,986	£765,810	£757,520	£633,802	£602,714	£581,988
35% SR : 35% THLR : 30% SO	10%	£615,236	£473,796	£465,565	£342,724	£311,857	£291,279
35% SR : 35% THLR : 30% SO	20%	£311,156	£185,386	£177,227	£55,473	£24,880	£4,484
35% SR : 35% THLR : 30% SO	25%	£160,490	£42,533	£34,416	£88,716	£117,154	£137,447
35% SR : 35% THLR : 30% SO	30%	£10,742	£99,419	£107,491	£227,951	£258,219	£278,399
35% SR : 35% THLR : 30% SO	35%	£138,089	£240,470	£248,494	£368,227	£398,314	£418,372
35% SR : 35% THLR : 30% SO	43%	£359,617	£450,357	£458,301	£576,849	£606,638	£626,497
35% SR : 35% THLR : 30% SO	50%	£579,083	£658,217	£666,073	£783,318	£812,781	£832,422

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,687,357	£1,530,181	£1,521,891	£1,398,173	£1,367,085	£1,346,360
35% SR : 35% THLR : 30% SO	10%	£1,379,608	£1,238,167	£1,229,936	£1,107,096	£1,076,228	£1,055,650
35% SR : 35% THLR : 30% SO	20%	£1,075,527	£949,757	£941,599	£819,845	£789,251	£768,855
35% SR : 35% THLR : 30% SO	25%	£924,862	£806,904	£798,767	£677,655	£647,217	£626,924
35% SR : 35% THLR : 30% SO	30%	£775,113	£664,952	£656,890	£536,421	£506,152	£485,972
35% SR : 35% THLR : 30% SO	35%	£626,282	£523,901	£515,877	£396,144	£366,057	£345,999
35% SR : 35% THLR : 30% SO	43%	£404,754	£314,014	£306,070	£187,522	£157,733	£137,874
35% SR : 35% THLR : 30% SO	50%	£185,289	£106,154	£98,298	£18,947	£8,409	£8,050

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,006,430	£1,849,254	£1,840,964	£1,717,246	£1,686,158	£1,665,433
35% SR : 35% THLR : 30% SO	10%	£1,698,681	£1,557,240	£1,549,009	£1,426,169	£1,395,301	£1,374,723
35% SR : 35% THLR : 30% SO	20%	£1,394,600	£1,268,830	£1,260,672	£1,138,818	£1,108,324	£1,087,928
35% SR : 35% THLR : 30% SO	25%	£1,243,935	£1,125,977	£1,117,860	£996,728	£966,290	£945,997
35% SR : 35% THLR : 30% SO	30%	£1,094,186	£984,025	£975,953	£856,494	£825,255	£805,045
35% SR : 35% THLR : 30% SO	35%	£945,355	£842,974	£834,950	£715,217	£685,130	£665,072
35% SR : 35% THLR : 30% SO	43%	£723,827	£633,087	£625,143	£506,595	£476,806	£456,947
35% SR : 35% THLR : 30% SO	50%	£504,362	£425,227	£417,371	£300,126	£270,664	£251,023

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,876,523	£1,727,613	£1,719,323	£1,595,604	£1,564,517	£1,543,791
35% SR : 35% THLR : 30% SO	10%	£1,615,612	£1,481,630	£1,473,399	£1,350,559	£1,319,692	£1,299,114
35% SR : 35% THLR : 30% SO	20%	£1,358,369	£1,239,252	£1,231,095	£1,109,341	£1,078,746	£1,058,350
35% SR : 35% THLR : 30% SO	25%	£1,231,123	£1,119,416	£1,111,298	£990,166	£959,728	£939,435
35% SR : 35% THLR : 30% SO	30%	£1,104,793	£1,000,480	£992,408	£871,948	£841,680	£821,500
35% SR : 35% THLR : 30% SO	35%	£979,380	£882,445	£874,421	£754,688	£724,601	£704,543
35% SR : 35% THLR : 30% SO	43%	£792,980	£707,081	£699,138	£580,589	£550,801	£530,942
35% SR : 35% THLR : 30% SO	50%	£608,644	£533,746	£525,889	£408,645	£379,182	£359,541

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£719,975	-£868,885	-£877,175	-£1,000,893	-£1,031,981	-£1,062,706
35% SR : 35% THLR : 30% SO	10%	-£980,885	-£1,114,867	-£1,123,098	-£1,245,939	-£1,276,806	-£1,297,384
35% SR : 35% THLR : 30% SO	20%	-£1,238,128	-£1,357,245	-£1,365,403	-£1,487,157	-£1,517,751	-£1,538,148
35% SR : 35% THLR : 30% SO	25%	-£1,365,375	-£1,477,082	-£1,485,199	-£1,606,331	-£1,636,789	-£1,657,062
35% SR : 35% THLR : 30% SO	30%	-£1,491,704	-£1,596,018	-£1,604,089	-£1,724,549	-£1,754,818	-£1,774,998
35% SR : 35% THLR : 30% SO	35%	-£1,617,117	-£1,714,053	-£1,722,076	-£1,841,810	-£1,871,897	-£1,891,954
35% SR : 35% THLR : 30% SO	43%	-£1,803,517	-£1,889,416	-£1,897,360	-£2,015,908	-£2,045,696	-£2,065,556
35% SR : 35% THLR : 30% SO	50%	-£1,987,853	-£2,062,752	-£2,070,608	-£2,187,853	-£2,217,315	-£2,236,956

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£442,433	£293,523	£285,233	£161,515	£130,428	£109,702
35% SR : 35% THLR : 30% SO	10%	£181,523	£47,541	£39,310	-£83,530	-£114,398	-£134,975
35% SR : 35% THLR : 30% SO	20%	-£75,720	-£194,837	-£202,995	-£324,749	-£355,343	-£375,740
35% SR : 35% THLR : 30% SO	25%	-£202,967	-£314,674	-£322,791	-£443,923	-£474,361	-£494,654
35% SR : 35% THLR : 30% SO	30%	-£329,296	-£433,610	-£441,681	-£562,141	-£592,410	-£612,589
35% SR : 35% THLR : 30% SO	35%	-£454,709	-£551,645	-£559,688	-£679,402	-£709,489	-£729,546
35% SR : 35% THLR : 30% SO	43%	-£641,109	-£727,008	-£734,952	-£853,500	-£883,288	-£903,147
35% SR : 35% THLR : 30% SO	50%	-£825,445	-£900,344	-£908,200	-£1,025,445	-£1,054,907	-£1,074,548

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,206,804	£1,057,894	£1,049,604	£925,886	£894,799	£874,073
35% SR : 35% THLR : 30% SO	10%	£945,894	£811,912	£803,681	£680,841	£649,973	£629,396
35% SR : 35% THLR : 30% SO	20%	£688,651	£569,534	£561,376	£439,623	£409,028	£388,632
35% SR : 35% THLR : 30% SO	25%	£561,405	£449,698	£441,550	£320,448	£290,010	£269,717
35% SR : 35% THLR : 30% SO	30%	£435,075	£330,762	£322,690	£202,230	£171,962	£151,782
35% SR : 35% THLR : 30% SO	35%	£309,662	£212,727	£204,703	£84,970	£54,883	£34,825
35% SR : 35% THLR : 30% SO	43%	£123,262	£37,363	£29,420	-£88,129	-£118,917	-£138,176
35% SR : 35% THLR : 30% SO	50%	-£61,074	-£135,972	-£143,829	-£261,074	-£290,536	-£310,177

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,525,877	£1,376,967	£1,368,677	£1,244,959	£1,213,872	£1,193,146
35% SR : 35% THLR : 30% SO	10%	£1,264,967	£1,130,985	£1,122,754	£999,914	£969,046	£948,469
35% SR : 35% THLR : 30% SO	20%	£1,007,724	£888,607	£880,449	£758,696	£728,101	£707,705
35% SR : 35% THLR : 30% SO	25%	£880,478	£768,771	£760,653	£639,521	£609,083	£588,790
35% SR : 35% THLR : 30% SO	30%	£754,148	£649,835	£641,763	£521,303	£491,035	£470,855
35% SR : 35% THLR : 30% SO	35%	£628,735	£531,800	£523,776	£404,043	£373,956	£353,898
35% SR : 35% THLR : 30% SO	43%	£442,335	£356,436	£348,493	£229,944	£200,156	£180,297
35% SR : 35% THLR : 30% SO	50%	£257,999	£183,101	£175,244	£57,999	£28,537	£8,896

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,677,442	£2,544,406	£2,536,116	£2,412,397	£2,381,309	£2,360,585
35% SR : 35% THLR : 30% SO	10%	£2,338,470	£2,218,740	£2,210,508	£2,087,669	£2,056,802	£2,036,223
35% SR : 35% THLR : 30% SO	20%	£2,003,166	£1,896,679	£1,888,520	£1,766,766	£1,736,172	£1,715,777
35% SR : 35% THLR : 30% SO	25%	£1,836,889	£1,737,000	£1,728,883	£1,607,750	£1,577,312	£1,557,021
35% SR : 35% THLR : 30% SO	30%	£1,671,529	£1,578,222	£1,570,151	£1,449,692	£1,419,422	£1,399,243
35% SR : 35% THLR : 30% SO	35%	£1,507,086	£1,420,346	£1,412,322	£1,292,589	£1,262,502	£1,242,444
35% SR : 35% THLR : 30% SO	43%	£1,262,141	£1,185,220	£1,177,276	£1,058,728	£1,028,939	£1,009,080
35% SR : 35% THLR : 30% SO	50%	£1,019,258	£952,122	£944,265	£827,020	£797,559	£777,918

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£80,944	-\$2,092	-\$60,382	-\$184,100	-\$215,188	-\$235,913
35% SR : 35% THLR : 30% SO	10%	-\$258,027	-\$377,757	-\$385,989	-\$508,829	-\$539,696	-\$560,275
35% SR : 35% THLR : 30% SO	20%	-\$593,332	-\$699,818	-\$707,977	-\$829,731	-\$860,326	-\$880,721
35% SR : 35% THLR : 30% SO	25%	-\$759,609	-\$859,498	-\$867,615	-\$988,747	-\$1,019,185	-\$1,039,477
35% SR : 35% THLR : 30% SO	30%	-\$924,969	-\$1,018,275	-\$1,026,347	-\$1,146,806	-\$1,177,075	-\$1,197,255
35% SR : 35% THLR : 30% SO	35%	-\$1,089,412	-\$1,176,152	-\$1,184,175	-\$1,303,909	-\$1,333,996	-\$1,354,053
35% SR : 35% THLR : 30% SO	43%	-\$1,334,357	-\$1,411,277	-\$1,419,222	-\$1,537,769	-\$1,567,558	-\$1,587,418
35% SR : 35% THLR : 30% SO	50%	-\$1,577,240	-\$1,644,376	-\$1,652,232	-\$1,769,476	-\$1,798,939	-\$1,818,580

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,243,353	£1,110,316	£1,102,026	£978,308	£947,220	£926,495
35% SR : 35% THLR : 30% SO	10%	£904,381	£784,651	£776,419	£653,580	£622,712	£602,134
35% SR : 35% THLR : 30% SO	20%	£569,076	£462,590	£454,431	£332,677	£302,083	£281,687
35% SR : 35% THLR : 30% SO	25%	£402,800	£302,910	£294,793	£173,661	£143,223	£122,931
35% SR : 35% THLR : 30% SO	30%	£237,440	£144,133	£136,061	£15,603	-\$14,667	-\$34,847
35% SR : 35% THLR : 30% SO	35%	£72,996	-\$13,744	-\$21,767	-\$141,501	-\$171,588	-\$191,645
35% SR : 35% THLR : 30% SO	43%	-\$171,949	-\$248,869	-\$256,813	-\$375,361	-\$405,150	-\$425,009
35% SR : 35% THLR : 30% SO	50%	-\$414,831	-\$481,967	-\$489,824	-\$607,070	-\$636,531	-\$656,172

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,007,724	£1,874,688	£1,866,398	£1,742,679	£1,711,591	£1,690,866
35% SR : 35% THLR : 30% SO	10%	£1,668,752	£1,549,022	£1,540,790	£1,417,951	£1,387,083	£1,366,505
35% SR : 35% THLR : 30% SO	20%	£1,333,447	£1,226,961	£1,218,802	£1,097,048	£1,066,454	£1,046,058
35% SR : 35% THLR : 30% SO	25%	£1,167,171	£1,067,282	£1,059,165	£938,032	£907,594	£887,303
35% SR : 35% THLR : 30% SO	30%	£1,001,811	£908,504	£900,433	£779,974	£749,704	£729,524
35% SR : 35% THLR : 30% SO	35%	£837,368	£750,628	£742,604	£622,871	£592,784	£572,726
35% SR : 35% THLR : 30% SO	43%	£592,422	£515,502	£507,558	£389,010	£359,221	£339,362
35% SR : 35% THLR : 30% SO	50%	£349,540	£282,404	£274,547	£157,302	£127,841	£108,200

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,326,797	£2,193,761	£2,185,471	£2,061,752	£2,030,664	£2,009,839
35% SR : 35% THLR : 30% SO	10%	£1,987,825	£1,868,095	£1,859,863	£1,737,024	£1,706,156	£1,685,578
35% SR : 35% THLR : 30% SO	20%	£1,652,520	£1,546,034	£1,537,875	£1,416,121	£1,385,527	£1,365,131
35% SR : 35% THLR : 30% SO	25%	£1,486,244	£1,386,355	£1,378,238	£1,257,105	£1,226,667	£1,206,376
35% SR : 35% THLR : 30% SO	30%	£1,320,884	£1,227,577	£1,219,506	£1,099,047	£1,068,777	£1,048,597
35% SR : 35% THLR : 30% SO	35%	£1,156,441	£1,069,701	£1,061,677	£941,944	£911,857	£891,799
35% SR : 35% THLR : 30% SO	43%	£911,495	£834,575	£826,631	£708,083	£678,294	£658,435
35% SR : 35% THLR : 30% SO	50%	£668,613	£601,477	£593,620	£476,375	£446,914	£427,273

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,876,523	£1,757,261	£1,748,971	£1,625,253	£1,594,166	£1,573,440
35% SR : 35% THLR : 30% SO	10%	£1,615,612	£1,508,314	£1,500,083	£1,377,243	£1,346,376	£1,325,797
35% SR : 35% THLR : 30% SO	20%	£1,358,369	£1,262,972	£1,254,813	£1,133,059	£1,102,466	£1,082,069
35% SR : 35% THLR : 30% SO	25%	£1,231,123	£1,141,652	£1,133,535	£1,012,403	£981,965	£961,672
35% SR : 35% THLR : 30% SO	30%	£1,104,793	£1,021,233	£1,013,161	£892,702	£862,434	£842,254
35% SR : 35% THLR : 30% SO	35%	£979,380	£901,716	£893,693	£773,959	£743,872	£723,815
35% SR : 35% THLR : 30% SO	43%	£792,980	£724,130	£716,186	£597,638	£567,849	£547,990
35% SR : 35% THLR : 30% SO	50%	£608,644	£548,571	£540,714	£423,468	£394,007	£374,366

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£719,975	-£839,236	-£847,526	-£971,245	-£1,002,332	-£1,023,057
35% SR : 35% THLR : 30% SO	10%	-£980,885	-£1,088,184	-£1,096,415	-£1,219,255	-£1,250,121	-£1,270,700
35% SR : 35% THLR : 30% SO	20%	-£1,238,128	-£1,333,526	-£1,341,685	-£1,463,438	-£1,494,032	-£1,514,428
35% SR : 35% THLR : 30% SO	25%	-£1,365,375	-£1,454,845	-£1,462,962	-£1,584,094	-£1,614,533	-£1,634,825
35% SR : 35% THLR : 30% SO	30%	-£1,491,704	-£1,575,265	-£1,583,336	-£1,703,795	-£1,734,064	-£1,754,243
35% SR : 35% THLR : 30% SO	35%	-£1,617,117	-£1,694,781	-£1,702,805	-£1,822,538	-£1,852,625	-£1,872,683
35% SR : 35% THLR : 30% SO	43%	-£1,803,517	-£1,872,368	-£1,880,312	-£1,998,859	-£2,028,649	-£2,048,508
35% SR : 35% THLR : 30% SO	50%	-£1,987,853	-£2,047,927	-£2,055,783	-£2,173,029	-£2,202,490	-£2,222,131

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£442,433	£323,172	£314,882	£191,164	£160,076	£139,351
35% SR : 35% THLR : 30% SO	10%	£181,523	£74,225	£65,994	-£56,847	-£87,713	-£108,292
35% SR : 35% THLR : 30% SO	20%	-£75,720	-£171,118	-£179,276	-£301,030	-£331,624	-£352,020
35% SR : 35% THLR : 30% SO	25%	-£202,967	-£292,437	-£300,554	-£421,686	-£452,124	-£472,417
35% SR : 35% THLR : 30% SO	30%	-£329,296	-£412,856	-£420,928	-£541,387	-£571,655	-£591,835
35% SR : 35% THLR : 30% SO	35%	-£454,709	-£532,373	-£540,396	-£660,130	-£690,217	-£710,274
35% SR : 35% THLR : 30% SO	43%	-£641,109	-£709,959	-£717,904	-£836,451	-£866,241	-£886,100
35% SR : 35% THLR : 30% SO	50%	-£825,445	-£885,519	-£893,375	-£1,010,621	-£1,040,082	-£1,059,723

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,206,804	£1,087,543	£1,079,253	£955,535	£924,448	£903,722
35% SR : 35% THLR : 30% SO	10%	£945,894	£838,596	£830,365	£707,525	£676,658	£656,079
35% SR : 35% THLR : 30% SO	20%	£688,651	£593,254	£585,095	£463,341	£432,747	£412,351
35% SR : 35% THLR : 30% SO	25%	£561,405	£471,934	£463,817	£342,685	£312,247	£291,954
35% SR : 35% THLR : 30% SO	30%	£435,075	£351,515	£343,443	£222,984	£192,716	£172,536
35% SR : 35% THLR : 30% SO	35%	£309,662	£231,998	£223,975	£104,241	£74,154	£54,097
35% SR : 35% THLR : 30% SO	43%	£123,262	£54,412	£46,467	-£72,060	-£101,869	-£121,729
35% SR : 35% THLR : 30% SO	50%	-£61,074	-£121,147	-£129,004	-£246,250	-£275,711	-£295,352

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,525,877	£1,406,616	£1,398,326	£1,274,608	£1,243,521	£1,222,795
35% SR : 35% THLR : 30% SO	10%	£1,264,967	£1,157,669	£1,149,438	£1,026,598	£995,731	£975,152
35% SR : 35% THLR : 30% SO	20%	£1,007,724	£912,327	£904,168	£782,414	£751,820	£731,424
35% SR : 35% THLR : 30% SO	25%	£880,478	£791,007	£782,890	£661,758	£631,320	£611,027
35% SR : 35% THLR : 30% SO	30%	£754,148	£670,588	£662,516	£542,057	£511,789	£491,609
35% SR : 35% THLR : 30% SO	35%	£628,735	£551,071	£543,048	£423,314	£393,227	£373,170
35% SR : 35% THLR : 30% SO	43%	£442,335	£373,485	£365,540	£246,993	£217,204	£197,344
35% SR : 35% THLR : 30% SO	50%	£257,999	£197,926	£190,069	£72,823	£43,362	£23,721

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,235,787	£1,127,546	£1,119,256	£995,538	£964,449	£943,725
35% SR : 35% THLR : 30% SO	10%	£1,037,112	£939,764	£931,533	£808,693	£777,826	£757,247
35% SR : 35% THLR : 30% SO	20%	£842,105	£755,586	£747,428	£625,675	£595,080	£574,684
35% SR : 35% THLR : 30% SO	25%	£745,976	£664,850	£656,733	£535,600	£505,162	£484,870
35% SR : 35% THLR : 30% SO	30%	£650,764	£575,013	£566,942	£446,483	£416,213	£396,035
35% SR : 35% THLR : 30% SO	35%	£556,469	£486,079	£478,055	£358,322	£328,236	£308,177
35% SR : 35% THLR : 30% SO	43%	£416,747	£354,366	£346,423	£227,874	£198,085	£178,226
35% SR : 35% THLR : 30% SO	50%	£279,086	£224,681	£216,824	£99,580	£70,117	£50,476

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,360,710	-£1,468,951	-£1,477,241	-£1,600,960	-£1,632,048	-£1,662,773
35% SR : 35% THLR : 30% SO	10%	-£1,559,385	-£1,656,733	-£1,664,965	-£1,787,804	-£1,818,672	-£1,839,250
35% SR : 35% THLR : 30% SO	20%	-£1,754,393	-£1,840,911	-£1,849,069	-£1,970,823	-£2,001,418	-£2,021,814
35% SR : 35% THLR : 30% SO	25%	-£1,850,521	-£1,931,648	-£1,939,765	-£2,060,897	-£2,091,335	-£2,111,623
35% SR : 35% THLR : 30% SO	30%	-£1,945,734	-£2,021,484	-£2,029,556	-£2,150,015	-£2,180,284	-£2,200,363
35% SR : 35% THLR : 30% SO	35%	-£2,040,028	-£2,110,419	-£2,118,442	-£2,238,176	-£2,268,262	-£2,288,320
35% SR : 35% THLR : 30% SO	43%	-£2,179,751	-£2,242,132	-£2,250,075	-£2,368,623	-£2,398,413	-£2,418,272
35% SR : 35% THLR : 30% SO	50%	-£2,317,412	-£2,371,817	-£2,379,673	-£2,496,918	-£2,526,380	-£2,546,021

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£198,302	-£306,543	-£314,833	-£438,552	-£469,640	-£490,364
35% SR : 35% THLR : 30% SO	10%	-£396,977	-£494,325	-£502,557	-£625,396	-£656,264	-£676,842
35% SR : 35% THLR : 30% SO	20%	-£591,985	-£678,503	-£686,661	-£808,415	-£839,009	-£859,406
35% SR : 35% THLR : 30% SO	25%	-£688,113	-£769,239	-£777,357	-£898,489	-£928,927	-£949,220
35% SR : 35% THLR : 30% SO	30%	-£783,325	-£859,076	-£867,148	-£987,607	-£1,017,876	-£1,038,055
35% SR : 35% THLR : 30% SO	35%	-£877,620	-£948,011	-£956,034	-£1,075,768	-£1,105,854	-£1,125,912
35% SR : 35% THLR : 30% SO	43%	-£1,017,343	-£1,079,723	-£1,087,667	-£1,206,215	-£1,236,004	-£1,255,864
35% SR : 35% THLR : 30% SO	50%	-£1,155,004	-£1,209,409	-£1,217,265	-£1,334,510	-£1,363,972	-£1,383,613

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£566,069	£457,828	£449,538	£325,819	£294,731	£274,007
35% SR : 35% THLR : 30% SO	10%	£367,394	£270,046	£261,814	£138,975	£108,108	£87,529
35% SR : 35% THLR : 30% SO	20%	£172,386	£85,868	£77,710	-£44,044	-£74,638	-£95,034
35% SR : 35% THLR : 30% SO	25%	£76,258	-£4,868	-£12,985	-£134,118	-£164,556	-£184,848
35% SR : 35% THLR : 30% SO	30%	-£18,954	-£94,705	-£102,776	-£223,235	-£253,505	-£273,694
35% SR : 35% THLR : 30% SO	35%	-£113,249	-£193,639	-£191,663	-£311,397	-£341,483	-£361,541
35% SR : 35% THLR : 30% SO	43%	-£252,971	-£315,352	-£323,295	-£441,844	-£471,633	-£491,492
35% SR : 35% THLR : 30% SO	50%	-£390,633	-£445,037	-£452,894	-£570,139	-£599,601	-£619,242

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£885,142	£776,901	£768,611	£644,892	£613,904	£593,080
35% SR : 35% THLR : 30% SO	10%	£686,467	£589,119	£580,887	£458,048	£427,181	£406,602
35% SR : 35% THLR : 30% SO	20%	£491,459	£404,941	£396,783	£275,029	£244,435	£224,039
35% SR : 35% THLR : 30% SO	25%	£395,331	£314,205	£306,088	£184,955	£154,517	£134,225
35% SR : 35% THLR : 30% SO	30%	£300,119	£224,368	£216,297	£95,838	£65,568	£45,389
35% SR : 35% THLR : 30% SO	35%	£205,824	£135,434	£127,410	£7,676	-£22,410	-£42,468
35% SR : 35% THLR : 30% SO	43%	£66,102	£3,721	£4,222	-£122,771	-£152,560	-£172,419
35% SR : 35% THLR : 30% SO	50%	-£71,560	-£125,964	-£133,821	-£251,066	-£280,528	-£300,169

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,743,688	£9,969,807	£9,945,949	£9,945,949	£9,856,479	£9,796,833
35% SR : 35% THLR : 30% SO	10%	£9,377,884	£8,683,674	£8,659,987	£8,659,987	£8,571,161	£8,511,945
35% SR : 35% THLR : 30% SO	20%	£8,023,078	£7,408,349	£7,384,874	£7,384,874	£7,296,846	£7,238,160
35% SR : 35% THLR : 30% SO	25%	£7,349,799	£6,774,740	£6,751,387	£6,751,387	£6,663,814	£6,605,432
35% SR : 35% THLR : 30% SO	30%	£6,679,269	£6,143,832	£6,120,611	£6,120,611	£6,033,532	£5,975,480
35% SR : 35% THLR : 30% SO	35%	£6,011,489	£5,515,626	£5,492,547	£5,492,547	£5,406,001	£5,348,302
35% SR : 35% THLR : 30% SO	43%	£5,014,973	£4,578,385	£4,555,538	£4,555,538	£4,469,861	£4,412,742
35% SR : 35% THLR : 30% SO	50%	£4,024,644	£3,647,223	£3,624,630	£3,624,630	£3,539,909	£3,483,428

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,045,646	£6,271,765	£6,247,907	£6,247,907	£6,158,437	£6,098,791
35% SR : 35% THLR : 30% SO	10%	£5,679,842	£4,985,632	£4,961,945	£4,961,945	£4,873,120	£4,813,903
35% SR : 35% THLR : 30% SO	20%	£4,325,036	£3,710,307	£3,686,832	£3,686,832	£3,598,804	£3,540,119
35% SR : 35% THLR : 30% SO	25%	£3,651,757	£3,076,698	£3,053,345	£3,053,345	£2,965,772	£2,907,390
35% SR : 35% THLR : 30% SO	30%	£2,981,227	£2,445,790	£2,422,569	£2,422,569	£2,335,490	£2,277,438
35% SR : 35% THLR : 30% SO	35%	£2,313,447	£1,817,584	£1,794,505	£1,794,505	£1,707,959	£1,650,260
35% SR : 35% THLR : 30% SO	43%	£1,316,931	£880,343	£857,496	£857,496	£771,819	£714,701
35% SR : 35% THLR : 30% SO	50%	£326,602	£-50,819	£-73,412	£-73,412	£-158,133	£-214,614

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,701,197	£7,927,317	£7,903,458	£7,903,458	£7,813,989	£7,754,342
35% SR : 35% THLR : 30% SO	10%	£7,335,393	£6,641,183	£6,617,496	£6,617,496	£6,528,671	£6,469,454
35% SR : 35% THLR : 30% SO	20%	£5,980,587	£5,365,858	£5,342,383	£5,342,383	£5,254,355	£5,195,670
35% SR : 35% THLR : 30% SO	25%	£5,307,308	£4,732,249	£4,708,896	£4,708,896	£4,621,323	£4,562,942
35% SR : 35% THLR : 30% SO	30%	£4,636,778	£4,101,342	£4,078,120	£4,078,120	£3,991,041	£3,932,989
35% SR : 35% THLR : 30% SO	35%	£3,968,998	£3,473,135	£3,450,056	£3,450,056	£3,363,510	£3,305,812
35% SR : 35% THLR : 30% SO	43%	£2,972,482	£2,535,894	£2,513,047	£2,513,047	£2,427,370	£2,370,252
35% SR : 35% THLR : 30% SO	50%	£1,982,153	£1,604,732	£1,582,139	£1,582,139	£1,497,418	£1,440,937

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,789,847	£9,015,966	£8,992,108	£8,992,108	£8,902,638	£8,842,992
35% SR : 35% THLR : 30% SO	10%	£8,424,043	£7,729,833	£7,706,146	£7,706,146	£7,617,321	£7,558,104
35% SR : 35% THLR : 30% SO	20%	£7,069,237	£6,454,508	£6,431,033	£6,431,033	£6,343,005	£6,284,320
35% SR : 35% THLR : 30% SO	25%	£6,395,958	£5,820,899	£5,797,546	£5,797,546	£5,709,973	£5,651,591
35% SR : 35% THLR : 30% SO	30%	£5,725,428	£5,189,991	£5,166,770	£5,166,770	£5,079,691	£5,021,639
35% SR : 35% THLR : 30% SO	35%	£5,057,648	£4,561,785	£4,538,706	£4,538,706	£4,452,160	£4,394,461
35% SR : 35% THLR : 30% SO	43%	£4,061,132	£3,624,544	£3,601,697	£3,601,697	£3,516,020	£3,458,902
35% SR : 35% THLR : 30% SO	50%	£3,070,803	£2,693,382	£2,670,789	£2,670,789	£2,586,068	£2,529,587

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,244,284	£9,470,404	£9,446,545	£9,446,545	£9,357,076	£9,297,429
35% SR : 35% THLR : 30% SO	10%	£8,878,481	£8,184,270	£8,160,583	£8,160,583	£8,071,758	£8,012,541
35% SR : 35% THLR : 30% SO	20%	£7,523,674	£6,908,946	£6,885,471	£6,885,471	£6,797,442	£6,738,757
35% SR : 35% THLR : 30% SO	25%	£6,850,395	£6,275,336	£6,251,983	£6,251,983	£6,164,410	£6,106,029
35% SR : 35% THLR : 30% SO	30%	£6,179,865	£5,644,429	£5,621,207	£5,621,207	£5,534,128	£5,476,076
35% SR : 35% THLR : 30% SO	35%	£5,512,085	£5,016,223	£4,993,144	£4,993,144	£4,906,597	£4,848,899
35% SR : 35% THLR : 30% SO	43%	£4,515,569	£4,078,981	£4,056,134	£4,056,134	£3,970,457	£3,913,339
35% SR : 35% THLR : 30% SO	50%	£3,525,240	£3,147,819	£3,125,226	£3,125,226	£3,040,505	£2,984,024

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,291,049	£5,593,750	£5,569,892	£5,569,892	£5,480,422	£5,420,776
35% SR : 35% THLR : 30% SO	10%	£5,370,510	£4,745,223	£4,721,536	£4,721,536	£4,632,710	£4,573,494
35% SR : 35% THLR : 30% SO	20%	£4,460,968	£3,907,503	£3,884,029	£3,884,029	£3,796,001	£3,737,314
35% SR : 35% THLR : 30% SO	25%	£4,010,321	£3,492,697	£3,469,344	£3,469,344	£3,381,771	£3,323,389
35% SR : 35% THLR : 30% SO	30%	£3,562,423	£3,080,592	£3,057,371	£3,057,371	£2,970,292	£2,912,240
35% SR : 35% THLR : 30% SO	35%	£3,117,273	£2,671,189	£2,648,110	£2,648,110	£2,561,564	£2,503,866
35% SR : 35% THLR : 30% SO	43%	£2,454,706	£2,062,152	£2,039,305	£2,039,305	£1,953,628	£1,896,510
35% SR : 35% THLR : 30% SO	50%	£1,798,324	£1,459,194	£1,436,602	£1,436,602	£1,351,881	£1,295,400

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,593,007	£1,895,708	£1,871,850	£1,871,850	£1,782,380	£1,722,734
35% SR : 35% THLR : 30% SO	10%	£1,672,468	£1,047,181	£1,023,494	£1,023,494	£934,668	£875,452
35% SR : 35% THLR : 30% SO	20%	£762,926	£209,461	£185,987	£185,987	£97,959	£39,272
35% SR : 35% THLR : 30% SO	25%	£312,279	£-205,345	£-228,698	£-228,698	£-316,271	£-374,653
35% SR : 35% THLR : 30% SO	30%	£-135,619	£-617,450	£-640,671	£-640,671	£-727,570	£-785,802
35% SR : 35% THLR : 30% SO	35%	£-580,769	£-1,026,853	£-1,049,932	£-1,049,932	£-1,136,478	£-1,194,176
35% SR : 35% THLR : 30% SO	43%	£-1,243,336	£-1,635,890	£-1,658,737	£-1,658,737	£-1,744,414	£-1,801,532
35% SR : 35% THLR : 30% SO	50%	£-1,899,718	£-2,238,848	£-2,261,440	£-2,261,440	£-2,346,161	£-2,402,642

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,248,558	£3,551,259	£3,527,401	£3,527,401	£3,437,931	£3,378,285
35% SR : 35% THLR : 30% SO	10%	£3,328,019	£2,702,732	£2,679,045	£2,679,045	£2,590,220	£2,531,003
35% SR : 35% THLR : 30% SO	20%	£2,418,477	£1,865,012	£1,841,538	£1,841,538	£1,753,510	£1,694,824
35% SR : 35% THLR : 30% SO	25%	£1,967,830	£1,450,206	£1,426,853	£1,426,853	£1,339,280	£1,280,898
35% SR : 35% THLR : 30% SO	30%	£1,519,932	£1,038,101	£1,014,880	£1,014,880	£927,801	£869,749
35% SR : 35% THLR : 30% SO	35%	£1,074,782	£628,698	£605,619	£605,619	£519,073	£461,375
35% SR : 35% THLR : 30% SO	43%	£412,215	£19,661	£-3,186	£-3,186	£-88,863	£-145,981
35% SR : 35% THLR : 30% SO	50%	£-244,167	£-583,297	£-605,889	£-605,889	£-690,610	£-747,091

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,337,208	£4,639,909	£4,616,051	£4,616,051	£4,526,581	£4,466,935
35% SR : 35% THLR : 30% SO	10%	£4,416,669	£3,791,382	£3,767,695	£3,767,695	£3,678,869	£3,619,653
35% SR : 35% THLR : 30% SO	20%	£3,507,127	£2,953,662	£2,930,188	£2,930,188	£2,842,160	£2,783,473
35% SR : 35% THLR : 30% SO	25%	£3,056,480	£2,538,856	£2,515,503	£2,515,503	£2,427,930	£2,369,548
35% SR : 35% THLR : 30% SO	30%	£2,608,582	£2,126,751	£2,103,530	£2,103,530	£2,016,451	£1,958,399
35% SR : 35% THLR : 30% SO	35%	£2,163,432	£1,717,348	£1,694,269	£1,694,269	£1,607,723	£1,550,025
35% SR : 35% THLR : 30% SO	43%	£1,500,865	£1,108,311	£1,085,464	£1,085,464	£999,787	£942,669
35% SR : 35% THLR : 30% SO	50%	£844,483	£505,353	£482,761	£482,761	£398,040	£341,559

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,791,645	£5,094,347	£5,070,488	£5,070,488	£4,981,019	£4,921,372
35% SR : 35% THLR : 30% SO	10%	£4,871,106	£4,245,819	£4,222,132	£4,222,132	£4,133,307	£4,074,090
35% SR : 35% THLR : 30% SO	20%	£3,961,564	£3,408,100	£3,384,626	£3,384,626	£3,296,597	£3,237,911
35% SR : 35% THLR : 30% SO	25%	£3,510,917	£2,993,293	£2,969,940	£2,969,940	£2,882,367	£2,823,986
35% SR : 35% THLR : 30% SO	30%	£3,063,019	£2,581,189	£2,557,967	£2,557,967	£2,470,888	£2,412,836
35% SR : 35% THLR : 30% SO	35%	£2,617,870	£2,171,785	£2,148,706	£2,148,706	£2,062,160	£2,004,463
35% SR : 35% THLR : 30% SO	43%	£1,955,302	£1,562,749	£1,539,902	£1,539,902	£1,454,225	£1,397,106
35% SR : 35% THLR : 30% SO	50%	£1,298,921	£959,790	£937,198	£937,198	£852,477	£795,996

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,435,784	£3,770,394	£3,746,535	£3,746,535	£3,657,066	£3,597,418
35% SR : 35% THLR : 30% SO	10%	£3,697,579	£3,101,064	£3,077,377	£3,077,377	£2,988,552	£2,929,335
35% SR : 35% THLR : 30% SO	20%	£2,970,371	£2,442,544	£2,419,069	£2,419,069	£2,331,041	£2,272,555
35% SR : 35% THLR : 30% SO	25%	£2,610,891	£2,117,336	£2,093,983	£2,093,983	£2,006,411	£1,948,029
35% SR : 35% THLR : 30% SO	30%	£2,254,160	£1,794,831	£1,771,610	£1,771,610	£1,684,531	£1,626,478
35% SR : 35% THLR : 30% SO	35%	£1,900,179	£1,475,028	£1,451,949	£1,451,949	£1,365,401	£1,307,704
35% SR : 35% THLR : 30% SO	43%	£1,374,363	£1,000,389	£977,542	£977,542	£891,865	£834,747
35% SR : 35% THLR : 30% SO	50%	£854,732	£531,830	£509,237	£509,237	£424,517	£368,036

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£737,742	£72,352	£48,493	£48,493	£40,976	£-100,624
35% SR : 35% THLR : 30% SO	10%	£-463	£-596,978	£-620,665	£-620,665	£-709,490	£-768,707
35% SR : 35% THLR : 30% SO	20%	£-727,671	£-1,255,498	£-1,278,973	£-1,278,973	£-1,367,001	£-1,425,687
35% SR : 35% THLR : 30% SO	25%	£-1,087,151	£-1,580,706	£-1,604,059	£-1,604,059	£-1,691,631	£-1,750,013
35% SR : 35% THLR : 30% SO	30%	£-1,443,882	£-1,903,211	£-1,926,432	£-1,926,432	£-2,013,511	£-2,071,563
35% SR : 35% THLR : 30% SO	35%	£-1,797,863	£-2,223,014	£-2,246,093	£-2,246,093	£-2,332,641	£-2,390,338
35% SR : 35% THLR : 30% SO	43%	£-2,323,679	£-2,697,653	£-2,720,500	£-2,720,500	£-2,806,177	£-2,863,295
35% SR : 35% THLR : 30% SO	50%	£-2,843,310	£-3,166,212	£-3,188,805	£-3,188,805	£-3,273,525	£-3,330,006

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,393,293	£1,727,903	£1,704,044	£1,704,044	£1,614,575	£1,554,927
35% SR : 35% THLR : 30% SO	10%	£1,655,088	£1,058,573	£1,034,886	£1,034,886	£946,061	£886,844
35% SR : 35% THLR : 30% SO	20%	£927,880	£400,053	£376,578	£376,578	£288,550	£229,864
35% SR : 35% THLR : 30% SO	25%	£568,400	£74,845	£51,492	£51,492	£-36,080	£-94,462
35% SR : 35% THLR : 30% SO	30%	£211,669	£-247,680	£-270,881	£-270,881	£-357,960	£-416,012
35% SR : 35% THLR : 30% SO	35%	£-142,312	£-567,463	£-590,542	£-590,542	£-677,090	£-734,787
35% SR : 35% THLR : 30% SO	43%	£-668,128	£-1,042,102	£-1,064,949	£-1,064,949	£-1,150,626	£-1,207,743
35% SR : 35% THLR : 30% SO	50%	£-1,187,759	£-1,510,661	£-1,533,253	£-1,533,253	£-1,617,974	£-1,674,455

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,481,943	£2,816,553	£2,792,694	£2,792,694	£2,703,225	£2,643,577
35% SR : 35% THLR : 30% SO	10%	£2,743,738	£2,147,223	£2,123,536	£2,123,536	£2,034,711	£1,975,494
35% SR : 35% THLR : 30% SO	20%	£2,016,530	£1,488,703	£1,465,228	£1,465,228	£1,377,200	£1,318,514
35% SR : 35% THLR : 30% SO	25%	£1,657,050	£1,163,495	£1,140,142	£1,140,142	£1,052,570	£994,168
35% SR : 35% THLR : 30% SO	30%	£1,300,319	£840,990	£817,769	£817,769	£730,690	£672,638
35% SR : 35% THLR : 30% SO	35%	£946,338	£521,187	£498,108	£498,108	£411,560	£353,863
35% SR : 35% THLR : 30% SO	43%	£420,522	£46,548	£23,701	£23,701	£-81,976	£-119,084
35% SR : 35% THLR : 30% SO	50%	£-99,109	£-422,011	£-444,604	£-444,604	£-529,324	£-585,805

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,936,380	£3,270,990	£3,247,132	£3,247,132	£3,157,662	£3,098,015
35% SR : 35% THLR : 30% SO	10%	£3,198,175	£2,601,661	£2,577,974	£2,577,974	£2,489,148	£2,429,932
35% SR : 35% THLR : 30% SO	20%	£2,470,967	£1,943,140	£1,919,665	£1,919,665	£1,831,637	£1,772,951
35% SR : 35% THLR : 30% SO	25%	£2,111,487	£1,617,932	£1,594,580	£1,594,580	£1,507,007	£1,448,625
35% SR : 35% THLR : 30% SO	30%	£1,754,756	£1,295,428	£1,272,206	£1,272,206	£1,185,127	£1,127,075
35% SR : 35% THLR : 30% SO	35%	£1,400,775	£975,624	£952,545	£952,545	£865,998	£808,300
35% SR : 35% THLR : 30% SO	43%	£874,959	£500,985	£478,138	£478,138	£392,461	£335,344
35% SR : 35% THLR : 30% SO	50%	£355,328	£32,426	£9,834	£9,834	£-74,887	£-131,367

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,548,943	£5,179,565	£5,155,706	£5,155,706	£5,066,236	£5,006,589
35% SR : 35% THLR : 30% SO	10%	£4,702,249	£4,372,096	£4,348,409	£4,348,409	£4,259,583	£4,200,367
35% SR : 35% THLR : 30% SO	20%	£3,866,550	£3,575,435	£3,551,961	£3,551,961	£3,463,932	£3,405,247
35% SR : 35% THLR : 30% SO	25%	£3,452,825	£3,181,157	£3,157,805	£3,157,805	£3,070,233	£3,011,850
35% SR : 35% THLR : 30% SO	30%	£3,041,849	£2,789,582	£2,766,361	£2,766,361	£2,679,283	£2,621,230
35% SR : 35% THLR : 30% SO	35%	£2,633,623	£2,400,709	£2,377,630	£2,377,630	£2,291,083	£2,233,386
35% SR : 35% THLR : 30% SO	43%	£2,026,439	£1,822,466	£1,799,618	£1,799,618	£1,713,942	£1,656,824
35% SR : 35% THLR : 30% SO	50%	£1,425,441	£1,250,302	£1,227,710	£1,227,710	£1,142,989	£1,086,508

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,850,901	£1,481,523	£1,457,664	£1,457,664	£1,368,194	£1,308,547
35% SR : 35% THLR : 30% SO	10%	£1,004,207	£674,054	£650,367	£650,367	£561,541	£502,325
35% SR : 35% THLR : 30% SO	20%	£168,508	£-122,607	£-146,081	£-146,081	£-234,110	£-292,752
35% SR : 35% THLR : 30% SO	25%	£-245,217	£-516,885	£-540,237	£-540,237	£-627,809	£-686,192
35% SR : 35% THLR : 30% SO	30%	£-656,193	£-908,460	£-931,681	£-931,681	£-1,018,759	£-1,076,812
35% SR : 35% THLR : 30% SO	35%	£-1,064,419	£-1,297,332	£-1,320,411	£-1,320,411	£-1,406,959	£-1,464,656
35% SR : 35% THLR : 30% SO	43%	£-1,671,603	£-1,875,576	£-1,898,423	£-1,898,423	£-1,984,100	£-2,041,218
35% SR : 35% THLR : 30% SO	50%	£-2,272,601	£-2,447,740	£-2,470,332	£-2,470,332	£-2,555,053	£-2,611,534

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,506,452	£3,137,074	£3,113,215	£3,113,215	£3,023,745	£2,964,098
35% SR : 35% THLR : 30% SO	10%	£2,659,758	£2,329,605	£2,305,918	£2,305,918	£2,217,092	£2,157,876
35% SR : 35% THLR : 30% SO	20%	£1,824,059	£1,532,944	£1,509,470	£1,509,470	£1,421,442	£1,362,756
35% SR : 35% THLR : 30% SO	25%	£1,410,334	£1,138,667	£1,115,314	£1,115,314	£1,027,742	£969,359
35% SR : 35% THLR : 30% SO	30%	£999,358	£747,092	£723,870	£723,870	£636,792	£578,739
35% SR : 35% THLR : 30% SO	35%	£591,133	£358,219	£335,140	£335,140	£248,592	£190,895
35% SR : 35% THLR : 30% SO	43%	£-16,052	£-220,025	£-242,872	£-242,872	£-328,549	£-385,687
35% SR : 35% THLR : 30% SO	50%	£-617,050	£-792,189	£-814,781	£-814,781	£-899,502	£-955,983

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,595,102	£4,225,724	£4,201,865	£4,201,865	£4,112,395	£4,052,748
35% SR : 35% THLR : 30% SO	10%	£3,748,408	£3,418,255	£3,394,568	£3,394,568	£3,305,742	£3,246,526
35% SR : 35% THLR : 30% SO	20%	£2,912,709	£2,621,594	£2,598,120	£2,598,120	£2,510,091	£2,451,406
35% SR : 35% THLR : 30% SO	25%	£2,498,984	£2,227,316	£2,203,964	£2,203,964	£2,116,392	£2,058,009
35% SR : 35% THLR : 30% SO	30%	£2,088,008	£1,835,741	£1,812,520	£1,812,520	£1,725,442	£1,667,389
35% SR : 35% THLR : 30% SO	35%	£1,679,782	£1,446,869	£1,423,790	£1,423,790	£1,337,242	£1,279,545
35% SR : 35% THLR : 30% SO	43%	£1,072,598	£868,625	£845,778	£845,778	£760,101	£702,983
35% SR : 35% THLR : 30% SO	50%	£471,600	£296,461	£273,869	£273,869	£189,148	£132,667

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,049,539	£4,680,161	£4,656,303	£4,656,303	£4,566,832	£4,507,186
35% SR : 35% THLR : 30% SO	10%	£4,202,845	£3,872,692	£3,849,005	£3,849,005	£3,760,180	£3,700,963
35% SR : 35% THLR : 30% SO	20%	£3,367,146	£3,076,031	£3,052,557	£3,052,557	£2,964,529	£2,905,843
35% SR : 35% THLR : 30% SO	25%	£2,953,422	£2,681,754	£2,658,401	£2,658,401	£2,570,829	£2,512,446
35% SR : 35% THLR : 30% SO	30%	£2,542,446	£2,290,179	£2,266,957	£2,266,957	£2,179,879	£2,121,826
35% SR : 35% THLR : 30% SO	35%	£2,134,220	£1,901,306	£1,878,227	£1,878,227	£1,791,680	£1,733,982
35% SR : 35% THLR : 30% SO	43%	£1,527,035	£1,323,062	£1,300,215	£1,300,215	£1,214,538	£1,157,421
35% SR : 35% THLR : 30% SO	50%	£926,037	£750,898	£728,307	£728,307	£643,585	£587,105

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,064,731	£3,720,879	£3,697,020	£3,697,020	£3,607,550	£3,547,904
35% SR : 35% THLR : 30% SO	10%	£3,362,689	£3,055,575	£3,031,888	£3,031,888	£2,943,063	£2,883,846
35% SR : 35% THLR : 30% SO	20%	£2,671,644	£2,401,080	£2,377,606	£2,377,606	£2,289,577	£2,230,892
35% SR : 35% THLR : 30% SO	25%	£2,330,246	£2,077,886	£2,054,532	£2,054,532	£1,966,960	£1,908,579
35% SR : 35% THLR : 30% SO	30%	£1,991,597	£1,757,393	£1,734,172	£1,734,172	£1,647,094	£1,589,040
35% SR : 35% THLR : 30% SO	35%	£1,655,698	£1,439,603	£1,416,523	£1,416,523	£1,329,977	£1,272,279
35% SR : 35% THLR : 30% SO	43%	£1,157,003	£967,984	£945,137	£945,137	£859,460	£802,341
35% SR : 35% THLR : 30% SO	50%	£664,495	£502,444	£479,851	£479,851	£395,131	£338,650

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£366,689	£22,837	-£1,022	-£1,022	-£90,492	-£150,138
35% SR : 35% THLR : 30% SO	10%	-£335,353	-£642,467	-£666,154	-£666,154	-£754,979	-£814,196
35% SR : 35% THLR : 30% SO	20%	-£1,026,398	-£1,296,962	-£1,320,436	-£1,320,436	-£1,408,465	-£1,467,150
35% SR : 35% THLR : 30% SO	25%	-£1,367,796	-£1,620,156	-£1,643,509	-£1,643,509	-£1,731,082	-£1,789,463
35% SR : 35% THLR : 30% SO	30%	-£1,706,445	-£1,940,649	-£1,963,870	-£1,963,870	-£2,050,948	-£2,109,002
35% SR : 35% THLR : 30% SO	35%	-£2,042,344	-£2,258,439	-£2,281,519	-£2,281,519	-£2,368,065	-£2,425,763
35% SR : 35% THLR : 30% SO	43%	-£2,541,039	-£2,730,058	-£2,752,905	-£2,752,905	-£2,838,582	-£2,895,700
35% SR : 35% THLR : 30% SO	50%	-£3,033,547	-£3,195,598	-£3,218,191	-£3,218,191	-£3,302,911	-£3,359,392

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,022,240	£1,678,388	£1,654,529	£1,654,529	£1,565,059	£1,505,413
35% SR : 35% THLR : 30% SO	10%	£1,320,198	£1,013,085	£989,398	£989,398	£900,572	£841,356
35% SR : 35% THLR : 30% SO	20%	£629,153	£358,590	£335,116	£335,116	£247,086	£188,401
35% SR : 35% THLR : 30% SO	25%	£287,755	£35,395	£12,042	£12,042	-£75,531	-£133,912
35% SR : 35% THLR : 30% SO	30%	-£50,894	-£285,098	-£308,319	-£308,319	-£395,397	-£453,450
35% SR : 35% THLR : 30% SO	35%	-£386,793	-£602,888	-£625,968	-£625,968	-£712,514	-£770,211
35% SR : 35% THLR : 30% SO	43%	-£885,488	-£1,074,507	-£1,097,354	-£1,097,354	-£1,183,031	-£1,240,149
35% SR : 35% THLR : 30% SO	50%	-£1,377,998	-£1,540,047	-£1,562,640	-£1,562,640	-£1,647,360	-£1,703,841

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,110,890	£2,767,038	£2,743,179	£2,743,179	£2,653,709	£2,594,063
35% SR : 35% THLR : 30% SO	10%	£2,408,848	£2,101,734	£2,078,047	£2,078,047	£1,989,222	£1,930,005
35% SR : 35% THLR : 30% SO	20%	£1,717,803	£1,447,239	£1,423,765	£1,423,765	£1,335,736	£1,277,051
35% SR : 35% THLR : 30% SO	25%	£1,376,405	£1,124,045	£1,100,692	£1,100,692	£1,013,119	£954,738
35% SR : 35% THLR : 30% SO	30%	£1,037,756	£803,552	£780,331	£780,331	£693,253	£635,199
35% SR : 35% THLR : 30% SO	35%	£701,857	£485,762	£462,682	£462,682	£376,136	£318,438
35% SR : 35% THLR : 30% SO	43%	£203,162	£14,143	-£5,704	-£5,704	-£34,381	-£151,499
35% SR : 35% THLR : 30% SO	50%	-£269,346	-£451,397	-£473,990	-£473,990	-£558,710	-£615,191

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,565,327	£3,221,476	£3,197,616	£3,197,616	£3,108,147	£3,048,500
35% SR : 35% THLR : 30% SO	10%	£2,863,286	£2,556,172	£2,532,485	£2,532,485	£2,443,659	£2,384,443
35% SR : 35% THLR : 30% SO	20%	£2,172,240	£1,901,677	£1,878,203	£1,878,203	£1,790,173	£1,731,488
35% SR : 35% THLR : 30% SO	25%	£1,830,842	£1,578,482	£1,555,129	£1,555,129	£1,467,557	£1,409,175
35% SR : 35% THLR : 30% SO	30%	£1,492,193	£1,257,989	£1,234,768	£1,234,768	£1,147,690	£1,089,637
35% SR : 35% THLR : 30% SO	35%	£1,156,294	£940,200	£917,120	£917,120	£830,573	£772,776
35% SR : 35% THLR : 30% SO	43%	£657,599	£468,580	£445,733	£445,733	£360,056	£302,938
35% SR : 35% THLR : 30% SO	50%	£165,092	£3,040	-£19,553	-£19,553	-£104,273	-£160,754

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,951,571	£2,626,864	£2,603,006	£2,603,006	£2,513,536	£2,453,890
35% SR : 35% THLR : 30% SO	10%	£2,358,024	£2,068,191	£2,044,504	£2,044,504	£1,955,678	£1,896,462
35% SR : 35% THLR : 30% SO	20%	£1,775,476	£1,520,325	£1,496,851	£1,496,851	£1,408,821	£1,350,136
35% SR : 35% THLR : 30% SO	25%	£1,488,325	£1,250,445	£1,227,092	£1,227,092	£1,139,519	£1,081,138
35% SR : 35% THLR : 30% SO	30%	£1,203,924	£983,267	£960,046	£960,046	£872,967	£814,915
35% SR : 35% THLR : 30% SO	35%	£922,272	£718,791	£695,712	£695,712	£609,165	£551,468
35% SR : 35% THLR : 30% SO	43%	£504,949	£327,144	£304,297	£304,297	£218,620	£161,503
35% SR : 35% THLR : 30% SO	50%	£93,812	£-69,380	£-82,341	£-82,341	£-168,448	£-225,853

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-746,471	£-1,071,178	£-1,095,036	£-1,095,036	£-1,184,506	£-1,244,152
35% SR : 35% THLR : 30% SO	10%	£-1,340,018	£-1,629,851	£-1,653,538	£-1,653,538	£-1,742,364	£-1,801,580
35% SR : 35% THLR : 30% SO	20%	£-1,922,566	£-2,177,717	£-2,201,191	£-2,201,191	£-2,289,220	£-2,347,906
35% SR : 35% THLR : 30% SO	25%	£-2,209,717	£-2,447,597	£-2,470,949	£-2,470,949	£-2,558,523	£-2,616,904
35% SR : 35% THLR : 30% SO	30%	£-2,494,118	£-2,714,775	£-2,737,996	£-2,737,996	£-2,825,075	£-2,883,127
35% SR : 35% THLR : 30% SO	35%	£-2,775,770	£-2,979,251	£-3,002,330	£-3,002,330	£-3,088,877	£-3,146,574
35% SR : 35% THLR : 30% SO	43%	£-3,193,093	£-3,370,898	£-3,393,745	£-3,393,745	£-3,479,422	£-3,536,539
35% SR : 35% THLR : 30% SO	50%	£-3,604,230	£-3,757,422	£-3,780,383	£-3,780,383	£-3,866,490	£-3,923,895

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£909,080	£584,373	£560,515	£560,515	£471,045	£411,399
35% SR : 35% THLR : 30% SO	10%	£315,534	£25,700	£2,013	£2,013	£-86,813	£-148,029
35% SR : 35% THLR : 30% SO	20%	£-267,015	£-622,166	£-645,640	£-645,640	£-633,669	£-692,355
35% SR : 35% THLR : 30% SO	25%	£-554,166	£-792,046	£-815,398	£-815,398	£-902,972	£-961,353
35% SR : 35% THLR : 30% SO	30%	£-838,567	£-1,059,224	£-1,082,444	£-1,082,444	£-1,169,524	£-1,227,576
35% SR : 35% THLR : 30% SO	35%	£-1,120,219	£-1,323,699	£-1,346,778	£-1,346,778	£-1,433,326	£-1,491,023
35% SR : 35% THLR : 30% SO	43%	£-1,537,542	£-1,715,347	£-1,738,194	£-1,738,194	£-1,823,871	£-1,880,988
35% SR : 35% THLR : 30% SO	50%	£-1,948,679	£-2,101,870	£-2,124,832	£-2,124,832	£-2,210,939	£-2,268,343

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,997,730	£1,673,023	£1,649,165	£1,649,165	£1,559,695	£1,500,049
35% SR : 35% THLR : 30% SO	10%	£1,404,183	£1,114,350	£1,090,663	£1,090,663	£1,001,837	£942,621
35% SR : 35% THLR : 30% SO	20%	£821,635	£566,484	£543,010	£543,010	£454,981	£396,295
35% SR : 35% THLR : 30% SO	25%	£534,484	£296,604	£273,252	£273,252	£185,678	£127,297
35% SR : 35% THLR : 30% SO	30%	£250,083	£29,426	£6,205	£6,205	£-80,974	£-136,926
35% SR : 35% THLR : 30% SO	35%	£-31,569	£-235,060	£-258,129	£-258,129	£-344,676	£-402,373
35% SR : 35% THLR : 30% SO	43%	£-448,892	£-626,697	£-649,544	£-649,544	£-735,221	£-792,338
35% SR : 35% THLR : 30% SO	50%	£-860,629	£-1,013,221	£-1,036,182	£-1,036,182	£-1,122,289	£-1,179,694

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,452,167	£2,127,461	£2,103,602	£2,103,602	£2,014,133	£1,954,486
35% SR : 35% THLR : 30% SO	10%	£1,858,621	£1,568,787	£1,545,100	£1,545,100	£1,456,275	£1,397,058
35% SR : 35% THLR : 30% SO	20%	£1,276,072	£1,020,921	£997,447	£997,447	£909,418	£850,732
35% SR : 35% THLR : 30% SO	25%	£988,922	£761,041	£727,689	£727,689	£640,116	£581,734
35% SR : 35% THLR : 30% SO	30%	£704,520	£483,863	£460,643	£460,643	£373,563	£315,511
35% SR : 35% THLR : 30% SO	35%	£422,869	£219,388	£196,309	£196,309	£109,761	£52,064
35% SR : 35% THLR : 30% SO	43%	£5,545	£-172,260	£-195,107	£-195,107	£-280,784	£-337,901
35% SR : 35% THLR : 30% SO	50%	£-406,592	£-658,783	£-681,744	£-681,744	£-767,851	£-825,256

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,806,837	£4,520,257	£4,496,398	£4,496,398	£4,406,928	£4,347,281
35% SR : 35% THLR : 30% SO	10%	£4,032,469	£3,776,867	£3,753,180	£3,753,180	£3,664,355	£3,605,137
35% SR : 35% THLR : 30% SO	20%	£3,269,097	£3,044,286	£3,020,811	£3,020,811	£2,932,722	£2,874,097
35% SR : 35% THLR : 30% SO	25%	£2,891,536	£2,682,048	£2,658,695	£2,658,695	£2,571,122	£2,512,740
35% SR : 35% THLR : 30% SO	30%	£2,516,723	£2,322,512	£2,299,292	£2,299,292	£2,212,212	£2,154,160
35% SR : 35% THLR : 30% SO	35%	£2,144,661	£1,965,678	£1,942,599	£1,942,599	£1,856,053	£1,798,356
35% SR : 35% THLR : 30% SO	43%	£1,591,721	£1,435,494	£1,412,647	£1,412,647	£1,326,970	£1,269,853
35% SR : 35% THLR : 30% SO	50%	£1,044,968	£911,391	£888,798	£888,798	£804,077	£747,596

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,108,795	£822,215	£798,356	£798,356	£708,886	£649,239
35% SR : 35% THLR : 30% SO	10%	£334,427	£78,825	£55,138	£55,138	£-33,687	£-92,905
35% SR : 35% THLR : 30% SO	20%	£-428,945	£-653,756	£-677,231	£-677,231	£-765,259	£-823,945
35% SR : 35% THLR : 30% SO	25%	£-806,506	£-1,015,994	£-1,039,347	£-1,039,347	£-1,126,920	£-1,185,302
35% SR : 35% THLR : 30% SO	30%	£-1,181,319	£-1,375,530	£-1,398,750	£-1,398,750	£-1,485,829	£-1,543,882
35% SR : 35% THLR : 30% SO	35%	£-1,553,381	£-1,732,364	£-1,755,443	£-1,755,443	£-1,841,989	£-1,899,686
35% SR : 35% THLR : 30% SO	43%	£-2,106,321	£-2,262,548	£-2,285,395	£-2,285,395	£-2,371,072	£-2,428,189
35% SR : 35% THLR : 30% SO	50%	£-2,653,074	£-2,786,651	£-2,809,244	£-2,809,244	£-2,893,965	£-2,950,446

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,764,346	£2,477,766	£2,453,907	£2,453,907	£2,364,437	£2,304,790
35% SR : 35% THLR : 30% SO	10%	£1,989,978	£1,734,376	£1,710,689	£1,710,689	£1,621,864	£1,562,646
35% SR : 35% THLR : 30% SO	20%	£1,226,606	£1,001,795	£978,320	£978,320	£890,292	£831,606
35% SR : 35% THLR : 30% SO	25%	£849,045	£639,557	£616,204	£616,204	£528,631	£470,250
35% SR : 35% THLR : 30% SO	30%	£474,232	£280,021	£256,801	£256,801	£169,722	£111,669
35% SR : 35% THLR : 30% SO	35%	£102,170	£-76,812	£-99,891	£-99,891	£-186,438	£-244,135
35% SR : 35% THLR : 30% SO	43%	£-450,769	£-606,996	£-629,844	£-629,844	£-715,520	£-772,638
35% SR : 35% THLR : 30% SO	50%	£-997,523	£-1,131,100	£-1,153,693	£-1,153,693	£-1,238,414	£-1,294,695

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,852,996	£3,566,416	£3,542,557	£3,542,557	£3,453,087	£3,393,440
35% SR : 35% THLR : 30% SO	10%	£3,078,628	£2,823,026	£2,799,339	£2,799,339	£2,710,514	£2,651,296
35% SR : 35% THLR : 30% SO	20%	£2,315,256	£2,090,445	£2,066,970	£2,066,970	£1,978,942	£1,920,256
35% SR : 35% THLR : 30% SO	25%	£1,937,695	£1,728,207	£1,704,854	£1,704,854	£1,617,251	£1,558,899
35% SR : 35% THLR : 30% SO	30%	£1,562,882	£1,368,671	£1,345,451	£1,345,451	£1,258,372	£1,200,319
35% SR : 35% THLR : 30% SO	35%	£1,190,820	£1,011,837	£988,758	£988,758	£902,212	£844,515
35% SR : 35% THLR : 30% SO	43%	£637,890	£481,653	£458,806	£458,806	£373,129	£316,012
35% SR : 35% THLR : 30% SO	50%	£91,127	£-42,450	£-65,043	£-65,043	£-149,764	£-206,245

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,307,434	£4,020,853	£3,996,995	£3,996,995	£3,907,524	£3,847,878
35% SR : 35% THLR : 30% SO	10%	£3,533,065	£3,277,464	£3,253,777	£3,253,777	£3,164,951	£3,105,734
35% SR : 35% THLR : 30% SO	20%	£2,769,693	£2,544,882	£2,521,407	£2,521,407	£2,433,379	£2,374,693
35% SR : 35% THLR : 30% SO	25%	£2,392,133	£2,182,644	£2,159,292	£2,159,292	£2,071,718	£2,013,337
35% SR : 35% THLR : 30% SO	30%	£2,017,319	£1,823,108	£1,799,888	£1,799,888	£1,712,809	£1,654,757
35% SR : 35% THLR : 30% SO	35%	£1,645,257	£1,466,275	£1,443,196	£1,443,196	£1,356,649	£1,298,952
35% SR : 35% THLR : 30% SO	43%	£1,092,318	£936,091	£913,244	£913,244	£827,562	£770,449
35% SR : 35% THLR : 30% SO	50%	£545,564	£411,987	£389,394	£389,394	£304,673	£248,192

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,951,571	£2,696,900	£2,673,040	£2,673,040	£2,583,571	£2,523,924
35% SR : 35% THLR : 30% SO	10%	£2,358,024	£2,131,222	£2,107,535	£2,107,535	£2,018,709	£1,959,493
35% SR : 35% THLR : 30% SO	20%	£1,775,476	£1,576,352	£1,552,878	£1,552,878	£1,464,850	£1,406,164
35% SR : 35% THLR : 30% SO	25%	£1,488,325	£1,302,971	£1,279,618	£1,279,618	£1,192,046	£1,133,663
35% SR : 35% THLR : 30% SO	30%	£1,203,924	£1,032,292	£1,009,071	£1,009,071	£921,991	£863,939
35% SR : 35% THLR : 30% SO	35%	£922,272	£764,314	£741,234	£741,234	£654,688	£596,991
35% SR : 35% THLR : 30% SO	43%	£504,949	£367,414	£344,567	£344,567	£258,890	£201,772
35% SR : 35% THLR : 30% SO	50%	£93,812	£-23,789	£-46,751	£-46,751	£-132,858	£-190,262

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-746,471	£-1,001,142	£-1,025,001	£-1,025,001	£-1,114,471	£-1,174,117
35% SR : 35% THLR : 30% SO	10%	£-1,340,018	£-1,566,820	£-1,590,507	£-1,590,507	£-1,679,333	£-1,738,549
35% SR : 35% THLR : 30% SO	20%	£-1,922,566	£-2,121,689	£-2,145,163	£-2,145,163	£-2,233,192	£-2,291,878
35% SR : 35% THLR : 30% SO	25%	£-2,209,717	£-2,395,071	£-2,418,424	£-2,418,424	£-2,505,996	£-2,564,379
35% SR : 35% THLR : 30% SO	30%	£-2,494,118	£-2,665,750	£-2,688,971	£-2,688,971	£-2,776,051	£-2,834,103
35% SR : 35% THLR : 30% SO	35%	£-2,775,770	£-2,933,728	£-2,956,808	£-2,956,808	£-3,043,354	£-3,101,051
35% SR : 35% THLR : 30% SO	43%	£-3,193,093	£-3,330,628	£-3,353,475	£-3,353,475	£-3,439,152	£-3,496,270
35% SR : 35% THLR : 30% SO	50%	£-3,604,230	£-3,721,831	£-3,744,793	£-3,744,793	£-3,830,900	£-3,888,304

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£909,080	£654,409	£630,550	£630,550	£541,080	£481,434
35% SR : 35% THLR : 30% SO	10%	£315,534	£88,731	£65,044	£65,044	£-23,781	£-82,998
35% SR : 35% THLR : 30% SO	20%	£-267,015	£-466,138	£-489,612	£-489,612	£-577,641	£-636,327
35% SR : 35% THLR : 30% SO	25%	£-554,166	£-739,520	£-762,873	£-762,873	£-850,445	£-908,828
35% SR : 35% THLR : 30% SO	30%	£-838,567	£-1,010,199	£-1,033,420	£-1,033,420	£-1,120,499	£-1,178,552
35% SR : 35% THLR : 30% SO	35%	£-1,120,219	£-1,278,176	£-1,301,256	£-1,301,256	£-1,387,803	£-1,445,500
35% SR : 35% THLR : 30% SO	43%	£-1,537,542	£-1,675,077	£-1,697,924	£-1,697,924	£-1,783,601	£-1,840,719
35% SR : 35% THLR : 30% SO	50%	£-1,948,679	£-2,066,280	£-2,089,242	£-2,089,242	£-2,175,349	£-2,232,753

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,997,730	£1,743,059	£1,719,200	£1,719,200	£1,629,730	£1,570,084
35% SR : 35% THLR : 30% SO	10%	£1,404,183	£1,177,381	£1,153,694	£1,153,694	£1,064,868	£1,005,652
35% SR : 35% THLR : 30% SO	20%	£821,635	£622,512	£599,038	£599,038	£511,009	£452,323
35% SR : 35% THLR : 30% SO	25%	£534,484	£349,130	£325,777	£325,777	£238,205	£179,822
35% SR : 35% THLR : 30% SO	30%	£250,083	£78,451	£55,230	£55,230	£-31,850	£-89,902
35% SR : 35% THLR : 30% SO	35%	£-31,569	£-169,527	£-212,607	£-212,607	£-299,153	£-356,850
35% SR : 35% THLR : 30% SO	43%	£-448,892	£-596,427	£-609,274	£-609,274	£-694,951	£-752,089
35% SR : 35% THLR : 30% SO	50%	£-860,629	£-977,630	£-1,000,592	£-1,000,592	£-1,086,699	£-1,144,103

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,452,167	£2,197,496	£2,173,637	£2,173,637	£2,084,167	£2,024,521
35% SR : 35% THLR : 30% SO	10%	£1,858,621	£1,631,818	£1,608,131	£1,608,131	£1,519,306	£1,460,089
35% SR : 35% THLR : 30% SO	20%	£1,276,072	£1,076,949	£1,053,475	£1,053,475	£965,447	£906,760
35% SR : 35% THLR : 30% SO	25%	£988,922	£803,567	£780,214	£780,214	£692,642	£634,260
35% SR : 35% THLR : 30% SO	30%	£704,520	£532,888	£509,667	£509,667	£422,588	£364,536
35% SR : 35% THLR : 30% SO	35%	£422,869	£264,911	£241,831	£241,831	£155,285	£97,587
35% SR : 35% THLR : 30% SO	43%	£5,545	£-131,990	£-154,837	£-154,837	£-240,514	£-297,632
35% SR : 35% THLR : 30% SO	50%	£-406,592	£-523,192	£-546,154	£-546,154	£-632,262	£-689,665

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,467,359	£1,238,213	£1,214,355	£1,214,355	£1,124,885	£1,065,239
35% SR : 35% THLR : 30% SO	10%	£1,017,975	£814,220	£790,534	£790,534	£701,707	£642,491
35% SR : 35% THLR : 30% SO	20%	£579,590	£401,035	£377,561	£377,561	£289,532	£230,846
35% SR : 35% THLR : 30% SO	25%	£364,521	£198,496	£175,142	£175,142	£87,570	£29,188
35% SR : 35% THLR : 30% SO	30%	£152,201	£-1,364	£-24,965	£-24,965	£-113,468	£-172,470
35% SR : 35% THLR : 30% SO	35%	£-58,307	£-201,724	£-225,181	£-225,181	£-313,143	£-371,784
35% SR : 35% THLR : 30% SO	43%	£-372,564	£-497,114	£-520,335	£-520,335	£-607,413	£-665,465
35% SR : 35% THLR : 30% SO	50%	£-680,534	£-786,326	£-809,287	£-809,287	£-895,394	£-952,799

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-2,230,683	£-2,459,828	£-2,483,687	£-2,483,687	£-2,573,156	£-2,632,803
35% SR : 35% THLR : 30% SO	10%	£-2,680,067	£-2,883,822	£-2,907,508	£-2,907,508	£-2,996,334	£-3,055,551
35% SR : 35% THLR : 30% SO	20%	£-3,118,452	£-3,297,007	£-3,320,481	£-3,320,481	£-3,408,510	£-3,467,196
35% SR : 35% THLR : 30% SO	25%	£-3,333,521	£-3,499,546	£-3,522,900	£-3,522,900	£-3,610,472	£-3,668,854
35% SR : 35% THLR : 30% SO	30%	£-3,545,840	£-3,899,405	£-3,923,007	£-3,923,007	£-4,011,510	£-4,070,511
35% SR : 35% THLR : 30% SO	35%	£-3,756,349	£-4,299,766	£-4,323,223	£-4,323,223	£-4,411,185	£-4,469,826
35% SR : 35% THLR : 30% SO	43%	£-4,070,606	£-4,195,156	£-4,218,377	£-4,218,377	£-4,305,454	£-4,363,507
35% SR : 35% THLR : 30% SO	50%	£-4,378,576	£-4,484,368	£-4,507,329	£-4,507,329	£-4,593,436	£-4,650,841

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-575,132	£-804,277	£-828,136	£-828,136	£-917,605	£-977,252
35% SR : 35% THLR : 30% SO	10%	£-1,024,515	£-1,228,271	£-1,251,957	£-1,251,957	£-1,340,783	£-1,400,000
35% SR : 35% THLR : 30% SO	20%	£-1,462,901	£-1,641,456	£-1,664,930	£-1,664,930	£-1,752,959	£-1,811,645
35% SR : 35% THLR : 30% SO	25%	£-1,677,970	£-1,843,995	£-1,867,348	£-1,867,348	£-1,954,921	£-2,013,303
35% SR : 35% THLR : 30% SO	30%	£-1,890,289	£-2,043,854	£-2,067,456	£-2,067,456	£-2,155,958	£-2,214,960
35% SR : 35% THLR : 30% SO	35%	£-2,100,798	£-2,244,215	£-2,267,672	£-2,267,672	£-2,355,634	£-2,414,275
35% SR : 35% THLR : 30% SO	43%	£-2,416,055	£-2,539,605	£-2,562,826	£-2,562,826	£-2,649,903	£-2,707,956
35% SR : 35% THLR : 30% SO	50%	£-2,723,025	£-2,828,816	£-2,851,778	£-2,851,778	£-2,937,885	£-2,995,289

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£513,518	£284,373	£260,514	£260,514	£171,045	£111,398
35% SR : 35% THLR : 30% SO	10%	£64,134	£-139,621	£-163,307	£-163,307	£-252,133	£-311,350
35% SR : 35% THLR : 30% SO	20%	£-374,251	£-552,806	£-576,280	£-576,280	£-664,309	£-722,995
35% SR : 35% THLR : 30% SO	25%	£-589,320	£-755,345	£-778,699	£-778,699	£-866,271	£-924,653
35% SR : 35% THLR : 30% SO	30%	£-801,639	£-955,204	£-978,806	£-978,806	£-1,067,309	£-1,126,310
35% SR : 35% THLR : 30% SO	35%	£-1,012,148	£-1,155,585	£-1,179,022	£-1,179,022	£-1,268,984	£-1,325,625
35% SR : 35% THLR : 30% SO	43%	£-1,326,405	£-1,450,955	£-1,474,176	£-1,474,176	£-1,561,253	£-1,619,306
35% SR : 35% THLR : 30% SO	50%	£-1,634,375	£-1,740,167	£-1,763,128	£-1,763,128	£-1,849,235	£-1,906,640

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£967,955	£738,810	£714,951	£714,951	£625,482	£565,835
35% SR : 35% THLR : 30% SO	10%	£518,572	£314,816	£291,130	£291,130	£202,304	£143,087
35% SR : 35% THLR : 30% SO	20%	£80,186	£-98,369	£-121,843	£-121,843	£-208,872	£-268,557
35% SR : 35% THLR : 30% SO	25%	£-134,883	£-300,908	£-324,261	£-324,261	£-411,834	£-470,275
35% SR : 35% THLR : 30% SO	30%	£-347,202	£-500,767	£-524,369	£-524,369	£-612,871	£-671,176
35% SR : 35% THLR : 30% SO	35%	£-557,710	£-701,127	£-724,584	£-724,584	£-812,546	£-871,187
35% SR : 35% THLR : 30% SO	43%	£-871,967	£-996,518	£-1,019,739	£-1,019,739	£-1,106,816	£-1,164,869
35% SR : 35% THLR : 30% SO	50%	£-1,179,937	£-1,285,729	£-1,308,690	£-1,308,690	£-1,394,797	£-1,452,202

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£18,393,372	£16,927,341	£16,875,440	£16,875,440	£16,680,810	£16,549,781
35% SR : 35% THLR : 30% SO	10%	£15,811,480	£14,491,675	£14,439,300	£14,439,300	£14,242,891	£14,111,952
35% SR : 35% THLR : 30% SO	20%	£13,248,551	£12,074,990	£12,023,078	£12,023,078	£11,828,406	£11,698,624
35% SR : 35% THLR : 30% SO	25%	£11,971,493	£10,875,595	£10,823,947	£10,823,947	£10,630,268	£10,501,149
35% SR : 35% THLR : 30% SO	30%	£10,700,505	£9,682,163	£9,630,802	£9,630,802	£9,438,201	£9,309,799
35% SR : 35% THLR : 30% SO	35%	£9,435,586	£8,494,696	£8,443,645	£8,443,645	£8,252,203	£8,124,575
35% SR : 35% THLR : 30% SO	43%	£7,549,587	£6,724,680	£6,674,135	£6,674,135	£6,484,588	£6,358,223
35% SR : 35% THLR : 30% SO	50%	£5,677,243	£4,968,085	£4,918,094	£4,918,094	£4,730,631	£4,605,655

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,094,605	£9,628,574	£9,576,673	£9,576,673	£9,382,043	£9,251,015
35% SR : 35% THLR : 30% SO	10%	£8,512,713	£7,192,908	£7,140,533	£7,140,533	£6,944,124	£6,813,186
35% SR : 35% THLR : 30% SO	20%	£5,949,784	£4,776,223	£4,724,311	£4,724,311	£4,529,639	£4,399,857
35% SR : 35% THLR : 30% SO	25%	£4,672,726	£3,576,828	£3,525,180	£3,525,180	£3,331,501	£3,202,382
35% SR : 35% THLR : 30% SO	30%	£3,401,738	£2,383,396	£2,332,035	£2,332,035	£2,139,434	£2,011,032
35% SR : 35% THLR : 30% SO	35%	£2,136,819	£1,195,929	£1,144,878	£1,144,878	£953,436	£825,808
35% SR : 35% THLR : 30% SO	43%	£250,820	£-574,087	£-624,632	£-624,632	£-814,179	£-940,544
35% SR : 35% THLR : 30% SO	50%	£-1,621,524	£-2,330,682	£-2,380,673	£-2,380,673	£-2,568,136	£-2,693,112

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,362,141	£12,896,110	£12,844,209	£12,844,209	£12,649,579	£12,518,550
35% SR : 35% THLR : 30% SO	10%	£11,780,248	£10,460,443	£10,408,068	£10,408,068	£10,211,659	£10,080,721
35% SR : 35% THLR : 30% SO	20%	£9,217,319	£8,043,758	£7,991,846	£7,991,846	£7,797,174	£7,667,392
35% SR : 35% THLR : 30% SO	25%	£7,940,261	£6,844,363	£6,792,715	£6,792,715	£6,599,036	£6,469,918
35% SR : 35% THLR : 30% SO	30%	£6,669,273	£5,650,931	£5,599,570	£5,599,570	£5,406,969	£5,278,567
35% SR : 35% THLR : 30% SO	35%	£5,404,354	£4,463,464	£4,412,413	£4,412,413	£4,220,971	£4,093,343
35% SR : 35% THLR : 30% SO	43%	£3,518,355	£2,693,448	£2,642,903	£2,642,903	£2,453,356	£2,326,991
35% SR : 35% THLR : 30% SO	50%	£1,646,011	£936,853	£886,862	£886,862	£699,399	£574,423

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£16,510,792	£15,044,761	£14,992,860	£14,992,860	£14,798,230	£14,667,201
35% SR : 35% THLR : 30% SO	10%	£13,928,899	£12,609,095	£12,556,720	£12,556,720	£12,360,310	£12,229,372
35% SR : 35% THLR : 30% SO	20%	£11,365,970	£10,192,409	£10,140,497	£10,140,497	£9,945,825	£9,816,044
35% SR : 35% THLR : 30% SO	25%	£10,088,912	£8,993,014	£8,941,366	£8,941,366	£8,747,687	£8,618,569
35% SR : 35% THLR : 30% SO	30%	£8,817,924	£7,799,582	£7,748,222	£7,748,222	£7,555,620	£7,427,218
35% SR : 35% THLR : 30% SO	35%	£7,553,006	£6,612,116	£6,561,065	£6,561,065	£6,369,622	£6,241,994
35% SR : 35% THLR : 30% SO	43%	£5,667,006	£4,842,099	£4,791,554	£4,791,554	£4,602,008	£4,475,642
35% SR : 35% THLR : 30% SO	50%	£3,794,662	£3,085,504	£3,035,513	£3,035,513	£2,848,050	£2,723,074

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,407,707	£15,941,676	£15,889,775	£15,889,775	£15,695,145	£15,564,116
35% SR : 35% THLR : 30% SO	10%	£14,825,815	£13,506,010	£13,453,635	£13,453,635	£13,257,226	£13,126,287
35% SR : 35% THLR : 30% SO	20%	£12,262,886	£11,089,325	£11,037,413	£11,037,413	£10,842,741	£10,712,959
35% SR : 35% THLR : 30% SO	25%	£10,985,828	£9,889,930	£9,838,282	£9,838,282	£9,644,603	£9,515,484
35% SR : 35% THLR : 30% SO	30%	£9,714,840	£8,696,498	£8,645,137	£8,645,137	£8,452,536	£8,324,134
35% SR : 35% THLR : 30% SO	35%	£8,449,921	£7,509,031	£7,457,980	£7,457,980	£7,266,538	£7,138,910
35% SR : 35% THLR : 30% SO	43%	£6,563,922	£5,739,015	£5,688,470	£5,688,470	£5,498,923	£5,372,558
35% SR : 35% THLR : 30% SO	50%	£4,691,578	£3,982,420	£3,932,429	£3,932,429	£3,744,966	£3,619,990

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,909,115	£8,570,201	£8,517,452	£8,517,452	£8,319,639	£8,187,764
35% SR : 35% THLR : 30% SO	10%	£8,163,354	£6,965,859	£6,913,484	£6,913,484	£6,717,075	£6,586,136
35% SR : 35% THLR : 30% SO	20%	£6,441,867	£5,385,376	£5,333,463	£5,333,463	£5,138,792	£5,009,011
35% SR : 35% THLR : 30% SO	25%	£5,590,228	£4,604,081	£4,552,433	£4,552,433	£4,358,755	£4,229,636
35% SR : 35% THLR : 30% SO	30%	£4,744,658	£3,828,751	£3,777,390	£3,777,390	£3,584,788	£3,456,386
35% SR : 35% THLR : 30% SO	35%	£3,905,156	£3,059,385	£3,008,334	£3,008,334	£2,816,892	£2,689,263
35% SR : 35% THLR : 30% SO	43%	£2,657,284	£1,916,520	£1,865,974	£1,865,974	£1,676,428	£1,550,063
35% SR : 35% THLR : 30% SO	50%	£1,423,066	£787,075	£737,085	£737,085	£549,622	£424,645

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,610,348	£1,271,435	£1,218,685	£1,218,685	£1,020,872	£888,997
35% SR : 35% THLR : 30% SO	10%	£864,587	-£332,908	-£385,283	-£385,283	-£581,892	-£712,631
35% SR : 35% THLR : 30% SO	20%	-£856,900	-£1,913,390	-£1,965,304	-£1,965,304	-£2,159,975	-£2,289,756
35% SR : 35% THLR : 30% SO	25%	-£1,708,539	-£2,694,686	-£2,746,334	-£2,746,334	-£2,940,012	-£3,069,131
35% SR : 35% THLR : 30% SO	30%	-£2,554,109	-£3,470,016	-£3,521,377	-£3,521,377	-£3,713,979	-£3,842,381
35% SR : 35% THLR : 30% SO	35%	-£3,393,611	-£4,239,382	-£4,290,433	-£4,290,433	-£4,481,875	-£4,609,503
35% SR : 35% THLR : 30% SO	43%	-£4,641,483	-£5,382,247	-£5,432,793	-£5,432,793	-£5,622,339	-£5,748,704
35% SR : 35% THLR : 30% SO	50%	-£5,875,701	-£6,511,691	-£6,561,682	-£6,561,682	-£6,749,145	-£6,874,121

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,877,883	£4,538,970	£4,486,220	£4,486,220	£4,288,407	£4,156,532
35% SR : 35% THLR : 30% SO	10%	£4,132,122	£2,934,628	£2,882,252	£2,882,252	£2,685,843	£2,554,904
35% SR : 35% THLR : 30% SO	20%	£2,410,636	£1,354,145	£1,302,231	£1,302,231	£1,107,560	£977,779
35% SR : 35% THLR : 30% SO	25%	£1,558,996	£572,849	£521,201	£521,201	£327,523	£198,404
35% SR : 35% THLR : 30% SO	30%	£713,426	-£202,481	-£253,842	-£253,842	-£446,444	-£574,845
35% SR : 35% THLR : 30% SO	35%	-£126,076	-£971,847	-£1,022,898	-£1,022,898	-£1,214,340	-£1,341,968
35% SR : 35% THLR : 30% SO	43%	-£1,373,948	-£2,114,712	-£2,165,258	-£2,165,258	-£2,354,804	-£2,481,169
35% SR : 35% THLR : 30% SO	50%	-£2,608,166	-£3,244,156	-£3,294,147	-£3,294,147	-£3,481,610	-£3,606,586

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,026,534	£6,687,621	£6,634,871	£6,634,871	£6,437,059	£6,305,184
35% SR : 35% THLR : 30% SO	10%	£6,280,773	£5,083,279	£5,030,904	£5,030,904	£4,834,494	£4,703,555
35% SR : 35% THLR : 30% SO	20%	£4,559,287	£3,502,796	£3,450,883	£3,450,883	£3,256,211	£3,126,430
35% SR : 35% THLR : 30% SO	25%	£3,707,647	£2,721,500	£2,669,852	£2,669,852	£2,476,174	£2,347,055
35% SR : 35% THLR : 30% SO	30%	£2,862,077	£1,946,170	£1,894,809	£1,894,809	£1,702,207	£1,573,806
35% SR : 35% THLR : 30% SO	35%	£2,022,575	£1,176,804	£1,125,753	£1,125,753	£934,311	£806,683
35% SR : 35% THLR : 30% SO	43%	£774,703	£33,939	-£16,606	-£16,606	-£206,153	-£332,518
35% SR : 35% THLR : 30% SO	50%	-£459,515	-£1,095,905	-£1,145,496	-£1,145,496	-£1,332,959	-£1,457,935

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,923,450	£7,584,536	£7,531,787	£7,531,787	£7,333,974	£7,202,099
35% SR : 35% THLR : 30% SO	10%	£7,177,689	£5,980,194	£5,927,819	£5,927,819	£5,731,410	£5,600,471
35% SR : 35% THLR : 30% SO	20%	£5,456,202	£4,399,711	£4,347,798	£4,347,798	£4,153,127	£4,023,346
35% SR : 35% THLR : 30% SO	25%	£4,604,563	£3,618,416	£3,566,768	£3,566,768	£3,373,090	£3,243,971
35% SR : 35% THLR : 30% SO	30%	£3,758,993	£2,843,086	£2,791,725	£2,791,725	£2,599,123	£2,470,721
35% SR : 35% THLR : 30% SO	35%	£2,919,491	£2,073,720	£2,022,669	£2,022,669	£1,831,227	£1,703,598
35% SR : 35% THLR : 30% SO	43%	£1,671,619	£930,855	£880,309	£880,309	£690,763	£564,398
35% SR : 35% THLR : 30% SO	50%	£437,401	-£198,590	-£248,580	-£248,580	-£436,043	-£561,020

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,363,968	£5,086,027	£5,033,277	£5,033,277	£4,835,465	£4,703,590
35% SR : 35% THLR : 30% SO	10%	£4,966,621	£3,824,109	£3,771,733	£3,771,733	£3,575,324	£3,444,385
35% SR : 35% THLR : 30% SO	20%	£3,593,552	£2,586,047	£2,534,135	£2,534,135	£2,339,464	£2,209,682
35% SR : 35% THLR : 30% SO	25%	£2,916,119	£1,975,964	£1,924,316	£1,924,316	£1,730,638	£1,601,519
35% SR : 35% THLR : 30% SO	30%	£2,244,756	£1,371,845	£1,320,485	£1,320,485	£1,127,882	£999,481
35% SR : 35% THLR : 30% SO	35%	£1,579,462	£773,690	£722,639	£722,639	£531,197	£403,569
35% SR : 35% THLR : 30% SO	43%	£592,901	£-114,194	£-165,567	£-165,567	£-358,213	£-486,645
35% SR : 35% THLR : 30% SO	50%	£-386,220	£-1,001,094	£-1,051,902	£-1,051,902	£-1,242,431	£-1,369,451

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-934,799	£-2,212,740	£-2,265,489	£-2,265,489	£-2,463,302	£-2,595,177
35% SR : 35% THLR : 30% SO	10%	£-2,332,146	£-3,474,658	£-3,527,034	£-3,527,034	£-3,723,443	£-3,854,382
35% SR : 35% THLR : 30% SO	20%	£-3,705,215	£-4,712,720	£-4,764,632	£-4,764,632	£-4,959,303	£-5,089,085
35% SR : 35% THLR : 30% SO	25%	£-4,382,647	£-5,322,803	£-5,374,451	£-5,374,451	£-5,568,129	£-5,697,248
35% SR : 35% THLR : 30% SO	30%	£-5,054,011	£-5,926,922	£-5,978,282	£-5,978,282	£-6,170,888	£-6,299,286
35% SR : 35% THLR : 30% SO	35%	£-5,719,304	£-6,525,076	£-6,576,128	£-6,576,128	£-6,767,570	£-6,895,198
35% SR : 35% THLR : 30% SO	43%	£-6,705,866	£-7,412,961	£-7,464,334	£-7,464,334	£-7,656,980	£-7,785,412
35% SR : 35% THLR : 30% SO	50%	£-7,684,987	£-8,299,881	£-8,350,669	£-8,350,669	£-8,541,198	£-8,668,218

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,332,736	£1,054,795	£1,002,046	£1,002,046	£804,233	£672,358
35% SR : 35% THLR : 30% SO	10%	£935,390	£-207,123	£-259,499	£-259,499	£-455,908	£-586,847
35% SR : 35% THLR : 30% SO	20%	£-437,680	£-1,445,185	£-1,497,097	£-1,497,097	£-1,691,788	£-1,821,550
35% SR : 35% THLR : 30% SO	25%	£-1,115,112	£-2,055,288	£-2,106,916	£-2,106,916	£-2,300,594	£-2,429,713
35% SR : 35% THLR : 30% SO	30%	£-1,786,476	£-2,859,387	£-2,910,747	£-2,910,747	£-3,103,349	£-3,231,751
35% SR : 35% THLR : 30% SO	35%	£-2,451,769	£-3,257,541	£-3,308,592	£-3,308,592	£-3,500,035	£-3,627,663
35% SR : 35% THLR : 30% SO	43%	£-3,438,331	£-4,145,426	£-4,196,799	£-4,196,799	£-4,389,445	£-4,517,877
35% SR : 35% THLR : 30% SO	50%	£-4,417,452	£-5,032,326	£-5,083,134	£-5,083,134	£-5,273,663	£-5,400,683

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,481,387	£3,203,447	£3,150,697	£3,150,697	£2,952,884	£2,821,009
35% SR : 35% THLR : 30% SO	10%	£3,084,041	£1,941,528	£1,889,152	£1,889,152	£1,692,743	£1,561,804
35% SR : 35% THLR : 30% SO	20%	£1,710,971	£703,466	£651,554	£651,554	£456,883	£327,102
35% SR : 35% THLR : 30% SO	25%	£1,033,539	£93,383	£41,736	£41,736	£-151,943	£-281,062
35% SR : 35% THLR : 30% SO	30%	£362,175	£-510,736	£-562,096	£-562,096	£-754,698	£-885,100
35% SR : 35% THLR : 30% SO	35%	£-993,118	£-1,108,830	£-1,159,941	£-1,159,941	£-1,351,384	£-1,479,012
35% SR : 35% THLR : 30% SO	43%	£-1,299,680	£-1,996,775	£-2,048,148	£-2,048,148	£-2,240,794	£-2,369,226
35% SR : 35% THLR : 30% SO	50%	£-2,268,801	£-2,883,675	£-2,934,483	£-2,934,483	£-3,126,012	£-3,252,632

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,378,303	£4,100,362	£4,047,612	£4,047,612	£3,849,800	£3,717,925
35% SR : 35% THLR : 30% SO	10%	£3,980,956	£2,838,444	£2,786,068	£2,786,068	£2,589,659	£2,458,720
35% SR : 35% THLR : 30% SO	20%	£2,607,887	£1,600,382	£1,548,470	£1,548,470	£1,353,799	£1,224,017
35% SR : 35% THLR : 30% SO	25%	£1,930,454	£990,299	£938,651	£938,651	£744,973	£615,854
35% SR : 35% THLR : 30% SO	30%	£1,259,091	£386,180	£334,820	£334,820	£142,217	£13,816
35% SR : 35% THLR : 30% SO	35%	£593,797	£-211,875	£-263,026	£-263,026	£-454,468	£-582,096
35% SR : 35% THLR : 30% SO	43%	£-392,764	£-1,099,859	£-1,151,232	£-1,151,232	£-1,343,878	£-1,472,310
35% SR : 35% THLR : 30% SO	50%	£-1,371,685	£-1,986,759	£-2,037,567	£-2,037,567	£-2,228,096	£-2,356,116

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,491,057	£7,801,432	£7,748,683	£7,748,683	£7,550,869	£7,418,994
35% SR : 35% THLR : 30% SO	10%	£6,886,402	£6,273,280	£6,220,904	£6,220,904	£6,024,496	£5,893,556
35% SR : 35% THLR : 30% SO	20%	£5,306,022	£4,768,985	£4,717,073	£4,717,073	£4,522,401	£4,392,619
35% SR : 35% THLR : 30% SO	25%	£4,524,935	£4,025,785	£3,974,137	£3,974,137	£3,780,460	£3,651,340
35% SR : 35% THLR : 30% SO	30%	£3,749,919	£3,288,550	£3,237,189	£3,237,189	£3,044,587	£2,916,186
35% SR : 35% THLR : 30% SO	35%	£2,980,970	£2,557,278	£2,506,227	£2,506,227	£2,314,785	£2,187,157
35% SR : 35% THLR : 30% SO	43%	£1,838,927	£1,471,556	£1,421,010	£1,421,010	£1,231,464	£1,105,099
35% SR : 35% THLR : 30% SO	50%	£710,539	£399,254	£349,263	£349,263	£161,800	£36,824

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,192,290	£502,665	£449,916	£449,916	£252,102	£120,227
35% SR : 35% THLR : 30% SO	10%	£-412,365	£-1,025,487	£-1,077,863	£-1,077,863	£-1,274,271	£-1,405,211
35% SR : 35% THLR : 30% SO	20%	£-1,992,745	£-2,529,782	£-2,581,694	£-2,581,694	£-2,776,366	£-2,906,148
35% SR : 35% THLR : 30% SO	25%	£-2,773,832	£-3,272,982	£-3,324,630	£-3,324,630	£-3,518,307	£-3,647,527
35% SR : 35% THLR : 30% SO	30%	£-3,548,848	£-4,010,217	£-4,061,578	£-4,061,578	£-4,254,180	£-4,382,581
35% SR : 35% THLR : 30% SO	35%	£-4,317,797	£-4,741,489	£-4,792,540	£-4,792,540	£-4,983,982	£-5,111,610
35% SR : 35% THLR : 30% SO	43%	£-5,459,840	£-5,827,211	£-5,877,757	£-5,877,757	£-6,067,303	£-6,193,668
35% SR : 35% THLR : 30% SO	50%	£-6,588,228	£-6,899,513	£-6,949,504	£-6,949,504	£-7,136,957	£-7,261,943

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,459,825	£3,770,200	£3,717,451	£3,717,451	£3,519,637	£3,387,762
35% SR : 35% THLR : 30% SO	10%	£2,855,170	£2,242,048	£2,189,672	£2,189,672	£1,993,264	£1,862,324
35% SR : 35% THLR : 30% SO	20%	£1,274,790	£737,753	£685,841	£685,841	£491,169	£361,387
35% SR : 35% THLR : 30% SO	25%	£493,703	£-5,447	£-57,095	£-57,095	£-250,772	£-379,892
35% SR : 35% THLR : 30% SO	30%	£-281,313	£-742,682	£-794,043	£-794,043	£-986,645	£-1,115,046
35% SR : 35% THLR : 30% SO	35%	£-1,050,262	£-1,473,953	£-1,525,005	£-1,525,005	£-1,716,447	£-1,844,075
35% SR : 35% THLR : 30% SO	43%	£-2,192,305	£-2,559,676	£-2,610,222	£-2,610,222	£-2,799,788	£-2,926,133
35% SR : 35% THLR : 30% SO	50%	£-3,320,693	£-3,631,978	£-3,681,969	£-3,681,969	£-3,869,432	£-3,994,408

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,608,476	£5,918,852	£5,866,102	£5,866,102	£5,668,288	£5,536,413
35% SR : 35% THLR : 30% SO	10%	£5,003,821	£4,390,699	£4,338,323	£4,338,323	£4,141,915	£4,010,975
35% SR : 35% THLR : 30% SO	20%	£3,423,441	£2,866,404	£2,834,492	£2,834,492	£2,639,820	£2,510,039
35% SR : 35% THLR : 30% SO	25%	£2,642,354	£2,143,204	£2,091,556	£2,091,556	£1,897,879	£1,768,759
35% SR : 35% THLR : 30% SO	30%	£1,867,338	£1,405,969	£1,354,608	£1,354,608	£1,162,007	£1,033,605
35% SR : 35% THLR : 30% SO	35%	£1,098,389	£674,698	£623,647	£623,647	£432,204	£304,576
35% SR : 35% THLR : 30% SO	43%	£49,654	£-411,025	£-461,571	£-461,571	£-651,117	£-771,482
35% SR : 35% THLR : 30% SO	50%	£-1,172,042	£-1,483,327	£-1,533,318	£-1,533,318	£-1,720,781	£-1,845,757

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,505,392	£6,815,767	£6,763,018	£6,763,018	£6,565,204	£6,433,329
35% SR : 35% THLR : 30% SO	10%	£5,900,737	£5,287,615	£5,235,239	£5,235,239	£5,038,831	£4,907,891
35% SR : 35% THLR : 30% SO	20%	£4,320,357	£3,783,320	£3,731,408	£3,731,408	£3,536,736	£3,406,954
35% SR : 35% THLR : 30% SO	25%	£3,539,270	£3,040,120	£2,988,472	£2,988,472	£2,794,795	£2,665,675
35% SR : 35% THLR : 30% SO	30%	£2,764,254	£2,302,885	£2,251,524	£2,251,524	£2,058,922	£1,930,521
35% SR : 35% THLR : 30% SO	35%	£1,995,305	£1,571,613	£1,520,562	£1,520,562	£1,329,120	£1,201,492
35% SR : 35% THLR : 30% SO	43%	£853,262	£485,891	£435,345	£435,345	£245,799	£119,434
35% SR : 35% THLR : 30% SO	50%	£-275,126	£-586,411	£-636,402	£-636,402	£-823,865	£-948,841

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,654,939	£5,014,093	£4,961,343	£4,961,343	£4,763,530	£4,631,655
35% SR : 35% THLR : 30% SO	10%	£4,326,695	£3,757,598	£3,705,222	£3,705,222	£3,508,813	£3,377,875
35% SR : 35% THLR : 30% SO	20%	£3,022,728	£2,524,961	£2,473,049	£2,473,049	£2,278,377	£2,148,595
35% SR : 35% THLR : 30% SO	25%	£2,379,847	£1,917,590	£1,865,942	£1,865,942	£1,672,264	£1,543,145
35% SR : 35% THLR : 30% SO	30%	£1,743,036	£1,316,183	£1,264,823	£1,264,823	£1,072,221	£943,820
35% SR : 35% THLR : 30% SO	35%	£1,112,294	£720,742	£669,690	£669,690	£478,248	£350,619
35% SR : 35% THLR : 30% SO	43%	£177,559	£-163,875	£-215,247	£-215,247	£-407,894	£-536,325
35% SR : 35% THLR : 30% SO	50%	£-755,681	£-1,046,640	£-1,097,448	£-1,097,448	£-1,287,977	£-1,414,997

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-1,643,828	£-2,284,674	£-2,337,424	£-2,337,424	£-2,535,237	£-2,667,112
35% SR : 35% THLR : 30% SO	10%	£-2,972,072	£-3,541,169	£-3,593,544	£-3,593,544	£-3,789,954	£-3,920,892
35% SR : 35% THLR : 30% SO	20%	£-4,276,039	£-4,773,806	£-4,825,718	£-4,825,718	£-5,020,390	£-5,150,171
35% SR : 35% THLR : 30% SO	25%	£-4,918,920	£-5,381,177	£-5,432,824	£-5,432,824	£-5,626,503	£-5,756,622
35% SR : 35% THLR : 30% SO	30%	£-5,555,731	£-6,032,584	£-6,033,944	£-6,033,944	£-6,226,544	£-6,354,947
35% SR : 35% THLR : 30% SO	35%	£-6,186,473	£-6,678,025	£-6,629,077	£-6,629,077	£-6,820,519	£-6,948,147
35% SR : 35% THLR : 30% SO	43%	£-7,121,208	£-7,462,641	£-7,514,014	£-7,514,014	£-7,706,661	£-7,835,092
35% SR : 35% THLR : 30% SO	50%	£-8,054,447	£-8,345,407	£-8,396,215	£-8,396,215	£-8,586,744	£-8,713,764

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,623,707	£982,861	£930,111	£930,111	£732,298	£600,423
35% SR : 35% THLR : 30% SO	10%	£295,463	£-273,634	£-326,009	£-326,009	£-522,418	£-653,357
35% SR : 35% THLR : 30% SO	20%	£-1,008,504	£-1,506,271	£-1,558,183	£-1,558,183	£-1,752,855	£-1,882,636
35% SR : 35% THLR : 30% SO	25%	£-1,651,385	£-2,113,641	£-2,165,289	£-2,165,289	£-2,358,968	£-2,488,087
35% SR : 35% THLR : 30% SO	30%	£-2,288,196	£-2,715,049	£-2,766,408	£-2,766,408	£-2,959,011	£-3,087,412
35% SR : 35% THLR : 30% SO	35%	£-2,918,938	£-3,310,490	£-3,361,542	£-3,361,542	£-3,552,984	£-3,680,612
35% SR : 35% THLR : 30% SO	43%	£-3,853,673	£-4,195,106	£-4,246,479	£-4,246,479	£-4,439,125	£-4,567,557
35% SR : 35% THLR : 30% SO	50%	£-4,786,912	£-5,077,872	£-5,128,680	£-5,128,680	£-5,319,208	£-5,446,229

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,772,358	£3,131,512	£3,078,762	£3,078,762	£2,880,949	£2,749,074
35% SR : 35% THLR : 30% SO	10%	£2,444,114	£1,875,017	£1,822,642	£1,822,642	£1,626,233	£1,495,294
35% SR : 35% THLR : 30% SO	20%	£1,140,147	£642,381	£590,468	£590,468	£395,796	£266,015
35% SR : 35% THLR : 30% SO	25%	£497,266	£35,010	£-16,638	£-16,638	£-10,317	£-339,436
35% SR : 35% THLR : 30% SO	30%	£-139,545	£-566,397	£-617,757	£-617,757	£-810,360	£-935,761
35% SR : 35% THLR : 30% SO	35%	£-770,287	£-1,161,839	£-1,212,981	£-1,212,981	£-1,404,333	£-1,531,961
35% SR : 35% THLR : 30% SO	43%	£-1,705,021	£-2,046,455	£-2,097,828	£-2,097,828	£-2,290,474	£-2,418,906
35% SR : 35% THLR : 30% SO	50%	£-2,638,261	£-2,929,221	£-2,980,028	£-2,980,028	£-3,170,557	£-3,297,578

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,669,274	£4,028,428	£3,975,678	£3,975,678	£3,777,865	£3,645,990
35% SR : 35% THLR : 30% SO	10%	£3,341,030	£2,771,933	£2,719,557	£2,719,557	£2,523,148	£2,392,210
35% SR : 35% THLR : 30% SO	20%	£2,037,063	£1,539,296	£1,487,384	£1,487,384	£1,292,712	£1,162,930
35% SR : 35% THLR : 30% SO	25%	£1,394,182	£931,825	£880,277	£880,277	£686,599	£557,480
35% SR : 35% THLR : 30% SO	30%	£757,371	£330,618	£279,158	£279,158	£86,556	£-141,845
35% SR : 35% THLR : 30% SO	35%	£126,629	£-264,923	£-315,975	£-315,975	£-507,417	£-635,046
35% SR : 35% THLR : 30% SO	43%	£-808,106	£-1,149,540	£-1,200,912	£-1,200,912	£-1,393,559	£-1,521,980
35% SR : 35% THLR : 30% SO	50%	£-1,741,346	£-2,032,305	£-2,083,113	£-2,083,113	£-2,273,642	£-2,400,662

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,527,850	£2,923,588	£2,870,839	£2,870,839	£2,673,025	£2,541,150
35% SR : 35% THLR : 30% SO	10%	£2,406,926	£1,870,847	£1,818,471	£1,818,471	£1,622,062	£1,491,124
35% SR : 35% THLR : 30% SO	20%	£1,310,277	£841,964	£790,052	£790,052	£595,379	£465,598
35% SR : 35% THLR : 30% SO	25%	£771,057	£336,470	£284,822	£284,822	£91,143	£38,597
35% SR : 35% THLR : 30% SO	30%	£237,905	£165,727	£217,928	£217,928	£413,680	£544,182
35% SR : 35% THLR : 30% SO	35%	£293,907	£667,365	£719,251	£719,251	£913,825	£1,043,540
35% SR : 35% THLR : 30% SO	43%	£1,085,897	£1,408,455	£1,459,828	£1,459,828	£1,652,474	£1,780,906
35% SR : 35% THLR : 30% SO	50%	£1,864,008	£2,135,905	£2,186,713	£2,186,713	£2,377,243	£2,504,263

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,770,916	£4,375,179	£4,427,928	£4,427,928	£4,625,742	£4,757,617
35% SR : 35% THLR : 30% SO	10%	£4,891,841	£5,427,920	£5,480,295	£5,480,295	£5,678,705	£5,807,643
35% SR : 35% THLR : 30% SO	20%	£5,988,490	£6,456,803	£6,508,715	£6,508,715	£6,703,388	£6,833,169
35% SR : 35% THLR : 30% SO	25%	£6,527,710	£6,962,297	£7,013,945	£7,013,945	£7,207,624	£7,337,364
35% SR : 35% THLR : 30% SO	30%	£7,060,862	£7,464,494	£7,516,695	£7,516,695	£7,712,447	£7,842,949
35% SR : 35% THLR : 30% SO	35%	£7,592,674	£7,966,132	£8,018,018	£8,018,018	£8,212,592	£8,342,307
35% SR : 35% THLR : 30% SO	43%	£8,384,663	£8,707,222	£8,758,595	£8,758,595	£8,951,241	£9,079,673
35% SR : 35% THLR : 30% SO	50%	£9,162,775	£9,434,672	£9,485,480	£9,485,480	£9,676,010	£9,803,030

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£503,381	£1,107,643	£1,160,393	£1,160,393	£1,358,207	£1,490,082
35% SR : 35% THLR : 30% SO	10%	£1,624,306	£2,160,385	£2,212,760	£2,212,760	£2,409,169	£2,540,108
35% SR : 35% THLR : 30% SO	20%	£2,720,955	£3,189,288	£3,241,180	£3,241,180	£3,435,853	£3,566,834
35% SR : 35% THLR : 30% SO	25%	£3,260,175	£3,694,762	£3,746,410	£3,746,410	£3,940,089	£4,069,829
35% SR : 35% THLR : 30% SO	30%	£3,793,327	£4,196,959	£4,248,160	£4,248,160	£4,444,912	£4,575,414
35% SR : 35% THLR : 30% SO	35%	£4,325,139	£4,698,597	£4,750,483	£4,750,483	£4,945,056	£5,074,772
35% SR : 35% THLR : 30% SO	43%	£5,117,128	£5,439,687	£5,491,059	£5,491,059	£5,683,706	£5,812,138
35% SR : 35% THLR : 30% SO	50%	£5,896,239	£6,167,137	£6,217,945	£6,217,945	£6,408,475	£6,535,495

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,645,270	£1,041,008	£988,258	£988,258	£790,444	£658,569
35% SR : 35% THLR : 30% SO	10%	£524,345	£1,174	£64,109	£64,109	£260,518	£391,457
35% SR : 35% THLR : 30% SO	20%	£572,304	£1,040,617	£1,092,529	£1,092,529	£1,287,201	£1,416,983
35% SR : 35% THLR : 30% SO	25%	£1,111,524	£1,546,111	£1,597,759	£1,597,759	£1,791,438	£1,921,176
35% SR : 35% THLR : 30% SO	30%	£1,644,676	£2,048,308	£2,100,509	£2,100,509	£2,296,260	£2,426,762
35% SR : 35% THLR : 30% SO	35%	£2,176,489	£2,549,946	£2,601,832	£2,601,832	£2,796,405	£2,926,121
35% SR : 35% THLR : 30% SO	43%	£2,968,477	£3,291,036	£3,342,408	£3,342,408	£3,536,055	£3,663,486
35% SR : 35% THLR : 30% SO	50%	£3,746,588	£4,018,486	£4,069,294	£4,069,294	£4,259,823	£4,386,844

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,542,185	£1,937,923	£1,885,174	£1,885,174	£1,687,360	£1,555,485
35% SR : 35% THLR : 30% SO	10%	£1,421,261	£895,182	£832,806	£832,806	£636,397	£505,459
35% SR : 35% THLR : 30% SO	20%	£324,612	£143,701	£198,613	£198,613	£390,286	£320,067
35% SR : 35% THLR : 30% SO	25%	£214,608	£649,195	£700,843	£700,843	£894,522	£1,024,262
35% SR : 35% THLR : 30% SO	30%	£747,760	£1,151,392	£1,203,593	£1,203,593	£1,399,345	£1,529,847
35% SR : 35% THLR : 30% SO	35%	£1,279,572	£1,653,030	£1,704,916	£1,704,916	£1,899,490	£2,029,205
35% SR : 35% THLR : 30% SO	43%	£2,071,562	£2,394,120	£2,445,493	£2,445,493	£2,638,139	£2,766,571
35% SR : 35% THLR : 30% SO	50%	£2,849,673	£3,121,570	£3,172,378	£3,172,378	£3,362,908	£3,489,928

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,072,997	£6,546,629	£6,493,879	£6,493,879	£6,296,066	£6,164,191
35% SR : 35% THLR : 30% SO	10%	£5,606,549	£5,140,419	£5,088,043	£5,088,043	£4,891,635	£4,760,695
35% SR : 35% THLR : 30% SO	20%	£4,164,374	£3,758,067	£3,706,155	£3,706,155	£3,511,482	£3,381,701
35% SR : 35% THLR : 30% SO	25%	£3,452,392	£3,075,838	£3,024,190	£3,024,190	£2,830,512	£2,701,393
35% SR : 35% THLR : 30% SO	30%	£2,746,477	£2,399,574	£2,348,213	£2,348,213	£2,155,611	£2,027,209
35% SR : 35% THLR : 30% SO	35%	£2,046,632	£1,729,274	£1,678,223	£1,678,223	£1,486,779	£1,359,151
35% SR : 35% THLR : 30% SO	43%	£1,008,243	£735,008	£684,462	£684,462	£494,915	£368,551
35% SR : 35% THLR : 30% SO	50%	£-16,760	£-249,859	£-300,667	£-300,667	£-491,197	£-618,216

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-225,770	£-752,138	£-804,888	£-804,888	£-1,002,701	£-1,134,576
35% SR : 35% THLR : 30% SO	10%	£-1,692,218	£-2,158,348	£-2,210,724	£-2,210,724	£-2,407,132	£-2,538,072
35% SR : 35% THLR : 30% SO	20%	£-3,134,393	£-3,540,700	£-3,592,612	£-3,592,612	£-3,787,285	£-3,917,066
35% SR : 35% THLR : 30% SO	25%	£-3,846,375	£-4,222,929	£-4,274,577	£-4,274,577	£-4,468,255	£-4,597,374
35% SR : 35% THLR : 30% SO	30%	£-4,552,290	£-4,899,193	£-4,950,554	£-4,950,554	£-5,143,156	£-5,271,558
35% SR : 35% THLR : 30% SO	35%	£-5,252,135	£-5,569,493	£-5,620,544	£-5,620,544	£-5,811,988	£-5,939,616
35% SR : 35% THLR : 30% SO	43%	£-6,290,524	£-6,563,759	£-6,614,305	£-6,614,305	£-6,803,852	£-6,930,216
35% SR : 35% THLR : 30% SO	50%	£-7,315,527	£-7,548,626	£-7,599,434	£-7,599,434	£-7,789,964	£-7,916,983

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,041,766	£2,515,397	£2,462,648	£2,462,648	£2,264,834	£2,132,959
35% SR : 35% THLR : 30% SO	10%	£1,575,317	£1,109,187	£1,056,811	£1,056,811	£860,403	£729,463
35% SR : 35% THLR : 30% SO	20%	£133,142	£-273,165	£-325,077	£-325,077	£-519,750	£-649,531
35% SR : 35% THLR : 30% SO	25%	£-578,840	£-955,394	£-1,007,042	£-1,007,042	£-1,200,720	£-1,329,839
35% SR : 35% THLR : 30% SO	30%	£-1,284,755	£-1,631,658	£-1,683,019	£-1,683,019	£-1,875,621	£-2,004,023
35% SR : 35% THLR : 30% SO	35%	£-1,984,600	£-2,301,958	£-2,353,009	£-2,353,009	£-2,544,452	£-2,672,081
35% SR : 35% THLR : 30% SO	43%	£-3,022,989	£-3,296,224	£-3,346,770	£-3,346,770	£-3,536,317	£-3,662,681
35% SR : 35% THLR : 30% SO	50%	£-4,047,992	£-4,281,091	£-4,331,899	£-4,331,899	£-4,522,429	£-4,649,448

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,190,417	£4,664,048	£4,611,299	£4,611,299	£4,413,485	£4,281,610
35% SR : 35% THLR : 30% SO	10%	£3,723,968	£3,257,838	£3,205,462	£3,205,462	£3,009,054	£2,878,114
35% SR : 35% THLR : 30% SO	20%	£2,281,794	£1,875,486	£1,823,574	£1,823,574	£1,628,901	£1,499,120
35% SR : 35% THLR : 30% SO	25%	£1,569,811	£1,193,257	£1,141,610	£1,141,610	£947,931	£816,812
35% SR : 35% THLR : 30% SO	30%	£863,896	£516,993	£465,632	£465,632	£273,030	£144,629
35% SR : 35% THLR : 30% SO	35%	£164,051	£-153,307	£-204,358	£-204,358	£-395,801	£-523,429
35% SR : 35% THLR : 30% SO	43%	£-874,338	£-1,147,573	£-1,198,119	£-1,198,119	£-1,387,666	£-1,514,030
35% SR : 35% THLR : 30% SO	50%	£-1,599,341	£-2,132,440	£-2,183,248	£-2,183,248	£-2,373,778	£-2,500,797

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,087,332	£5,560,964	£5,508,214	£5,508,214	£5,310,401	£5,178,526
35% SR : 35% THLR : 30% SO	10%	£4,620,884	£4,154,754	£4,102,378	£4,102,378	£3,905,970	£3,775,030
35% SR : 35% THLR : 30% SO	20%	£3,178,709	£2,772,402	£2,720,490	£2,720,490	£2,525,817	£2,396,036
35% SR : 35% THLR : 30% SO	25%	£2,466,727	£2,090,173	£2,038,525	£2,038,525	£1,844,847	£1,715,728
35% SR : 35% THLR : 30% SO	30%	£1,760,812	£1,413,909	£1,362,548	£1,362,548	£1,169,946	£1,041,544
35% SR : 35% THLR : 30% SO	35%	£1,060,967	£743,609	£692,558	£692,558	£501,114	£373,486
35% SR : 35% THLR : 30% SO	43%	£22,578	£-250,657	£-301,203	£-301,203	£-490,750	£-617,114
35% SR : 35% THLR : 30% SO	50%	£-1,002,425	£-1,235,524	£-1,286,332	£-1,286,332	£-1,476,862	£-1,603,881

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,527,850	£3,062,455	£3,009,705	£3,009,705	£2,811,892	£2,680,017
35% SR : 35% THLR : 30% SO	10%	£2,406,926	£1,995,827	£1,943,451	£1,943,451	£1,747,042	£1,616,103
35% SR : 35% THLR : 30% SO	20%	£1,310,277	£953,058	£901,145	£901,145	£706,473	£576,692
35% SR : 35% THLR : 30% SO	25%	£771,057	£440,620	£388,972	£388,972	£195,293	£66,174
35% SR : 35% THLR : 30% SO	30%	£237,905	£-66,931	£-119,131	£-119,131	£-314,884	£-445,385
35% SR : 35% THLR : 30% SO	35%	£-293,907	£-575,626	£-627,512	£-627,512	£-822,086	£-951,800
35% SR : 35% THLR : 30% SO	43%	£-1,085,897	£-1,327,301	£-1,378,673	£-1,378,673	£-1,571,320	£-1,699,751
35% SR : 35% THLR : 30% SO	50%	£-1,864,008	£-2,065,336	£-2,116,144	£-2,116,144	£-2,306,674	£-2,433,693

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-3,770,916	£-4,236,312	£-4,289,062	£-4,289,062	£-4,486,875	£-4,618,750
35% SR : 35% THLR : 30% SO	10%	£-4,891,841	£-5,302,940	£-5,355,316	£-5,355,316	£-5,551,725	£-5,682,664
35% SR : 35% THLR : 30% SO	20%	£-5,988,490	£-6,345,709	£-6,397,622	£-6,397,622	£-6,592,294	£-6,722,075
35% SR : 35% THLR : 30% SO	25%	£-6,527,710	£-6,858,147	£-6,909,795	£-6,909,795	£-7,103,474	£-7,232,593
35% SR : 35% THLR : 30% SO	30%	£-7,060,862	£-7,365,698	£-7,417,898	£-7,417,898	£-7,613,651	£-7,744,152
35% SR : 35% THLR : 30% SO	35%	£-7,592,674	£-7,874,393	£-7,926,279	£-7,926,279	£-8,120,853	£-8,250,567
35% SR : 35% THLR : 30% SO	43%	£-8,384,663	£-8,626,067	£-8,677,440	£-8,677,440	£-8,870,087	£-8,998,518
35% SR : 35% THLR : 30% SO	50%	£-9,162,775	£-9,364,103	£-9,414,911	£-9,414,911	£-9,605,441	£-9,732,460

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-503,381	£-668,777	£-1,021,527	£-1,021,527	£-1,219,340	£-1,351,215
35% SR : 35% THLR : 30% SO	10%	£-1,624,306	£-2,035,405	£-2,087,781	£-2,087,781	£-2,284,190	£-2,415,128
35% SR : 35% THLR : 30% SO	20%	£-2,720,955	£-3,078,174	£-3,130,087	£-3,130,087	£-3,324,759	£-3,454,540
35% SR : 35% THLR : 30% SO	25%	£-3,260,175	£-3,590,612	£-3,642,260	£-3,642,260	£-3,835,399	£-3,965,058
35% SR : 35% THLR : 30% SO	30%	£-3,793,327	£-4,098,163	£-4,150,363	£-4,150,363	£-4,346,116	£-4,476,617
35% SR : 35% THLR : 30% SO	35%	£-4,325,139	£-4,606,858	£-4,658,744	£-4,658,744	£-4,853,317	£-4,983,032
35% SR : 35% THLR : 30% SO	43%	£-5,117,128	£-5,358,532	£-5,409,905	£-5,409,905	£-5,602,552	£-5,730,983
35% SR : 35% THLR : 30% SO	50%	£-5,896,239	£-6,096,568	£-6,147,376	£-6,147,376	£-6,337,906	£-6,464,925

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,645,270	£1,179,874	£1,127,124	£1,127,124	£929,311	£797,436
35% SR : 35% THLR : 30% SO	10%	£524,345	£113,247	£60,870	£60,870	£-135,539	£-266,477
35% SR : 35% THLR : 30% SO	20%	£-572,304	£-929,523	£-981,436	£-981,436	£-1,176,108	£-1,305,889
35% SR : 35% THLR : 30% SO	25%	£-1,111,524	£-1,441,961	£-1,493,609	£-1,493,609	£-1,687,288	£-1,816,406
35% SR : 35% THLR : 30% SO	30%	£-1,644,676	£-1,949,512	£-2,001,712	£-2,001,712	£-2,197,465	£-2,327,966
35% SR : 35% THLR : 30% SO	35%	£-2,176,489	£-2,458,207	£-2,510,093	£-2,510,093	£-2,704,666	£-2,834,381
35% SR : 35% THLR : 30% SO	43%	£-2,968,477	£-3,209,881	£-3,261,254	£-3,261,254	£-3,453,900	£-3,582,332
35% SR : 35% THLR : 30% SO	50%	£-3,746,588	£-3,947,917	£-3,998,725	£-3,998,725	£-4,189,255	£-4,316,274

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,542,185	£2,076,790	£2,024,040	£2,024,040	£1,826,227	£1,694,352
35% SR : 35% THLR : 30% SO	10%	£1,421,261	£1,010,162	£957,786	£957,786	£761,377	£630,438
35% SR : 35% THLR : 30% SO	20%	£324,612	£-32,807	£-84,520	£-84,520	£-279,192	£-408,973
35% SR : 35% THLR : 30% SO	25%	£-214,608	£-545,045	£-596,693	£-596,693	£-790,372	£-919,491
35% SR : 35% THLR : 30% SO	30%	£-747,760	£-1,052,596	£-1,104,796	£-1,104,796	£-1,300,549	£-1,431,050
35% SR : 35% THLR : 30% SO	35%	£-1,279,572	£-1,561,291	£-1,613,177	£-1,613,177	£-1,807,751	£-1,937,465
35% SR : 35% THLR : 30% SO	43%	£-2,071,562	£-2,312,966	£-2,364,338	£-2,364,338	£-2,556,985	£-2,685,416
35% SR : 35% THLR : 30% SO	50%	£-2,849,673	£-3,051,001	£-3,101,809	£-3,101,809	£-3,292,339	£-3,419,358

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£691,733	£275,116	£222,366	£222,366	£24,553	£109,078
35% SR : 35% THLR : 30% SO	10%	-£156,230	-£529,292	-£582,524	-£582,524	-£782,146	-£915,226
35% SR : 35% THLR : 30% SO	20%	-£990,833	-£1,313,950	-£1,366,712	-£1,366,712	-£1,564,568	-£1,696,471
35% SR : 35% THLR : 30% SO	25%	-£1,398,883	-£1,697,186	-£1,749,679	-£1,749,679	-£1,946,525	-£2,077,756
35% SR : 35% THLR : 30% SO	30%	-£1,800,763	-£2,074,360	-£2,126,560	-£2,126,560	-£2,322,313	-£2,452,814
35% SR : 35% THLR : 30% SO	35%	-£2,196,476	-£2,445,472	-£2,497,358	-£2,497,358	-£2,691,931	-£2,821,647
35% SR : 35% THLR : 30% SO	43%	-£2,778,479	-£2,990,773	-£3,042,145	-£3,042,145	-£3,234,792	-£3,363,223
35% SR : 35% THLR : 30% SO	50%	-£3,346,605	-£3,522,434	-£3,573,242	-£3,573,242	-£3,763,771	-£3,890,792

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£6,607,034	-£7,023,651	-£7,076,401	-£7,076,401	-£7,274,214	-£7,407,845
35% SR : 35% THLR : 30% SO	10%	-£7,454,997	-£7,828,059	-£7,881,291	-£7,881,291	-£8,080,912	-£8,213,993
35% SR : 35% THLR : 30% SO	20%	-£8,289,600	-£8,612,717	-£8,665,479	-£8,665,479	-£8,863,335	-£8,995,238
35% SR : 35% THLR : 30% SO	25%	-£8,697,650	-£8,995,953	-£9,048,445	-£9,048,445	-£9,245,292	-£9,376,523
35% SR : 35% THLR : 30% SO	30%	-£9,099,530	-£9,373,127	-£9,425,327	-£9,425,327	-£9,621,080	-£9,751,581
35% SR : 35% THLR : 30% SO	35%	-£9,495,243	-£9,744,239	-£9,796,125	-£9,796,125	-£9,990,698	-£10,120,414
35% SR : 35% THLR : 30% SO	43%	-£10,077,246	-£10,289,540	-£10,340,912	-£10,340,912	-£10,533,559	-£10,661,990
35% SR : 35% THLR : 30% SO	50%	-£10,645,372	-£10,821,201	-£10,872,008	-£10,872,008	-£11,062,538	-£11,189,559

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£3,339,499	-£3,758,116	-£3,808,866	-£3,808,866	-£4,006,679	-£4,140,310
35% SR : 35% THLR : 30% SO	10%	-£4,187,461	-£4,560,523	-£4,613,756	-£4,613,756	-£4,813,377	-£4,946,458
35% SR : 35% THLR : 30% SO	20%	-£5,022,064	-£5,345,182	-£5,397,944	-£5,397,944	-£5,595,799	-£5,727,703
35% SR : 35% THLR : 30% SO	25%	-£5,430,115	-£5,728,418	-£5,780,910	-£5,780,910	-£5,977,757	-£6,108,987
35% SR : 35% THLR : 30% SO	30%	-£5,831,995	-£6,105,592	-£6,157,792	-£6,157,792	-£6,353,545	-£6,484,046
35% SR : 35% THLR : 30% SO	35%	-£6,227,708	-£6,476,704	-£6,528,590	-£6,528,590	-£6,723,163	-£6,852,879
35% SR : 35% THLR : 30% SO	43%	-£6,809,711	-£7,022,005	-£7,073,377	-£7,073,377	-£7,266,024	-£7,394,455
35% SR : 35% THLR : 30% SO	50%	-£7,377,837	-£7,553,665	-£7,604,473	-£7,604,473	-£7,795,003	-£7,922,024

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,190,848	-£1,607,465	-£1,660,215	-£1,660,215	-£1,858,027	-£1,991,659
35% SR : 35% THLR : 30% SO	10%	-£2,038,810	-£2,411,872	-£2,465,105	-£2,465,105	-£2,664,726	-£2,797,807
35% SR : 35% THLR : 30% SO	20%	-£2,873,413	-£3,196,531	-£3,249,293	-£3,249,293	-£3,447,148	-£3,579,052
35% SR : 35% THLR : 30% SO	25%	-£3,281,463	-£3,579,767	-£3,632,259	-£3,632,259	-£3,829,106	-£3,960,336
35% SR : 35% THLR : 30% SO	30%	-£3,683,344	-£3,956,941	-£4,009,141	-£4,009,141	-£4,204,894	-£4,335,395
35% SR : 35% THLR : 30% SO	35%	-£4,079,057	-£4,328,063	-£4,379,938	-£4,379,938	-£4,574,512	-£4,704,228
35% SR : 35% THLR : 30% SO	43%	-£4,661,060	-£4,873,353	-£4,924,726	-£4,924,726	-£5,117,373	-£5,245,804
35% SR : 35% THLR : 30% SO	50%	-£5,229,186	-£5,405,014	-£5,455,822	-£5,455,822	-£5,646,352	-£5,773,372

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£293,932	-£710,549	-£763,299	-£763,299	-£961,112	-£1,094,743
35% SR : 35% THLR : 30% SO	10%	-£1,141,895	-£1,514,957	-£1,568,189	-£1,568,189	-£1,767,811	-£1,900,891
35% SR : 35% THLR : 30% SO	20%	-£1,976,498	-£2,299,615	-£2,352,377	-£2,352,377	-£2,550,233	-£2,682,136
35% SR : 35% THLR : 30% SO	25%	-£2,384,548	-£2,682,851	-£2,735,344	-£2,735,344	-£2,932,190	-£3,063,421
35% SR : 35% THLR : 30% SO	30%	-£2,786,428	-£3,060,025	-£3,112,225	-£3,112,225	-£3,307,978	-£3,438,479
35% SR : 35% THLR : 30% SO	35%	-£3,182,141	-£3,431,137	-£3,483,023	-£3,483,023	-£3,677,596	-£3,807,312
35% SR : 35% THLR : 30% SO	43%	-£3,764,144	-£3,976,438	-£4,027,810	-£4,027,810	-£4,220,457	-£4,348,888
35% SR : 35% THLR : 30% SO	50%	-£4,332,270	-£4,508,099	-£4,558,907	-£4,558,907	-£4,749,436	-£4,876,457

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£33,856,080	£31,021,476	£30,920,580	£30,920,580	£30,542,224	£30,289,987
35% SR : 35% THLR : 30% SO	10%	£29,049,471	£26,488,967	£26,388,788	£26,388,788	£26,013,117	£25,762,670
35% SR : 35% THLR : 30% SO	20%	£24,272,231	£22,002,174	£21,902,882	£21,902,882	£21,530,533	£21,282,300
35% SR : 35% THLR : 30% SO	25%	£21,896,001	£19,775,922	£19,677,135	£19,677,135	£19,306,687	£19,059,722
35% SR : 35% THLR : 30% SO	30%	£19,531,399	£17,561,098	£17,462,861	£17,462,861	£17,094,472	£16,848,879
35% SR : 35% THLR : 30% SO	35%	£17,178,426	£15,357,704	£15,260,058	£15,260,058	£14,893,888	£14,649,772
35% SR : 35% THLR : 30% SO	43%	£13,670,773	£12,074,042	£11,977,363	£11,977,363	£11,614,818	£11,373,121
35% SR : 35% THLR : 30% SO	50%	£10,189,284	£8,816,096	£8,720,480	£8,720,480	£8,361,918	£8,122,878

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,441,495	£4,606,891	£4,505,995	£4,505,995	£4,127,639	£3,875,402
35% SR : 35% THLR : 30% SO	10%	£2,634,886	£74,382	£-25,797	£-25,797	£-401,468	£-651,915
35% SR : 35% THLR : 30% SO	20%	£-2,142,354	£-4,412,411	£-4,511,703	£-4,511,703	£-4,884,052	£-5,132,285
35% SR : 35% THLR : 30% SO	25%	£-4,518,584	£-6,638,663	£-6,737,450	£-6,737,450	£-7,107,898	£-7,354,864
35% SR : 35% THLR : 30% SO	30%	£-6,883,186	£-8,853,487	£-8,951,724	£-8,951,724	£-9,320,113	£-9,565,706
35% SR : 35% THLR : 30% SO	35%	£-9,236,159	£-11,056,881	£-11,154,527	£-11,154,527	£-11,520,698	£-11,764,813
35% SR : 35% THLR : 30% SO	43%	£-12,743,812	£-14,340,543	£-14,437,222	£-14,437,222	£-14,799,767	£-15,041,464
35% SR : 35% THLR : 30% SO	50%	£-16,225,301	£-17,598,489	£-17,694,106	£-17,694,106	£-18,052,667	£-18,291,707

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,266,860	£16,432,256	£16,331,360	£16,331,360	£15,953,004	£15,700,767
35% SR : 35% THLR : 30% SO	10%	£14,460,251	£11,899,747	£11,799,568	£11,799,568	£11,423,897	£11,173,450
35% SR : 35% THLR : 30% SO	20%	£9,683,011	£7,412,954	£7,313,662	£7,313,662	£6,941,313	£6,693,080
35% SR : 35% THLR : 30% SO	25%	£7,306,781	£5,186,702	£5,087,915	£5,087,915	£4,717,467	£4,470,501
35% SR : 35% THLR : 30% SO	30%	£4,942,179	£2,971,878	£2,873,641	£2,873,641	£2,505,252	£2,259,659
35% SR : 35% THLR : 30% SO	35%	£2,589,206	£768,484	£670,838	£670,838	£304,667	£60,552
35% SR : 35% THLR : 30% SO	43%	£-918,447	£-2,515,178	£-2,611,857	£-2,611,857	£-2,974,402	£-3,218,099
35% SR : 35% THLR : 30% SO	50%	£-4,399,936	£-5,773,124	£-5,868,741	£-5,868,741	£-6,227,302	£-6,466,342

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£27,042,930	£24,208,326	£24,107,431	£24,107,431	£23,729,075	£23,476,838
35% SR : 35% THLR : 30% SO	10%	£22,236,322	£19,675,818	£19,575,639	£19,575,639	£19,199,968	£18,949,521
35% SR : 35% THLR : 30% SO	20%	£17,459,082	£15,189,025	£15,089,732	£15,089,732	£14,717,384	£14,469,151
35% SR : 35% THLR : 30% SO	25%	£15,082,851	£12,962,773	£12,863,986	£12,863,986	£12,493,538	£12,246,572
35% SR : 35% THLR : 30% SO	30%	£12,718,249	£10,747,949	£10,649,712	£10,649,712	£10,281,322	£10,035,730
35% SR : 35% THLR : 30% SO	35%	£10,365,277	£8,544,555	£8,446,909	£8,446,909	£8,080,738	£7,836,623
35% SR : 35% THLR : 30% SO	43%	£6,857,623	£5,260,892	£5,164,214	£5,164,214	£4,801,669	£4,559,971
35% SR : 35% THLR : 30% SO	50%	£3,376,135	£2,002,947	£1,907,330	£1,907,330	£1,548,769	£1,309,728

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£30,288,911	£27,454,307	£27,353,412	£27,353,412	£26,975,056	£26,722,819
35% SR : 35% THLR : 30% SO	10%	£25,482,302	£22,921,798	£22,821,619	£22,821,619	£22,445,948	£22,195,501
35% SR : 35% THLR : 30% SO	20%	£20,705,063	£18,435,005	£18,335,713	£18,335,713	£17,963,364	£17,715,132
35% SR : 35% THLR : 30% SO	25%	£18,328,832	£16,208,754	£16,109,967	£16,109,967	£15,739,519	£15,492,553
35% SR : 35% THLR : 30% SO	30%	£15,964,230	£13,993,930	£13,895,693	£13,895,693	£13,527,303	£13,281,710
35% SR : 35% THLR : 30% SO	35%	£13,611,257	£11,790,536	£11,692,890	£11,692,890	£11,326,719	£11,082,604
35% SR : 35% THLR : 30% SO	43%	£10,103,604	£8,506,873	£8,410,195	£8,410,195	£8,047,650	£7,805,952
35% SR : 35% THLR : 30% SO	50%	£6,622,115	£5,248,928	£5,153,311	£5,153,311	£4,794,750	£4,555,709

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,952,124	£15,354,330	£15,253,435	£15,253,435	£14,875,079	£14,622,841
35% SR : 35% THLR : 30% SO	10%	£14,712,392	£12,388,535	£12,288,357	£12,288,357	£11,912,686	£11,662,239
35% SR : 35% THLR : 30% SO	20%	£11,519,174	£9,468,458	£9,369,165	£9,369,165	£8,991,336	£8,739,043
35% SR : 35% THLR : 30% SO	25%	£9,940,010	£8,013,665	£7,913,263	£7,913,263	£7,536,752	£7,285,752
35% SR : 35% THLR : 30% SO	30%	£8,372,475	£6,568,260	£6,468,416	£6,468,416	£6,094,001	£5,844,391
35% SR : 35% THLR : 30% SO	35%	£6,801,673	£5,134,474	£5,035,232	£5,035,232	£4,663,071	£4,414,965
35% SR : 35% THLR : 30% SO	43%	£4,466,274	£3,005,584	£2,907,324	£2,907,324	£2,538,848	£2,293,199
35% SR : 35% THLR : 30% SO	50%	£2,157,479	£902,838	£805,657	£805,657	£441,232	£198,281

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£8,462,461	-£11,060,295	-£11,161,151	-£11,161,151	-£11,539,506	-£11,791,744
35% SR : 35% THLR : 30% SO	10%	-£11,702,193	-£14,028,050	-£14,126,228	-£14,126,228	-£14,501,899	-£14,752,346
35% SR : 35% THLR : 30% SO	20%	-£14,895,411	-£16,946,128	-£17,045,420	-£17,045,420	-£17,423,249	-£17,675,542
35% SR : 35% THLR : 30% SO	25%	-£16,474,575	-£18,400,920	-£18,501,322	-£18,501,322	-£18,877,829	-£19,128,834
35% SR : 35% THLR : 30% SO	30%	-£18,042,110	-£19,846,325	-£19,946,169	-£19,946,169	-£20,320,584	-£20,570,194
35% SR : 35% THLR : 30% SO	35%	-£19,612,912	-£21,280,111	-£21,379,353	-£21,379,353	-£21,751,514	-£21,999,620
35% SR : 35% THLR : 30% SO	43%	-£21,948,311	-£23,409,001	-£23,507,262	-£23,507,262	-£23,875,737	-£24,121,387
35% SR : 35% THLR : 30% SO	50%	-£24,257,107	-£25,511,747	-£25,608,928	-£25,608,928	-£25,973,353	-£26,216,304

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,362,904	£765,110	£664,215	£664,215	£285,859	£33,621
35% SR : 35% THLR : 30% SO	10%	£123,172	-£2,200,685	-£2,300,863	-£2,300,863	-£2,676,534	-£2,926,981
35% SR : 35% THLR : 30% SO	20%	-£3,070,046	-£5,120,763	-£5,220,055	-£5,220,055	-£5,597,884	-£5,850,177
35% SR : 35% THLR : 30% SO	25%	-£4,649,210	-£6,575,555	-£6,675,957	-£6,675,957	-£7,052,464	-£7,303,468
35% SR : 35% THLR : 30% SO	30%	-£6,216,745	-£8,020,960	-£8,120,804	-£8,120,804	-£8,495,219	-£8,744,829
35% SR : 35% THLR : 30% SO	35%	-£7,787,547	-£9,454,746	-£9,553,988	-£9,553,988	-£9,926,149	-£10,174,255
35% SR : 35% THLR : 30% SO	43%	-£10,122,946	-£11,583,636	-£11,681,897	-£11,681,897	-£12,050,372	-£12,296,022
35% SR : 35% THLR : 30% SO	50%	-£12,431,742	-£13,686,382	-£13,783,563	-£13,783,563	-£14,147,988	-£14,390,939

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,138,975	£8,541,181	£8,440,285	£8,440,285	£8,061,930	£7,809,692
35% SR : 35% THLR : 30% SO	10%	£7,899,242	£5,575,386	£5,475,208	£5,475,208	£5,099,537	£4,849,090
35% SR : 35% THLR : 30% SO	20%	£4,706,025	£2,655,308	£2,556,016	£2,556,016	£2,178,187	£1,925,894
35% SR : 35% THLR : 30% SO	25%	£3,126,860	£1,200,516	£1,100,114	£1,100,114	£723,607	£472,602
35% SR : 35% THLR : 30% SO	30%	£1,559,325	-£244,889	-£344,733	-£344,733	-£719,148	-£568,758
35% SR : 35% THLR : 30% SO	35%	-£11,476	-£1,678,675	-£1,777,918	-£1,777,918	-£2,150,078	-£2,398,185
35% SR : 35% THLR : 30% SO	43%	-£2,346,875	-£3,807,566	-£3,905,826	-£3,905,826	-£4,274,301	-£4,519,951
35% SR : 35% THLR : 30% SO	50%	-£4,655,671	-£5,910,312	-£6,007,492	-£6,007,492	-£6,371,918	-£6,614,868

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,384,955	£11,787,161	£11,686,266	£11,686,266	£11,307,911	£11,055,673
35% SR : 35% THLR : 30% SO	10%	£11,145,223	£8,821,367	£8,721,189	£8,721,189	£8,345,518	£8,095,071
35% SR : 35% THLR : 30% SO	20%	£7,952,006	£5,901,289	£5,801,996	£5,801,996	£5,424,167	£5,171,875
35% SR : 35% THLR : 30% SO	25%	£6,372,841	£4,446,497	£4,346,094	£4,346,094	£3,969,588	£3,718,583
35% SR : 35% THLR : 30% SO	30%	£4,805,306	£3,001,091	£2,901,248	£2,901,248	£2,526,832	£2,277,223
35% SR : 35% THLR : 30% SO	35%	£3,234,504	£1,567,306	£1,468,063	£1,468,063	£1,095,903	£847,796
35% SR : 35% THLR : 30% SO	43%	£899,105	-£561,585	-£659,845	-£659,845	-£1,028,320	-£1,273,970
35% SR : 35% THLR : 30% SO	50%	-£1,409,690	-£2,664,331	-£2,761,511	-£2,761,511	-£3,125,937	-£3,368,887

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,309,908	£8,806,617	£8,704,072	£8,704,072	£8,319,528	£8,063,165
35% SR : 35% THLR : 30% SO	10%	£8,714,985	£6,460,410	£6,358,592	£6,358,592	£5,976,778	£5,722,235
35% SR : 35% THLR : 30% SO	20%	£6,149,343	£4,160,683	£4,059,766	£4,059,766	£3,681,327	£3,429,036
35% SR : 35% THLR : 30% SO	25%	£4,884,258	£3,028,250	£2,927,847	£2,927,847	£2,551,340	£2,300,335
35% SR : 35% THLR : 30% SO	30%	£3,630,996	£1,907,436	£1,807,593	£1,807,593	£1,433,177	£1,183,568
35% SR : 35% THLR : 30% SO	35%	£2,389,557	£798,242	£699,000	£699,000	£326,840	£78,734
35% SR : 35% THLR : 30% SO	43%	£549,568	£857,559	£957,427	£957,427	£1,331,928	£1,581,596
35% SR : 35% THLR : 30% SO	50%	£1,284,489	£2,499,845	£2,598,615	£2,598,615	£2,969,000	£3,215,924

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,104,677	£17,607,968	£17,710,513	£17,710,513	£18,095,057	£18,351,420
35% SR : 35% THLR : 30% SO	10%	£17,699,600	£19,954,175	£20,055,993	£20,055,993	£20,437,807	£20,692,350
35% SR : 35% THLR : 30% SO	20%	£20,265,242	£22,253,902	£22,354,819	£22,354,819	£22,733,258	£22,985,549
35% SR : 35% THLR : 30% SO	25%	£21,530,327	£23,386,335	£23,486,738	£23,486,738	£23,863,245	£24,114,250
35% SR : 35% THLR : 30% SO	30%	£22,783,589	£24,507,149	£24,606,993	£24,606,993	£24,981,408	£25,231,017
35% SR : 35% THLR : 30% SO	35%	£24,025,028	£25,616,343	£25,715,585	£25,715,585	£26,087,745	£26,335,851
35% SR : 35% THLR : 30% SO	43%	£25,865,017	£27,272,145	£27,372,012	£27,372,012	£27,746,513	£27,996,181
35% SR : 35% THLR : 30% SO	50%	£27,699,074	£28,914,430	£29,013,200	£29,013,200	£29,383,585	£29,630,509

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,279,312	£5,782,603	£5,885,148	£5,885,148	£6,269,692	£6,526,055
35% SR : 35% THLR : 30% SO	10%	£5,874,235	£8,128,810	£8,230,628	£8,230,628	£8,612,442	£8,866,985
35% SR : 35% THLR : 30% SO	20%	£8,439,877	£10,428,537	£10,529,454	£10,529,454	£10,907,893	£11,160,184
35% SR : 35% THLR : 30% SO	25%	£9,704,962	£11,560,970	£11,661,373	£11,661,373	£12,037,880	£12,288,885
35% SR : 35% THLR : 30% SO	30%	£10,968,224	£12,681,784	£12,781,628	£12,781,628	£13,156,043	£13,405,652
35% SR : 35% THLR : 30% SO	35%	£12,199,663	£13,790,978	£13,890,220	£13,890,220	£14,262,380	£14,510,486
35% SR : 35% THLR : 30% SO	43%	£14,039,652	£15,446,780	£15,546,647	£15,546,647	£15,921,148	£16,170,816
35% SR : 35% THLR : 30% SO	50%	£15,873,709	£17,089,065	£17,187,835	£17,187,835	£17,568,220	£17,805,144

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,496,759	£1,993,467	£1,890,923	£1,890,923	£1,506,379	£1,250,015
35% SR : 35% THLR : 30% SO	10%	£1,901,835	£352,739	£454,557	£454,557	£896,372	£1,090,915
35% SR : 35% THLR : 30% SO	20%	£663,806	£2,652,466	£2,753,383	£2,753,383	£3,131,822	£3,384,114
35% SR : 35% THLR : 30% SO	25%	£1,928,891	£3,784,900	£3,885,302	£3,885,302	£4,261,809	£4,512,814
35% SR : 35% THLR : 30% SO	30%	£3,182,153	£4,905,713	£5,005,557	£5,005,557	£5,379,972	£5,629,582
35% SR : 35% THLR : 30% SO	35%	£4,423,592	£6,014,907	£6,114,149	£6,114,149	£6,486,310	£6,734,416
35% SR : 35% THLR : 30% SO	43%	£6,263,581	£7,670,709	£7,770,576	£7,770,576	£8,145,078	£8,394,745
35% SR : 35% THLR : 30% SO	50%	£8,097,638	£9,312,994	£9,411,764	£9,411,764	£9,782,150	£10,029,073

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,742,739	£5,239,448	£5,136,903	£5,136,903	£4,752,359	£4,495,996
35% SR : 35% THLR : 30% SO	10%	£5,147,816	£2,893,242	£2,791,424	£2,791,424	£2,409,609	£2,155,066
35% SR : 35% THLR : 30% SO	20%	£2,582,174	£593,614	£492,598	£492,598	£114,159	£138,133
35% SR : 35% THLR : 30% SO	25%	£1,317,090	£538,919	£639,321	£639,321	£1,015,828	£1,266,834
35% SR : 35% THLR : 30% SO	30%	£63,828	£1,659,732	£1,759,576	£1,759,576	£2,133,991	£2,383,601
35% SR : 35% THLR : 30% SO	35%	£1,177,611	£2,768,926	£2,868,169	£2,868,169	£3,240,329	£3,488,435
35% SR : 35% THLR : 30% SO	43%	£3,017,601	£4,424,728	£4,524,595	£4,524,595	£4,899,097	£5,148,764
35% SR : 35% THLR : 30% SO	50%	£4,851,657	£6,067,014	£6,165,783	£6,165,783	£6,536,169	£6,783,093

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,295,237	£13,967,302	£13,866,407	£13,866,407	£13,488,051	£13,235,814
35% SR : 35% THLR : 30% SO	10%	£12,319,855	£11,138,896	£11,038,717	£11,038,717	£10,663,046	£10,412,599
35% SR : 35% THLR : 30% SO	20%	£9,390,989	£8,348,685	£8,247,768	£8,247,768	£7,869,330	£7,617,038
35% SR : 35% THLR : 30% SO	25%	£7,936,313	£6,960,950	£6,860,548	£6,860,548	£6,484,040	£6,233,036
35% SR : 35% THLR : 30% SO	30%	£6,486,578	£5,584,835	£5,484,991	£5,484,991	£5,110,576	£4,860,966
35% SR : 35% THLR : 30% SO	35%	£5,048,667	£4,220,339	£4,121,096	£4,121,096	£3,748,936	£3,500,830
35% SR : 35% THLR : 30% SO	43%	£2,913,971	£2,195,383	£2,097,123	£2,097,123	£1,728,648	£1,482,998
35% SR : 35% THLR : 30% SO	50%	£805,876	£196,573	£99,392	£99,392	£-269,368	£-516,292

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£11,119,348	-£12,447,283	-£12,548,178	-£12,548,178	-£12,926,534	-£13,178,771
35% SR : 35% THLR : 30% SO	10%	-£14,094,730	-£15,275,689	-£15,375,868	-£15,375,868	-£15,751,539	-£16,001,986
35% SR : 35% THLR : 30% SO	20%	-£17,023,596	-£18,065,900	-£18,166,817	-£18,166,817	-£18,545,255	-£18,797,547
35% SR : 35% THLR : 30% SO	25%	-£18,478,272	-£19,453,635	-£19,554,037	-£19,554,037	-£19,930,545	-£20,181,560
35% SR : 35% THLR : 30% SO	30%	-£19,928,007	-£20,829,750	-£20,929,594	-£20,929,594	-£21,304,009	-£21,553,619
35% SR : 35% THLR : 30% SO	35%	-£21,365,918	-£22,194,246	-£22,293,489	-£22,293,489	-£22,665,649	-£22,913,755
35% SR : 35% THLR : 30% SO	43%	-£23,500,614	-£24,219,202	-£24,317,462	-£24,317,462	-£24,685,937	-£24,931,587
35% SR : 35% THLR : 30% SO	50%	-£25,608,709	-£26,218,012	-£26,315,193	-£26,315,193	-£26,683,953	-£26,930,877

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£706,017	-£621,918	-£722,813	-£722,813	-£1,101,169	-£1,353,406
35% SR : 35% THLR : 30% SO	10%	-£2,269,365	-£3,450,324	-£3,550,503	-£3,550,503	-£3,926,174	-£4,176,621
35% SR : 35% THLR : 30% SO	20%	-£5,198,231	-£6,240,535	-£6,341,452	-£6,341,452	-£6,719,890	-£6,972,182
35% SR : 35% THLR : 30% SO	25%	-£6,652,907	-£7,628,270	-£7,728,672	-£7,728,672	-£8,105,180	-£8,356,184
35% SR : 35% THLR : 30% SO	30%	-£8,102,642	-£9,004,385	-£9,104,229	-£9,104,229	-£9,478,644	-£9,728,254
35% SR : 35% THLR : 30% SO	35%	-£9,540,553	-£10,368,881	-£10,468,124	-£10,468,124	-£10,840,284	-£11,088,390
35% SR : 35% THLR : 30% SO	43%	-£11,675,249	-£12,393,837	-£12,492,097	-£12,492,097	-£12,860,572	-£13,106,222
35% SR : 35% THLR : 30% SO	50%	-£13,783,344	-£14,392,647	-£14,489,828	-£14,489,828	-£14,858,588	-£15,105,512

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£8,482,088	£7,154,152	£7,053,258	£7,053,258	£6,674,902	£6,422,665
35% SR : 35% THLR : 30% SO	10%	£5,506,706	£4,325,747	£4,225,568	£4,225,568	£3,849,897	£3,599,450
35% SR : 35% THLR : 30% SO	20%	£2,577,840	£1,535,536	£1,434,619	£1,434,619	£1,056,181	£803,888
35% SR : 35% THLR : 30% SO	25%	£1,123,163	£147,801	£47,399	£47,399	£-329,109	£-580,114
35% SR : 35% THLR : 30% SO	30%	-£326,571	-£1,228,315	-£1,328,158	-£1,328,158	-£1,702,574	-£1,952,183
35% SR : 35% THLR : 30% SO	35%	-£1,764,482	-£2,692,911	-£2,692,053	-£2,692,053	-£3,064,214	-£3,312,319
35% SR : 35% THLR : 30% SO	43%	-£3,899,179	-£4,617,766	-£4,716,026	-£4,716,026	-£5,084,501	-£5,330,151
35% SR : 35% THLR : 30% SO	50%	-£6,007,274	-£6,616,576	-£6,713,757	-£6,713,757	-£7,082,517	-£7,329,441

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,728,069	£10,400,133	£10,299,239	£10,299,239	£9,920,882	£9,668,646
35% SR : 35% THLR : 30% SO	10%	£8,752,686	£7,571,727	£7,471,548	£7,471,548	£7,095,877	£6,845,430
35% SR : 35% THLR : 30% SO	20%	£5,823,821	£4,781,516	£4,680,599	£4,680,599	£4,302,162	£4,049,989
35% SR : 35% THLR : 30% SO	25%	£4,369,144	£3,393,782	£3,293,379	£3,293,379	£2,916,872	£2,665,867
35% SR : 35% THLR : 30% SO	30%	£2,919,409	£2,017,666	£1,917,822	£1,917,822	£1,543,407	£1,293,797
35% SR : 35% THLR : 30% SO	35%	£1,481,499	£653,170	£553,928	£553,928	£181,767	£-66,339
35% SR : 35% THLR : 30% SO	43%	-£653,198	-£1,371,785	-£1,470,045	-£1,470,045	-£1,838,520	-£2,084,170
35% SR : 35% THLR : 30% SO	50%	-£2,761,293	-£3,370,596	-£3,467,776	-£3,467,776	-£3,836,537	-£4,083,460

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,981,464	£8,729,126	£8,626,581	£8,626,581	£8,242,037	£7,985,674
35% SR : 35% THLR : 30% SO	10%	£7,501,161	£6,387,229	£6,285,412	£6,285,412	£5,903,597	£5,649,054
35% SR : 35% THLR : 30% SO	20%	£5,066,501	£4,091,812	£3,990,896	£3,990,896	£3,612,457	£3,360,165
35% SR : 35% THLR : 30% SO	25%	£3,866,906	£2,961,533	£2,861,132	£2,861,132	£2,484,624	£2,233,620
35% SR : 35% THLR : 30% SO	30%	£2,679,135	£1,842,875	£1,743,032	£1,743,032	£1,368,617	£1,119,008
35% SR : 35% THLR : 30% SO	35%	£1,503,187	£735,837	£636,594	£636,594	£264,435	£16,328
35% SR : 35% THLR : 30% SO	43%	£-242,468	£-917,700	£-1,017,568	£-1,017,568	£-1,392,069	£-1,641,737
35% SR : 35% THLR : 30% SO	50%	£-1,985,671	£-2,556,700	£-2,655,469	£-2,655,469	£-3,025,855	£-3,272,780

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-16,433,121	£-17,685,459	£-17,788,004	£-17,788,004	£-18,172,548	£-18,428,911
35% SR : 35% THLR : 30% SO	10%	£-18,913,424	£-20,027,356	£-20,129,173	£-20,129,173	£-20,510,988	£-20,765,531
35% SR : 35% THLR : 30% SO	20%	£-21,348,084	£-22,322,773	£-22,423,890	£-22,423,890	£-22,802,128	£-23,054,420
35% SR : 35% THLR : 30% SO	25%	£-22,547,679	£-23,453,052	£-23,553,453	£-23,553,453	£-23,929,961	£-24,190,965
35% SR : 35% THLR : 30% SO	30%	£-23,735,450	£-24,571,710	£-24,671,554	£-24,671,554	£-25,045,968	£-25,295,577
35% SR : 35% THLR : 30% SO	35%	£-24,911,399	£-25,678,748	£-25,777,991	£-25,777,991	£-26,150,150	£-26,398,257
35% SR : 35% THLR : 30% SO	43%	£-26,657,053	£-27,332,285	£-27,432,153	£-27,432,153	£-27,806,654	£-28,056,322
35% SR : 35% THLR : 30% SO	50%	£-28,400,256	£-28,971,286	£-29,070,054	£-29,070,054	£-29,440,440	£-29,687,365

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-4,607,756	£-5,860,094	£-5,962,639	£-5,962,639	£-6,347,183	£-6,603,546
35% SR : 35% THLR : 30% SO	10%	£-7,088,059	£-8,201,991	£-8,303,808	£-8,303,808	£-8,688,623	£-8,940,166
35% SR : 35% THLR : 30% SO	20%	£-9,522,719	£-10,497,408	£-10,598,324	£-10,598,324	£-10,976,763	£-11,229,055
35% SR : 35% THLR : 30% SO	25%	£-10,722,314	£-11,627,687	£-11,728,088	£-11,728,088	£-12,104,596	£-12,355,600
35% SR : 35% THLR : 30% SO	30%	£-11,910,085	£-12,746,345	£-12,846,189	£-12,846,189	£-13,220,603	£-13,470,212
35% SR : 35% THLR : 30% SO	35%	£-13,086,034	£-13,853,383	£-13,952,626	£-13,952,626	£-14,324,785	£-14,572,892
35% SR : 35% THLR : 30% SO	43%	£-14,831,688	£-15,506,920	£-15,606,788	£-15,606,788	£-15,981,289	£-16,230,957
35% SR : 35% THLR : 30% SO	50%	£-16,574,891	£-17,145,921	£-17,244,689	£-17,244,689	£-17,615,075	£-17,862,000

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£3,168,315	£1,915,977	£1,813,432	£1,813,432	£1,428,888	£1,172,525
35% SR : 35% THLR : 30% SO	10%	£688,012	£-425,920	£-527,737	£-527,737	£-909,553	£-1,164,086
35% SR : 35% THLR : 30% SO	20%	£-1,746,648	£-2,721,337	£-2,822,254	£-2,822,254	£-3,200,692	£-3,452,984
35% SR : 35% THLR : 30% SO	25%	£-2,946,243	£-3,851,616	£-3,952,017	£-3,952,017	£-4,326,525	£-4,579,530
35% SR : 35% THLR : 30% SO	30%	£-4,134,014	£-4,970,274	£-5,070,118	£-5,070,118	£-5,444,532	£-5,694,142
35% SR : 35% THLR : 30% SO	35%	£-5,309,963	£-6,077,313	£-6,176,955	£-6,176,955	£-6,549,714	£-6,796,821
35% SR : 35% THLR : 30% SO	43%	£-7,055,617	£-7,730,850	£-7,830,717	£-7,830,717	£-8,205,218	£-8,454,886
35% SR : 35% THLR : 30% SO	50%	£-8,798,820	£-9,369,850	£-9,468,619	£-9,468,619	£-9,839,004	£-10,085,829

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£6,414,296	£5,161,958	£5,059,413	£5,059,413	£4,674,869	£4,418,506
35% SR : 35% THLR : 30% SO	10%	£3,933,993	£2,820,061	£2,718,244	£2,718,244	£2,336,428	£2,081,895
35% SR : 35% THLR : 30% SO	20%	£1,499,333	£524,644	£423,727	£423,727	£45,288	£-207,003
35% SR : 35% THLR : 30% SO	25%	£299,738	£-605,635	£-706,037	£-706,037	£-1,082,544	£-1,333,549
35% SR : 35% THLR : 30% SO	30%	£-888,033	£-1,724,293	£-1,824,137	£-1,824,137	£-2,198,551	£-2,448,161
35% SR : 35% THLR : 30% SO	35%	£-2,063,982	£-2,831,332	£-2,930,574	£-2,930,574	£-3,302,734	£-3,550,841
35% SR : 35% THLR : 30% SO	43%	£-3,809,637	£-4,484,869	£-4,584,736	£-4,584,736	£-4,959,238	£-5,208,905
35% SR : 35% THLR : 30% SO	50%	£-5,552,839	£-6,123,869	£-6,222,638	£-6,222,638	£-6,593,023	£-6,839,948

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,948,701	£4,764,100	£4,661,555	£4,661,555	£4,277,010	£4,020,648
35% SR : 35% THLR : 30% SO	10%	£3,859,711	£2,808,409	£2,706,591	£2,706,591	£2,324,776	£2,070,233
35% SR : 35% THLR : 30% SO	20%	£1,818,015	£899,196	£798,279	£798,279	£419,842	£167,549
35% SR : 35% THLR : 30% SO	25%	£814,902	£38,601	£-140,644	£-140,644	£-523,310	£-178,419
35% SR : 35% THLR : 30% SO	30%	£-179,272	£-979,293	£-1,080,771	£-1,080,771	£-1,461,309	£-1,715,001
35% SR : 35% THLR : 30% SO	35%	£-1,174,758	£-1,908,177	£-2,009,042	£-2,009,042	£-2,387,289	£-2,639,454
35% SR : 35% THLR : 30% SO	43%	£-2,645,454	£-3,279,358	£-3,379,225	£-3,379,225	£-3,753,726	£-4,003,394
35% SR : 35% THLR : 30% SO	50%	£-4,089,114	£-4,623,966	£-4,722,736	£-4,722,736	£-5,093,122	£-5,340,045

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-20,466,884	£-21,660,485	£-21,753,030	£-21,753,030	£-22,137,575	£-22,393,937
35% SR : 35% THLR : 30% SO	10%	£-22,554,874	£-23,606,177	£-23,707,995	£-23,707,995	£-24,089,809	£-24,344,352
35% SR : 35% THLR : 30% SO	20%	£-24,596,570	£-25,515,389	£-25,616,306	£-25,616,306	£-25,994,743	£-26,247,036
35% SR : 35% THLR : 30% SO	25%	£-25,599,683	£-26,453,186	£-26,555,229	£-26,555,229	£-26,937,895	£-27,193,004
35% SR : 35% THLR : 30% SO	30%	£-26,593,857	£-27,393,878	£-27,495,356	£-27,495,356	£-27,875,894	£-28,129,586
35% SR : 35% THLR : 30% SO	35%	£-27,589,343	£-28,322,762	£-28,423,627	£-28,423,627	£-28,801,874	£-29,054,039
35% SR : 35% THLR : 30% SO	43%	£-29,060,040	£-29,693,943	£-29,793,810	£-29,793,810	£-30,168,311	£-30,417,979
35% SR : 35% THLR : 30% SO	50%	£-30,503,699	£-31,038,551	£-31,137,321	£-31,137,321	£-31,507,707	£-31,754,630

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-8,640,519	£-9,825,120	£-9,927,665	£-9,927,665	£-10,312,210	£-10,568,572
35% SR : 35% THLR : 30% SO	10%	£-10,729,509	£-11,780,812	£-11,882,630	£-11,882,630	£-12,264,444	£-12,518,967
35% SR : 35% THLR : 30% SO	20%	£-12,771,205	£-13,690,024	£-13,790,941	£-13,790,941	£-14,169,378	£-14,421,671
35% SR : 35% THLR : 30% SO	25%	£-13,774,318	£-14,627,821	£-14,729,864	£-14,729,864	£-15,112,530	£-15,367,639
35% SR : 35% THLR : 30% SO	30%	£-14,768,492	£-15,568,513	£-15,669,991	£-15,669,991	£-16,050,529	£-16,304,221
35% SR : 35% THLR : 30% SO	35%	£-15,763,978	£-16,497,397	£-16,598,262	£-16,598,262	£-16,976,509	£-17,228,674
35% SR : 35% THLR : 30% SO	43%	£-17,234,675	£-17,868,578	£-17,968,445	£-17,968,445	£-18,342,946	£-18,592,614
35% SR : 35% THLR : 30% SO	50%	£-18,678,334	£-19,213,186	£-19,311,956	£-19,311,956	£-19,682,342	£-19,929,265

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-864,449	£-2,049,049	£-2,151,594	£-2,151,594	£-2,536,139	£-2,792,501
35% SR : 35% THLR : 30% SO	10%	£-2,953,439	£-4,004,741	£-4,106,559	£-4,106,559	£-4,488,373	£-4,742,916
35% SR : 35% THLR : 30% SO	20%	£-4,995,134	£-5,913,953	£-6,014,870	£-6,014,870	£-6,393,308	£-6,645,600
35% SR : 35% THLR : 30% SO	25%	£-5,998,247	£-6,851,750	£-6,953,793	£-6,953,793	£-7,336,459	£-7,591,568
35% SR : 35% THLR : 30% SO	30%	£-6,992,422	£-7,792,443	£-7,893,920	£-7,893,920	£-8,274,458	£-8,528,150
35% SR : 35% THLR : 30% SO	35%	£-7,987,907	£-8,721,326	£-8,822,191	£-8,822,191	£-9,200,439	£-9,452,603
35% SR : 35% THLR : 30% SO	43%	£-9,458,604	£-10,092,508	£-10,192,374	£-10,192,374	£-10,566,875	£-10,816,543
35% SR : 35% THLR : 30% SO	50%	£-10,902,263	£-11,437,115	£-11,536,885	£-11,536,885	£-11,906,271	£-12,153,195

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,381,532	£1,196,932	£1,094,387	£1,094,387	£709,842	£453,480
35% SR : 35% THLR : 30% SO	10%	£292,542	£-758,760	£-860,578	£-860,578	£-1,242,393	£-1,496,935
35% SR : 35% THLR : 30% SO	20%	£-1,749,154	£-2,667,972	£-2,768,889	£-2,768,889	£-3,147,327	£-3,399,620
35% SR : 35% THLR : 30% SO	25%	£-2,752,266	£-3,605,769	£-3,707,812	£-3,707,812	£-4,090,478	£-4,345,588
35% SR : 35% THLR : 30% SO	30%	£-3,746,441	£-4,546,462	£-4,647,940	£-4,647,940	£-5,028,477	£-5,282,169
35% SR : 35% THLR : 30% SO	35%	£-4,741,926	£-5,475,346	£-5,576,211	£-5,576,211	£-5,954,458	£-6,206,623
35% SR : 35% THLR : 30% SO	43%	£-6,212,623	£-6,846,527	£-6,946,393	£-6,946,393	£-7,320,895	£-7,570,562
35% SR : 35% THLR : 30% SO	50%	£-7,656,282	£-8,191,135	£-8,289,905	£-8,289,905	£-8,660,290	£-8,907,214

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£12,638,351	£11,628,147	£11,527,253	£11,527,253	£11,148,896	£10,896,660
35% SR : 35% THLR : 30% SO	10%	£9,921,772	£9,021,959	£8,920,142	£8,920,142	£8,538,328	£8,283,785
35% SR : 35% THLR : 30% SO	20%	£7,232,186	£6,441,437	£6,340,520	£6,340,520	£5,962,082	£5,709,790
35% SR : 35% THLR : 30% SO	25%	£5,901,609	£5,168,606	£5,068,204	£5,068,204	£4,691,696	£4,440,692
35% SR : 35% THLR : 30% SO	30%	£4,582,856	£3,907,395	£3,807,551	£3,807,551	£3,433,137	£3,183,527
35% SR : 35% THLR : 30% SO	35%	£3,275,927	£2,657,804	£2,558,561	£2,558,561	£2,186,401	£1,938,294
35% SR : 35% THLR : 30% SO	43%	£1,337,702	£805,204	£706,944	£706,944	£338,470	£92,820
35% SR : 35% THLR : 30% SO	50%	-£883,307	-£1,037,953	-£1,136,722	-£1,136,722	-£1,507,107	-£1,754,031

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£13,776,234	-£14,786,438	-£14,887,332	-£14,887,332	-£15,265,689	-£15,517,925
35% SR : 35% THLR : 30% SO	10%	-£16,492,813	-£17,392,626	-£17,494,443	-£17,494,443	-£17,876,257	-£18,130,800
35% SR : 35% THLR : 30% SO	20%	-£19,182,399	-£19,973,148	-£20,074,065	-£20,074,065	-£20,452,503	-£20,704,795
35% SR : 35% THLR : 30% SO	25%	-£20,512,976	-£21,245,980	-£21,346,381	-£21,346,381	-£21,722,889	-£21,973,893
35% SR : 35% THLR : 30% SO	30%	-£21,831,729	-£22,507,190	-£22,607,034	-£22,607,034	-£22,981,448	-£23,231,058
35% SR : 35% THLR : 30% SO	35%	-£23,138,658	-£23,756,782	-£23,856,024	-£23,856,024	-£24,228,184	-£24,476,291
35% SR : 35% THLR : 30% SO	43%	-£25,076,883	-£25,609,381	-£25,707,641	-£25,707,641	-£26,076,115	-£26,321,765
35% SR : 35% THLR : 30% SO	50%	-£26,997,892	-£27,452,538	-£27,551,307	-£27,551,307	-£27,921,692	-£28,168,616

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£1,950,869	-£2,981,073	-£3,061,967	-£3,061,967	-£3,440,324	-£3,692,560
35% SR : 35% THLR : 30% SO	10%	-£4,667,448	-£5,567,261	-£5,669,078	-£5,669,078	-£6,050,892	-£6,305,435
35% SR : 35% THLR : 30% SO	20%	-£7,357,034	-£8,147,783	-£8,248,700	-£8,248,700	-£8,627,138	-£8,879,430
35% SR : 35% THLR : 30% SO	25%	-£8,687,611	-£9,420,615	-£9,521,016	-£9,521,016	-£9,897,524	-£10,148,528
35% SR : 35% THLR : 30% SO	30%	-£10,006,364	-£10,681,825	-£10,781,669	-£10,781,669	-£11,156,083	-£11,405,693
35% SR : 35% THLR : 30% SO	35%	-£11,313,293	-£11,931,416	-£12,030,659	-£12,030,659	-£12,402,819	-£12,650,926
35% SR : 35% THLR : 30% SO	43%	-£13,251,518	-£13,784,016	-£13,882,276	-£13,882,276	-£14,250,750	-£14,498,400
35% SR : 35% THLR : 30% SO	50%	-£15,172,527	-£15,627,173	-£15,725,942	-£15,725,942	-£16,096,327	-£16,343,251

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,825,202	£4,814,998	£4,714,103	£4,714,103	£4,335,747	£4,083,510
35% SR : 35% THLR : 30% SO	10%	£3,108,622	£2,208,810	£2,106,993	£2,106,993	£1,725,178	£1,470,635
35% SR : 35% THLR : 30% SO	20%	£419,036	-£371,712	-£472,629	-£472,629	-£851,068	-£1,103,359
35% SR : 35% THLR : 30% SO	25%	-£911,540	-£1,644,544	-£1,744,945	-£1,744,945	-£2,121,453	-£2,372,458
35% SR : 35% THLR : 30% SO	30%	-£2,230,293	-£2,905,755	-£3,005,598	-£3,005,598	-£3,380,013	-£3,629,622
35% SR : 35% THLR : 30% SO	35%	-£3,537,222	-£4,155,346	-£4,254,588	-£4,254,588	-£4,628,749	-£4,874,856
35% SR : 35% THLR : 30% SO	43%	-£5,475,448	-£6,007,945	-£6,106,205	-£6,106,205	-£6,474,680	-£6,720,329
35% SR : 35% THLR : 30% SO	50%	-£7,398,456	-£7,851,102	-£7,949,871	-£7,949,871	-£8,320,257	-£8,567,160

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,071,183	£8,060,979	£7,960,084	£7,960,084	£7,581,728	£7,329,491
35% SR : 35% THLR : 30% SO	10%	£6,354,603	£5,454,791	£5,352,974	£5,352,974	£4,971,159	£4,716,616
35% SR : 35% THLR : 30% SO	20%	£3,665,017	£2,874,269	£2,773,352	£2,773,352	£2,394,913	£2,142,621
35% SR : 35% THLR : 30% SO	25%	£2,334,440	£1,601,437	£1,501,036	£1,501,036	£1,124,528	£873,523
35% SR : 35% THLR : 30% SO	30%	£1,015,688	£340,226	£240,382	£240,382	-£134,032	-£383,642
35% SR : 35% THLR : 30% SO	35%	-£291,241	-£909,365	-£1,008,608	-£1,008,608	-£1,380,768	-£1,628,875
35% SR : 35% THLR : 30% SO	43%	-£2,229,467	-£2,761,964	-£2,860,225	-£2,860,225	-£3,228,699	-£3,474,349
35% SR : 35% THLR : 30% SO	50%	-£4,150,476	-£4,605,122	-£4,703,890	-£4,703,890	-£5,074,276	-£5,321,200

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,948,701	£5,040,585	£4,938,040	£4,938,040	£4,553,497	£4,297,133
35% SR : 35% THLR : 30% SO	10%	£3,859,711	£3,057,245	£2,955,428	£2,955,428	£2,573,613	£2,319,069
35% SR : 35% THLR : 30% SO	20%	£1,818,015	£1,120,385	£1,019,468	£1,019,468	£641,030	£388,737
35% SR : 35% THLR : 30% SO	25%	£814,902	£169,385	£68,983	£68,983	£-312,554	£-567,664
35% SR : 35% THLR : 30% SO	30%	£-179,272	£-782,588	£-884,065	£-884,065	£-1,264,604	£-1,518,295
35% SR : 35% THLR : 30% SO	35%	£-1,174,758	£-1,725,522	£-1,826,388	£-1,826,388	£-2,204,635	£-2,456,799
35% SR : 35% THLR : 30% SO	43%	£-2,645,454	£-3,117,779	£-3,217,645	£-3,217,645	£-3,592,147	£-3,841,814
35% SR : 35% THLR : 30% SO	50%	£-4,089,114	£-4,483,462	£-4,582,232	£-4,582,232	£-4,952,617	£-5,199,541

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-20,466,884	£-21,374,000	£-21,476,545	£-21,476,545	£-21,861,088	£-22,117,452
35% SR : 35% THLR : 30% SO	10%	£-22,554,874	£-23,357,340	£-23,459,157	£-23,459,157	£-23,840,972	£-24,095,516
35% SR : 35% THLR : 30% SO	20%	£-24,596,570	£-25,294,200	£-25,395,117	£-25,395,117	£-25,773,555	£-26,025,848
35% SR : 35% THLR : 30% SO	25%	£-25,599,683	£-26,245,201	£-26,345,602	£-26,345,602	£-26,727,139	£-26,982,249
35% SR : 35% THLR : 30% SO	30%	£-26,593,857	£-27,197,173	£-27,298,650	£-27,298,650	£-27,679,189	£-27,932,881
35% SR : 35% THLR : 30% SO	35%	£-27,589,343	£-28,140,108	£-28,240,973	£-28,240,973	£-28,619,220	£-28,871,385
35% SR : 35% THLR : 30% SO	43%	£-29,060,040	£-29,632,364	£-29,632,230	£-29,632,230	£-30,006,732	£-30,256,399
35% SR : 35% THLR : 30% SO	50%	£-30,503,699	£-30,898,047	£-30,996,817	£-30,996,817	£-31,367,203	£-31,614,126

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-8,640,519	£-9,548,635	£-9,651,180	£-9,651,180	£-10,035,723	£-10,292,087
35% SR : 35% THLR : 30% SO	10%	£-10,729,509	£-11,531,975	£-11,633,792	£-11,633,792	£-12,015,607	£-12,270,151
35% SR : 35% THLR : 30% SO	20%	£-12,771,205	£-13,468,835	£-13,569,752	£-13,569,752	£-13,948,190	£-14,200,483
35% SR : 35% THLR : 30% SO	25%	£-13,774,318	£-14,419,836	£-14,520,237	£-14,520,237	£-14,901,774	£-15,156,884
35% SR : 35% THLR : 30% SO	30%	£-14,768,492	£-15,371,808	£-15,473,285	£-15,473,285	£-15,853,824	£-16,107,516
35% SR : 35% THLR : 30% SO	35%	£-15,763,978	£-16,314,743	£-16,415,608	£-16,415,608	£-16,793,865	£-17,046,020
35% SR : 35% THLR : 30% SO	43%	£-17,234,675	£-17,706,999	£-17,806,865	£-17,806,865	£-18,181,367	£-18,431,034
35% SR : 35% THLR : 30% SO	50%	£-18,678,334	£-19,072,682	£-19,171,452	£-19,171,452	£-19,541,838	£-19,788,761

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-864,449	£-1,772,564	£-1,875,109	£-1,875,109	£-2,259,653	£-2,516,016
35% SR : 35% THLR : 30% SO	10%	£-2,953,439	£-3,755,904	£-3,857,721	£-3,857,721	£-4,239,536	£-4,494,080
35% SR : 35% THLR : 30% SO	20%	£-4,995,134	£-5,692,765	£-5,793,681	£-5,793,681	£-6,172,119	£-6,424,412
35% SR : 35% THLR : 30% SO	25%	£-5,998,247	£-6,643,765	£-6,744,166	£-6,744,166	£-7,125,704	£-7,380,513
35% SR : 35% THLR : 30% SO	30%	£-6,992,422	£-7,595,737	£-7,697,214	£-7,697,214	£-8,077,753	£-8,331,445
35% SR : 35% THLR : 30% SO	35%	£-7,987,907	£-8,538,672	£-8,639,537	£-8,639,537	£-9,017,784	£-9,269,949
35% SR : 35% THLR : 30% SO	43%	£-9,458,604	£-9,930,928	£-10,030,795	£-10,030,795	£-10,405,298	£-10,654,954
35% SR : 35% THLR : 30% SO	50%	£-10,902,263	£-11,296,611	£-11,395,381	£-11,395,381	£-11,765,767	£-12,012,691

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,381,532	£1,473,417	£1,370,872	£1,370,872	£986,328	£729,965
35% SR : 35% THLR : 30% SO	10%	£292,542	£-508,824	£-611,741	£-611,741	£-993,555	£-1,248,099
35% SR : 35% THLR : 30% SO	20%	£-1,749,154	£-2,446,784	£-2,547,701	£-2,547,701	£-2,928,138	£-3,178,431
35% SR : 35% THLR : 30% SO	25%	£-2,752,266	£-3,397,784	£-3,498,185	£-3,498,185	£-3,873,723	£-4,134,832
35% SR : 35% THLR : 30% SO	30%	£-3,746,441	£-4,349,757	£-4,451,233	£-4,451,233	£-4,831,772	£-5,085,464
35% SR : 35% THLR : 30% SO	35%	£-4,741,926	£-5,292,691	£-5,393,556	£-5,393,556	£-5,771,803	£-6,023,968
35% SR : 35% THLR : 30% SO	43%	£-6,212,623	£-6,684,948	£-6,784,814	£-6,784,814	£-7,159,315	£-7,408,983
35% SR : 35% THLR : 30% SO	50%	£-7,656,282	£-8,050,631	£-8,149,400	£-8,149,400	£-8,519,786	£-8,766,710

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£569,482	-£250,141	-£354,364	-£354,364	-£745,197	-£1,005,753
35% SR : 35% THLR : 30% SO	10%	-£1,013,715	-£1,744,401	-£1,847,884	-£1,847,884	-£2,235,944	-£2,494,650
35% SR : 35% THLR : 30% SO	20%	-£2,558,158	-£3,191,421	-£3,293,988	-£3,293,988	-£3,678,616	-£3,935,034
35% SR : 35% THLR : 30% SO	25%	-£3,312,355	-£3,897,216	-£3,999,260	-£3,999,260	-£4,381,925	-£4,637,035
35% SR : 35% THLR : 30% SO	30%	-£4,054,535	-£4,591,200	-£4,692,677	-£4,692,677	-£5,073,215	-£5,326,908
35% SR : 35% THLR : 30% SO	35%	-£4,784,698	-£5,273,374	-£5,374,241	-£5,374,241	-£5,752,488	-£6,004,651
35% SR : 35% THLR : 30% SO	43%	-£5,857,411	-£6,274,492	-£6,374,360	-£6,374,360	-£6,748,861	-£6,998,529
35% SR : 35% THLR : 30% SO	50%	-£6,903,086	-£7,249,038	-£7,347,808	-£7,347,808	-£7,718,193	-£7,965,117

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£25,845,103	-£26,664,726	-£26,768,949	-£26,768,949	-£27,159,782	-£27,420,338
35% SR : 35% THLR : 30% SO	10%	-£27,428,300	-£28,158,986	-£28,262,469	-£28,262,469	-£28,650,529	-£28,909,235
35% SR : 35% THLR : 30% SO	20%	-£28,972,743	-£29,606,006	-£29,708,573	-£29,708,573	-£30,093,201	-£30,349,619
35% SR : 35% THLR : 30% SO	25%	-£29,726,940	-£30,311,801	-£30,413,845	-£30,413,845	-£30,796,510	-£31,051,260
35% SR : 35% THLR : 30% SO	30%	-£30,469,120	-£31,005,786	-£31,107,262	-£31,107,262	-£31,487,800	-£31,741,493
35% SR : 35% THLR : 30% SO	35%	-£31,199,283	-£31,687,959	-£31,788,826	-£31,788,826	-£32,167,073	-£32,419,236
35% SR : 35% THLR : 30% SO	43%	-£32,271,996	-£32,689,077	-£32,788,945	-£32,788,945	-£33,163,446	-£33,413,114
35% SR : 35% THLR : 30% SO	50%	-£33,317,671	-£33,663,623	-£33,762,393	-£33,762,393	-£34,132,778	-£34,379,702

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£14,019,738	-£14,839,361	-£14,943,584	-£14,943,584	-£15,334,417	-£15,594,973
35% SR : 35% THLR : 30% SO	10%	-£15,602,935	-£16,333,621	-£16,437,104	-£16,437,104	-£16,825,164	-£17,083,870
35% SR : 35% THLR : 30% SO	20%	-£17,147,378	-£17,790,641	-£17,893,208	-£17,893,208	-£18,287,836	-£18,544,254
35% SR : 35% THLR : 30% SO	25%	-£17,901,575	-£18,486,436	-£18,588,480	-£18,588,480	-£18,971,145	-£19,226,255
35% SR : 35% THLR : 30% SO	30%	-£18,643,755	-£19,180,421	-£19,281,897	-£19,281,897	-£19,662,435	-£19,916,128
35% SR : 35% THLR : 30% SO	35%	-£19,373,918	-£19,862,594	-£19,963,461	-£19,963,461	-£20,341,708	-£20,593,871
35% SR : 35% THLR : 30% SO	43%	-£20,446,631	-£20,863,712	-£20,963,580	-£20,963,580	-£21,338,081	-£21,587,749
35% SR : 35% THLR : 30% SO	50%	-£21,492,306	-£21,838,258	-£21,937,028	-£21,937,028	-£22,307,413	-£22,554,337

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£6,243,668	-£7,063,290	-£7,167,513	-£7,167,513	-£7,558,346	-£7,818,902
35% SR : 35% THLR : 30% SO	10%	-£7,826,864	-£8,557,551	-£8,661,033	-£8,661,033	-£9,049,093	-£9,307,799
35% SR : 35% THLR : 30% SO	20%	-£9,371,307	-£10,004,571	-£10,107,138	-£10,107,138	-£10,491,785	-£10,748,183
35% SR : 35% THLR : 30% SO	25%	-£10,125,504	-£10,710,365	-£10,812,409	-£10,812,409	-£11,195,074	-£11,450,185
35% SR : 35% THLR : 30% SO	30%	-£10,867,685	-£11,404,350	-£11,505,827	-£11,505,827	-£11,896,364	-£12,140,057
35% SR : 35% THLR : 30% SO	35%	-£11,597,847	-£12,086,524	-£12,187,390	-£12,187,390	-£12,565,637	-£12,817,801
35% SR : 35% THLR : 30% SO	43%	-£12,670,560	-£13,087,642	-£13,187,509	-£13,187,509	-£13,562,010	-£13,811,678
35% SR : 35% THLR : 30% SO	50%	-£13,716,236	-£14,062,187	-£14,160,957	-£14,160,957	-£14,531,342	-£14,778,266

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£2,997,687	-£3,817,310	-£3,921,532	-£3,921,532	-£4,312,365	-£4,572,921
35% SR : 35% THLR : 30% SO	10%	-£4,580,884	-£5,311,570	-£5,415,053	-£5,415,053	-£5,803,112	-£6,061,819
35% SR : 35% THLR : 30% SO	20%	-£6,125,327	-£6,758,590	-£6,861,157	-£6,861,157	-£7,245,784	-£7,502,203
35% SR : 35% THLR : 30% SO	25%	-£6,879,523	-£7,464,384	-£7,566,429	-£7,566,429	-£7,949,094	-£8,204,204
35% SR : 35% THLR : 30% SO	30%	-£7,621,704	-£8,158,369	-£8,259,846	-£8,259,846	-£8,640,384	-£8,894,076
35% SR : 35% THLR : 30% SO	35%	-£8,351,867	-£8,840,543	-£8,941,409	-£8,941,409	-£9,319,656	-£9,571,820
35% SR : 35% THLR : 30% SO	43%	-£9,424,579	-£9,841,661	-£9,941,528	-£9,941,528	-£10,316,030	-£10,565,697
35% SR : 35% THLR : 30% SO	50%	-£10,470,255	-£10,816,206	-£10,914,976	-£10,914,976	-£11,285,362	-£11,532,285

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 p/sf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£80,329,858	£73,621,333	£73,390,224	£73,390,224	£72,523,559	£71,943,656
35% SR : 35% THLR : 30% SO	10%	£68,989,500	£62,952,390	£62,719,166	£62,719,166	£61,844,580	£61,261,521
35% SR : 35% THLR : 30% SO	20%	£57,739,352	£52,364,505	£52,133,344	£52,133,344	£51,266,491	£50,688,589
35% SR : 35% THLR : 30% SO	25%	£52,130,756	£47,110,438	£46,880,456	£46,880,456	£46,018,027	£45,443,074
35% SR : 35% THLR : 30% SO	30%	£46,549,210	£41,882,955	£41,654,253	£41,654,253	£40,796,616	£40,221,258
35% SR : 35% THLR : 30% SO	35%	£40,994,712	£36,667,492	£36,436,449	£36,436,449	£35,570,034	£34,992,425
35% SR : 35% THLR : 30% SO	43%	£32,695,193	£28,859,709	£28,630,952	£28,630,952	£27,773,118	£27,201,228
35% SR : 35% THLR : 30% SO	50%	£24,412,347	£21,102,944	£20,873,002	£20,873,002	£20,010,718	£19,435,863

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£30,802,511	£24,093,986	£23,862,877	£23,862,877	£22,996,212	£22,416,309
35% SR : 35% THLR : 30% SO	10%	£19,462,153	£13,425,043	£13,191,819	£13,191,819	£12,317,233	£11,734,174
35% SR : 35% THLR : 30% SO	20%	£8,212,005	£2,837,158	£2,605,997	£2,605,997	£1,739,144	£1,161,242
35% SR : 35% THLR : 30% SO	25%	£2,603,409	£-2,416,909	£-2,646,891	£-2,646,891	£-3,509,320	£-4,084,273
35% SR : 35% THLR : 30% SO	30%	£-2,978,137	£-7,644,392	£-7,873,094	£-7,873,094	£-8,730,731	£-9,306,089
35% SR : 35% THLR : 30% SO	35%	£-8,532,635	£-12,859,855	£-13,090,898	£-13,090,898	£-13,957,313	£-14,534,922
35% SR : 35% THLR : 30% SO	43%	£-16,832,154	£-20,667,638	£-20,896,395	£-20,896,395	£-21,754,229	£-22,326,119
35% SR : 35% THLR : 30% SO	50%	£-25,115,000	£-28,424,403	£-28,654,345	£-28,654,345	£-29,516,629	£-30,091,484

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£52,975,071	£46,266,546	£46,035,436	£46,035,436	£45,168,772	£44,588,869
35% SR : 35% THLR : 30% SO	10%	£41,634,713	£35,597,602	£35,364,379	£35,364,379	£34,489,793	£33,906,734
35% SR : 35% THLR : 30% SO	20%	£30,384,565	£25,009,717	£24,778,557	£24,778,557	£23,911,703	£23,333,802
35% SR : 35% THLR : 30% SO	25%	£24,775,968	£19,755,651	£19,525,669	£19,525,669	£18,663,240	£18,088,286
35% SR : 35% THLR : 30% SO	30%	£19,194,422	£14,528,168	£14,299,465	£14,299,465	£13,441,829	£12,866,471
35% SR : 35% THLR : 30% SO	35%	£13,639,924	£9,312,704	£9,081,661	£9,081,661	£8,215,246	£7,637,637
35% SR : 35% THLR : 30% SO	43%	£5,340,405	£1,504,921	£1,276,165	£1,276,165	£418,330	£-153,559
35% SR : 35% THLR : 30% SO	50%	£-2,942,440	£-6,261,843	£-6,481,786	£-6,481,786	£-7,344,070	£-7,918,924

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£67,555,203	£60,846,678	£60,615,569	£60,615,569	£59,748,904	£59,169,001
35% SR : 35% THLR : 30% SO	10%	£56,214,845	£50,177,735	£49,944,511	£49,944,511	£49,069,925	£48,486,866
35% SR : 35% THLR : 30% SO	20%	£44,964,697	£39,589,850	£39,358,689	£39,358,689	£38,491,836	£37,913,934
35% SR : 35% THLR : 30% SO	25%	£39,356,101	£34,335,763	£34,105,801	£34,105,801	£33,243,372	£32,668,419
35% SR : 35% THLR : 30% SO	30%	£33,774,555	£29,108,300	£28,879,598	£28,879,598	£28,021,961	£27,446,603
35% SR : 35% THLR : 30% SO	35%	£28,220,057	£23,892,837	£23,661,794	£23,661,794	£22,795,379	£22,217,770
35% SR : 35% THLR : 30% SO	43%	£19,920,538	£16,085,054	£15,856,297	£15,856,297	£14,998,463	£14,426,573
35% SR : 35% THLR : 30% SO	50%	£11,637,692	£8,328,289	£8,098,347	£8,098,347	£7,236,063	£6,661,208

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£73,641,417	£66,932,892	£66,701,783	£66,701,783	£65,835,118	£65,255,215
35% SR : 35% THLR : 30% SO	10%	£62,301,059	£56,263,949	£56,030,725	£56,030,725	£55,156,139	£54,573,080
35% SR : 35% THLR : 30% SO	20%	£51,050,911	£45,676,064	£45,444,903	£45,444,903	£44,578,050	£44,000,148
35% SR : 35% THLR : 30% SO	25%	£45,442,315	£40,421,997	£40,192,015	£40,192,015	£39,329,586	£38,754,633
35% SR : 35% THLR : 30% SO	30%	£39,860,769	£35,194,514	£34,965,812	£34,965,812	£34,108,175	£33,532,817
35% SR : 35% THLR : 30% SO	35%	£34,306,271	£29,979,051	£29,748,008	£29,748,008	£28,881,593	£28,303,984
35% SR : 35% THLR : 30% SO	43%	£26,006,752	£22,171,268	£21,942,511	£21,942,511	£21,084,677	£20,512,787
35% SR : 35% THLR : 30% SO	50%	£17,723,906	£14,414,503	£14,184,561	£14,184,561	£13,322,277	£12,747,422

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£42,930,358	£36,689,397	£36,450,665	£36,450,665	£35,555,421	£34,958,590
35% SR : 35% THLR : 30% SO	10%	£35,219,703	£29,635,933	£29,398,895	£29,398,895	£28,498,099	£27,895,814
35% SR : 35% THLR : 30% SO	20%	£27,619,075	£22,636,273	£22,397,489	£22,397,489	£21,502,049	£20,905,090
35% SR : 35% THLR : 30% SO	25%	£23,844,226	£19,174,418	£18,936,853	£18,936,853	£18,045,982	£17,452,068
35% SR : 35% THLR : 30% SO	30%	£20,078,515	£15,740,050	£15,503,805	£15,503,805	£14,608,536	£14,008,264
35% SR : 35% THLR : 30% SO	35%	£16,340,772	£12,304,063	£12,065,400	£12,065,400	£11,170,413	£10,573,755
35% SR : 35% THLR : 30% SO	43%	£10,755,047	£7,188,971	£6,952,672	£6,952,672	£6,063,572	£5,463,160
35% SR : 35% THLR : 30% SO	50%	£5,195,430	£2,082,728	£1,845,202	£1,845,202	£954,484	£360,670

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£6,596,989	-£12,837,950	-£13,076,682	-£13,076,682	-£13,971,926	-£14,568,757
35% SR : 35% THLR : 30% SO	10%	-£14,307,644	-£19,891,414	-£20,128,452	-£20,128,452	-£21,029,248	-£21,631,533
35% SR : 35% THLR : 30% SO	20%	-£21,908,272	-£26,891,074	-£27,129,858	-£27,129,858	-£28,025,298	-£28,622,257
35% SR : 35% THLR : 30% SO	25%	-£25,683,120	-£30,352,929	-£30,590,494	-£30,590,494	-£31,481,385	-£32,075,279
35% SR : 35% THLR : 30% SO	30%	-£29,448,831	-£33,787,297	-£34,023,542	-£34,023,542	-£34,918,811	-£35,519,083
35% SR : 35% THLR : 30% SO	35%	-£33,186,575	-£37,223,284	-£37,461,947	-£37,461,947	-£38,356,934	-£38,953,592
35% SR : 35% THLR : 30% SO	43%	-£38,772,300	-£42,338,376	-£42,574,675	-£42,574,675	-£43,463,775	-£44,064,187
35% SR : 35% THLR : 30% SO	50%	-£44,331,917	-£47,444,619	-£47,682,145	-£47,682,145	-£48,572,863	-£49,166,677

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,575,571	£9,334,610	£9,095,878	£9,095,878	£8,200,633	£7,603,803
35% SR : 35% THLR : 30% SO	10%	£7,864,916	£2,281,146	£2,044,107	£2,044,107	£1,143,312	£541,026
35% SR : 35% THLR : 30% SO	20%	£264,287	-£4,718,515	-£4,957,299	-£4,957,299	-£5,852,738	-£6,449,698
35% SR : 35% THLR : 30% SO	25%	-£3,510,561	-£8,180,369	-£8,417,935	-£8,417,935	-£9,308,806	-£9,902,720
35% SR : 35% THLR : 30% SO	30%	-£7,276,272	-£11,614,737	-£11,850,982	-£11,850,982	-£12,746,251	-£13,346,523
35% SR : 35% THLR : 30% SO	35%	-£11,014,016	-£15,050,724	-£15,289,388	-£15,289,388	-£16,184,375	-£16,781,032
35% SR : 35% THLR : 30% SO	43%	-£16,599,740	-£20,165,816	-£20,402,116	-£20,402,116	-£21,291,216	-£21,891,627
35% SR : 35% THLR : 30% SO	50%	-£22,159,357	-£25,272,060	-£25,509,585	-£25,509,585	-£26,400,304	-£26,994,118

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£30,155,703	£23,914,742	£23,676,010	£23,676,010	£22,780,766	£22,183,935
35% SR : 35% THLR : 30% SO	10%	£22,445,048	£16,861,278	£16,624,240	£16,624,240	£15,723,444	£15,121,159
35% SR : 35% THLR : 30% SO	20%	£14,844,420	£9,861,618	£9,622,834	£9,622,834	£8,727,394	£8,130,435
35% SR : 35% THLR : 30% SO	25%	£11,069,571	£6,399,763	£6,162,198	£6,162,198	£5,271,327	£4,677,413
35% SR : 35% THLR : 30% SO	30%	£7,303,860	£2,965,395	£2,729,150	£2,729,150	£1,833,881	£1,233,609
35% SR : 35% THLR : 30% SO	35%	£3,566,117	-£470,692	-£470,255	-£470,255	-£1,604,242	-£2,209,900
35% SR : 35% THLR : 30% SO	43%	-£2,019,808	-£5,585,684	-£5,821,983	-£5,821,983	-£6,711,083	-£7,311,495
35% SR : 35% THLR : 30% SO	50%	-£7,579,225	-£10,691,927	-£10,929,453	-£10,929,453	-£11,820,171	-£12,413,985

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£36,241,917	£30,000,956	£29,762,224	£29,762,224	£28,866,980	£28,270,149
35% SR : 35% THLR : 30% SO	10%	£28,531,262	£22,947,492	£22,710,454	£22,710,454	£21,809,658	£21,207,373
35% SR : 35% THLR : 30% SO	20%	£20,930,634	£15,947,832	£15,709,048	£15,709,048	£14,813,608	£14,216,648
35% SR : 35% THLR : 30% SO	25%	£17,155,785	£12,485,977	£12,248,412	£12,248,412	£11,357,540	£10,763,827
35% SR : 35% THLR : 30% SO	30%	£13,390,074	£9,051,609	£8,815,364	£8,815,364	£7,920,095	£7,319,823
35% SR : 35% THLR : 30% SO	35%	£9,623,331	£5,615,622	£5,376,959	£5,376,959	£4,481,972	£3,885,314
35% SR : 35% THLR : 30% SO	43%	£4,066,606	£500,530	£264,230	£264,230	-£624,870	-£1,225,281
35% SR : 35% THLR : 30% SO	50%	-£1,493,011	-£4,605,713	-£4,843,239	-£4,843,239	-£5,733,958	-£6,327,771

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£27,129,850	£21,070,647	£20,828,010	£20,828,010	£19,918,123	£19,311,532
35% SR : 35% THLR : 30% SO	10%	£20,914,906	£15,474,486	£15,229,632	£15,229,632	£14,311,428	£13,699,291
35% SR : 35% THLR : 30% SO	20%	£14,805,377	£9,950,422	£9,707,733	£9,707,733	£8,797,648	£8,190,926
35% SR : 35% THLR : 30% SO	25%	£11,761,981	£7,230,307	£6,988,518	£6,988,518	£6,068,269	£5,454,769
35% SR : 35% THLR : 30% SO	30%	£8,747,017	£4,505,292	£4,261,256	£4,261,256	£3,346,120	£2,736,031
35% SR : 35% THLR : 30% SO	35%	£5,753,475	£1,805,070	£1,562,503	£1,562,503	£652,879	£46,462
35% SR : 35% THLR : 30% SO	43%	£1,266,169	£-2,227,856	£-2,471,948	£-2,471,948	£-3,387,295	£-3,997,526
35% SR : 35% THLR : 30% SO	50%	£-3,207,724	£-6,225,348	£-6,466,757	£-6,466,757	£-7,372,045	£-7,975,570

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-22,397,497	£-28,456,700	£-28,699,337	£-28,699,337	£-29,609,224	£-30,215,815
35% SR : 35% THLR : 30% SO	10%	£-28,612,441	£-34,052,861	£-34,297,715	£-34,297,715	£-35,215,919	£-35,828,056
35% SR : 35% THLR : 30% SO	20%	£-34,721,970	£-39,576,925	£-39,819,614	£-39,819,614	£-40,729,699	£-41,336,421
35% SR : 35% THLR : 30% SO	25%	£-37,765,366	£-42,297,040	£-42,538,829	£-42,538,829	£-43,450,078	£-44,072,518
35% SR : 35% THLR : 30% SO	30%	£-40,780,330	£-45,022,055	£-45,266,091	£-45,266,091	£-46,181,227	£-46,791,316
35% SR : 35% THLR : 30% SO	35%	£-43,773,872	£-47,722,277	£-47,964,844	£-47,964,844	£-48,874,468	£-49,480,885
35% SR : 35% THLR : 30% SO	43%	£-48,261,177	£-51,755,203	£-51,999,295	£-51,999,295	£-52,914,642	£-53,524,873
35% SR : 35% THLR : 30% SO	50%	£-52,735,071	£-55,752,695	£-55,994,104	£-55,994,104	£-56,899,392	£-57,502,917

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-224,937	£-6,284,141	£-6,526,777	£-6,526,777	£-7,436,665	£-8,043,255
35% SR : 35% THLR : 30% SO	10%	£-6,439,882	£-11,880,301	£-12,125,156	£-12,125,156	£-13,043,360	£-13,655,497
35% SR : 35% THLR : 30% SO	20%	£-12,549,411	£-17,404,365	£-17,647,054	£-17,647,054	£-18,557,139	£-19,163,962
35% SR : 35% THLR : 30% SO	25%	£-15,592,807	£-20,124,481	£-20,366,269	£-20,366,269	£-21,286,519	£-21,893,018
35% SR : 35% THLR : 30% SO	30%	£-18,607,770	£-22,849,496	£-23,093,532	£-23,093,532	£-24,008,667	£-24,618,757
35% SR : 35% THLR : 30% SO	35%	£-21,601,313	£-25,549,718	£-25,792,284	£-25,792,284	£-26,701,909	£-27,308,325
35% SR : 35% THLR : 30% SO	43%	£-26,088,618	£-29,582,644	£-29,826,736	£-29,826,736	£-30,742,082	£-31,352,314
35% SR : 35% THLR : 30% SO	50%	£-30,562,512	£-33,580,135	£-33,821,545	£-33,821,545	£-34,726,833	£-35,330,358

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,355,195	£8,295,992	£8,053,355	£8,053,355	£7,143,468	£6,536,877
35% SR : 35% THLR : 30% SO	10%	£8,140,251	£2,699,831	£2,454,977	£2,454,977	£1,536,773	£924,636
35% SR : 35% THLR : 30% SO	20%	£2,030,722	£-2,824,233	£-3,066,922	£-3,066,922	£-3,977,007	£-4,583,729
35% SR : 35% THLR : 30% SO	25%	£-1,012,674	£-5,544,348	£-5,786,137	£-5,786,137	£-6,706,386	£-7,319,886
35% SR : 35% THLR : 30% SO	30%	£-4,027,638	£-8,269,353	£-8,513,399	£-8,513,399	£-9,428,535	£-10,038,624
35% SR : 35% THLR : 30% SO	35%	£-7,021,180	£-10,969,595	£-11,212,152	£-11,212,152	£-12,121,776	£-12,728,193
35% SR : 35% THLR : 30% SO	43%	£-11,508,486	£-15,002,511	£-15,246,603	£-15,246,603	£-16,161,950	£-16,772,181
35% SR : 35% THLR : 30% SO	50%	£-15,982,379	£-19,000,003	£-19,241,412	£-19,241,412	£-20,146,700	£-20,750,225

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£20,441,409	£14,382,206	£14,139,569	£14,139,569	£13,229,682	£12,623,091
35% SR : 35% THLR : 30% SO	10%	£14,226,465	£8,786,045	£8,541,191	£8,541,191	£7,622,987	£7,010,850
35% SR : 35% THLR : 30% SO	20%	£8,116,936	£3,261,981	£3,019,292	£3,019,292	£2,109,207	£1,502,485
35% SR : 35% THLR : 30% SO	25%	£5,073,540	£-1,411,866	£-1,169,077	£-1,169,077	£-2,079,172	£-2,672,410
35% SR : 35% THLR : 30% SO	30%	£2,058,576	£-4,183,149	£-4,427,185	£-4,427,185	£-5,342,321	£-5,935,410
35% SR : 35% THLR : 30% SO	35%	£-934,965	£-6,883,371	£-7,125,938	£-7,125,938	£-8,035,562	£-8,641,979
35% SR : 35% THLR : 30% SO	43%	£-5,422,272	£-9,916,297	£-10,160,389	£-10,160,389	£-11,075,736	£-11,685,967
35% SR : 35% THLR : 30% SO	50%	£-9,896,165	£-12,913,789	£-13,155,199	£-13,155,199	£-14,060,486	£-14,664,011

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£36,618,693	£33,429,046	£33,190,314	£33,190,314	£32,295,069	£31,698,239
35% SR : 35% THLR : 30% SO	10%	£29,536,039	£26,683,432	£26,442,518	£26,442,518	£25,539,089	£24,936,803
35% SR : 35% THLR : 30% SO	20%	£22,523,487	£20,002,528	£19,763,744	£19,763,744	£18,868,304	£18,271,345
35% SR : 35% THLR : 30% SO	25%	£19,047,448	£16,703,306	£16,465,740	£16,465,740	£15,574,869	£14,974,641
35% SR : 35% THLR : 30% SO	30%	£15,599,377	£13,416,538	£13,176,430	£13,176,430	£12,276,021	£11,675,748
35% SR : 35% THLR : 30% SO	35%	£12,156,574	£10,135,860	£9,897,197	£9,897,197	£9,002,210	£8,405,552
35% SR : 35% THLR : 30% SO	43%	£7,021,207	£5,256,824	£5,016,660	£5,016,660	£4,116,043	£3,515,632
35% SR : 35% THLR : 30% SO	50%	£1,896,161	£384,964	£147,439	£147,439	£-755,437	£-1,358,962

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-12,908,654	£-16,098,301	£-16,337,033	£-16,337,033	£-17,232,278	£-17,829,108
35% SR : 35% THLR : 30% SO	10%	£-19,991,308	£-22,843,915	£-23,084,829	£-23,084,829	£-23,988,258	£-24,590,544
35% SR : 35% THLR : 30% SO	20%	£-27,003,860	£-29,524,819	£-29,763,603	£-29,763,603	£-30,669,043	£-31,256,002
35% SR : 35% THLR : 30% SO	25%	£-30,479,899	£-32,824,041	£-33,061,607	£-33,061,607	£-33,952,478	£-34,552,706
35% SR : 35% THLR : 30% SO	30%	£-33,927,970	£-36,110,809	£-36,350,917	£-36,350,917	£-37,251,326	£-37,851,599
35% SR : 35% THLR : 30% SO	35%	£-37,370,773	£-39,391,487	£-39,630,150	£-39,630,150	£-40,525,137	£-41,121,715
35% SR : 35% THLR : 30% SO	43%	£-42,506,140	£-44,270,523	£-44,510,687	£-44,510,687	£-45,411,304	£-46,011,715
35% SR : 35% THLR : 30% SO	50%	£-47,631,186	£-49,142,383	£-49,379,908	£-49,379,908	£-50,282,784	£-50,886,309

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,263,905	£6,074,258	£5,835,526	£5,835,526	£4,940,281	£4,343,451
35% SR : 35% THLR : 30% SO	10%	£2,181,251	£-671,356	£-912,269	£-912,269	£-1,815,699	£-2,417,985
35% SR : 35% THLR : 30% SO	20%	£-4,831,301	£-7,352,280	£-7,591,044	£-7,591,044	£-8,486,483	£-9,083,443
35% SR : 35% THLR : 30% SO	25%	£-8,307,339	£-10,651,481	£-10,890,047	£-10,890,047	£-11,779,918	£-12,380,147
35% SR : 35% THLR : 30% SO	30%	£-11,755,410	£-13,938,249	£-14,178,358	£-14,178,358	£-15,078,767	£-15,679,040
35% SR : 35% THLR : 30% SO	35%	£-15,198,214	£-17,218,927	£-17,457,591	£-17,457,591	£-18,352,578	£-18,949,238
35% SR : 35% THLR : 30% SO	43%	£-20,333,580	£-22,097,963	£-22,338,128	£-22,338,128	£-23,238,745	£-23,839,156
35% SR : 35% THLR : 30% SO	50%	£-25,458,626	£-26,969,824	£-27,207,348	£-27,207,348	£-28,110,225	£-28,713,750

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£23,844,038	£20,654,391	£20,415,659	£20,415,659	£19,520,414	£18,923,584
35% SR : 35% THLR : 30% SO	10%	£16,761,384	£13,908,777	£13,667,863	£13,667,863	£12,764,434	£12,162,148
35% SR : 35% THLR : 30% SO	20%	£9,748,832	£7,227,873	£6,989,089	£6,989,089	£6,093,649	£5,496,690
35% SR : 35% THLR : 30% SO	25%	£6,272,793	£3,928,651	£3,691,085	£3,691,085	£2,800,214	£2,199,986
35% SR : 35% THLR : 30% SO	30%	£2,824,722	£641,883	£401,775	£401,775	£-498,634	£-1,098,907
35% SR : 35% THLR : 30% SO	35%	£-618,081	£-2,836,795	£-2,877,458	£-2,877,458	£-3,772,445	£-4,369,103
35% SR : 35% THLR : 30% SO	43%	£-5,753,448	£-7,517,831	£-7,757,995	£-7,757,995	£-8,658,612	£-9,259,023
35% SR : 35% THLR : 30% SO	50%	£-10,878,494	£-12,389,691	£-12,627,216	£-12,627,216	£-13,530,092	£-14,133,617

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£29,930,252	£26,740,605	£26,501,873	£26,501,873	£25,606,627	£25,009,798
35% SR : 35% THLR : 30% SO	10%	£22,847,598	£19,994,991	£19,754,077	£19,754,077	£18,850,648	£18,248,362
35% SR : 35% THLR : 30% SO	20%	£15,835,046	£13,314,087	£13,075,303	£13,075,303	£12,179,863	£11,582,903
35% SR : 35% THLR : 30% SO	25%	£12,359,007	£10,014,865	£9,777,299	£9,777,299	£8,886,428	£8,286,200
35% SR : 35% THLR : 30% SO	30%	£8,910,936	£6,728,097	£6,487,988	£6,487,988	£5,587,580	£4,987,307
35% SR : 35% THLR : 30% SO	35%	£5,468,132	£3,447,419	£3,208,756	£3,208,756	£2,313,769	£1,717,111
35% SR : 35% THLR : 30% SO	43%	£332,766	£-1,431,617	£-1,671,781	£-1,671,781	£-2,572,398	£-3,172,809
35% SR : 35% THLR : 30% SO	50%	£-4,792,280	£-6,303,477	£-6,541,002	£-6,541,002	£-7,443,878	£-8,047,403

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£23,937,359	£20,923,953	£20,681,316	£20,681,316	£19,771,429	£19,164,838
35% SR : 35% THLR : 30% SO	10%	£18,033,385	£15,340,851	£15,095,997	£15,095,997	£14,177,793	£13,565,656
35% SR : 35% THLR : 30% SO	20%	£12,200,761	£9,822,447	£9,579,758	£9,579,758	£8,669,673	£8,062,950
35% SR : 35% THLR : 30% SO	25%	£9,314,894	£7,105,161	£6,863,709	£6,863,709	£5,944,751	£5,331,251
35% SR : 35% THLR : 30% SO	30%	£6,457,459	£4,384,405	£4,140,368	£4,140,368	£3,225,234	£2,615,144
35% SR : 35% THLR : 30% SO	35%	£3,589,816	£1,686,813	£1,444,247	£1,444,247	£534,622	£-72,968
35% SR : 35% THLR : 30% SO	43%	£-668,460	£-2,344,036	£-2,588,128	£-2,588,128	£-3,503,475	£-4,113,705
35% SR : 35% THLR : 30% SO	50%	£-4,919,357	£-6,337,517	£-6,578,926	£-6,578,926	£-7,484,214	£-8,087,739

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-25,589,988	£-28,603,394	£-28,846,031	£-28,846,031	£-29,755,918	£-30,362,509
35% SR : 35% THLR : 30% SO	10%	£-31,493,962	£-34,186,496	£-34,431,350	£-34,431,350	£-35,349,554	£-35,961,691
35% SR : 35% THLR : 30% SO	20%	£-37,326,586	£-39,704,900	£-39,947,589	£-39,947,589	£-40,857,674	£-41,464,397
35% SR : 35% THLR : 30% SO	25%	£-40,212,453	£-42,422,186	£-42,663,638	£-42,663,638	£-43,582,596	£-44,196,096
35% SR : 35% THLR : 30% SO	30%	£-43,069,888	£-45,142,942	£-45,386,979	£-45,386,979	£-46,302,113	£-46,912,203
35% SR : 35% THLR : 30% SO	35%	£-45,937,531	£-47,840,534	£-48,083,100	£-48,083,100	£-48,992,725	£-49,600,315
35% SR : 35% THLR : 30% SO	43%	£-50,195,807	£-51,871,383	£-52,115,475	£-52,115,475	£-53,030,822	£-53,641,052
35% SR : 35% THLR : 30% SO	50%	£-54,446,704	£-55,864,864	£-56,106,273	£-56,106,273	£-57,011,561	£-57,615,086

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-3,417,428	£-6,430,835	£-6,673,471	£-6,673,471	£-7,583,359	£-8,189,950
35% SR : 35% THLR : 30% SO	10%	£-9,321,403	£-12,013,936	£-12,258,791	£-12,258,791	£-13,176,995	£-13,789,132
35% SR : 35% THLR : 30% SO	20%	£-15,154,027	£-17,532,340	£-17,775,029	£-17,775,029	£-18,685,114	£-19,291,838
35% SR : 35% THLR : 30% SO	25%	£-18,039,894	£-20,249,627	£-20,491,078	£-20,491,078	£-21,410,537	£-22,023,537
35% SR : 35% THLR : 30% SO	30%	£-20,897,329	£-22,970,383	£-23,214,419	£-23,214,419	£-24,129,553	£-24,739,643
35% SR : 35% THLR : 30% SO	35%	£-23,764,972	£-25,667,974	£-25,910,541	£-25,910,541	£-26,820,165	£-27,427,755
35% SR : 35% THLR : 30% SO	43%	£-28,023,248	£-29,698,823	£-29,942,916	£-29,942,916	£-30,858,262	£-31,468,493
35% SR : 35% THLR : 30% SO	50%	£-32,274,144	£-35,892,304	£-36,135,714	£-36,135,714	£-37,046,001	£-37,652,526

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,162,704	£8,149,298	£7,906,661	£7,906,661	£6,996,774	£6,390,183
35% SR : 35% THLR : 30% SO	10%	£5,258,730	£2,566,196	£2,321,342	£2,321,342	£1,403,138	£791,001
35% SR : 35% THLR : 30% SO	20%	£-573,894	£-2,952,208	£-3,194,897	£-3,194,897	£-4,104,982	£-4,711,705
35% SR : 35% THLR : 30% SO	25%	£-3,459,761	£-5,669,494	£-5,910,946	£-5,910,946	£-6,829,904	£-7,443,404
35% SR : 35% THLR : 30% SO	30%	£-6,317,196	£-8,390,250	£-8,634,287	£-8,634,287	£-9,549,421	£-10,159,511
35% SR : 35% THLR : 30% SO	35%	£-9,184,839	£-11,087,842	£-11,330,408	£-11,330,408	£-12,240,033	£-12,847,623
35% SR : 35% THLR : 30% SO	43%	£-13,443,115	£-15,118,691	£-15,362,783	£-15,362,783	£-16,278,130	£-16,888,360
35% SR : 35% THLR : 30% SO	50%	£-17,694,012	£-19,112,172	£-19,353,581	£-19,353,581	£-20,258,869	£-20,862,394

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,248,918	£14,235,512	£13,992,875	£13,992,875	£13,082,988	£12,476,397
35% SR : 35% THLR : 30% SO	10%	£11,344,944	£8,652,410	£8,407,556	£8,407,556	£7,489,352	£6,877,215
35% SR : 35% THLR : 30% SO	20%	£5,512,320	£3,134,006	£2,891,317	£2,891,317	£1,981,232	£1,374,509
35% SR : 35% THLR : 30% SO	25%	£2,626,453	£416,720	£175,268	£175,268	£-743,690	£-1,357,180
35% SR : 35% THLR : 30% SO	30%	£-230,982	£-2,304,037	£-2,548,073	£-2,548,073	£-3,463,207	£-4,073,297
35% SR : 35% THLR : 30% SO	35%	£-3,098,625	£-5,001,628	£-5,244,194	£-5,244,194	£-6,153,819	£-6,761,409
35% SR : 35% THLR : 30% SO	43%	£-7,356,901	£-9,032,477	£-9,276,569	£-9,276,569	£-10,191,916	£-10,802,146
35% SR : 35% THLR : 30% SO	50%	£-11,607,798	£-13,025,958	£-13,267,367	£-13,267,367	£-14,172,655	£-14,776,180

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,324,358	£11,433,734	£11,187,130	£11,187,130	£10,262,362	£9,645,850
35% SR : 35% THLR : 30% SO	10%	£9,298,818	£6,722,923	£6,474,064	£6,474,064	£5,540,842	£4,918,693
35% SR : 35% THLR : 30% SO	20%	£4,350,358	£2,071,598	£1,824,940	£1,824,940	£899,970	£283,324
35% SR : 35% THLR : 30% SO	25%	£1,904,342	£214,915	£-464,329	£-464,329	£-1,399,630	£-2,023,163
35% SR : 35% THLR : 30% SO	30%	£-521,160	£-2,506,442	£-2,754,469	£-2,754,469	£-3,684,571	£-4,304,639
35% SR : 35% THLR : 30% SO	35%	£-2,948,433	£-4,769,099	£-5,015,633	£-5,015,633	£-5,940,134	£-6,556,468
35% SR : 35% THLR : 30% SO	43%	£-6,534,266	£-8,108,955	£-8,353,047	£-8,353,047	£-9,268,394	£-9,878,625
35% SR : 35% THLR : 30% SO	50%	£-10,054,006	£-11,383,855	£-11,625,266	£-11,625,266	£-12,530,553	£-13,134,078

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-35,202,989	£-38,093,612	£-38,340,217	£-38,340,217	£-39,264,985	£-39,881,497
35% SR : 35% THLR : 30% SO	10%	£-40,228,529	£-42,804,424	£-43,053,283	£-43,053,283	£-43,986,505	£-44,608,654
35% SR : 35% THLR : 30% SO	20%	£-45,176,989	£-47,455,749	£-47,702,407	£-47,702,407	£-48,627,377	£-49,244,023
35% SR : 35% THLR : 30% SO	25%	£-47,623,005	£-49,742,262	£-49,991,676	£-49,991,676	£-50,926,977	£-51,550,510
35% SR : 35% THLR : 30% SO	30%	£-50,048,507	£-52,033,789	£-52,281,816	£-52,281,816	£-53,211,918	£-53,831,986
35% SR : 35% THLR : 30% SO	35%	£-52,475,780	£-54,296,446	£-54,542,980	£-54,542,980	£-55,467,481	£-56,083,815
35% SR : 35% THLR : 30% SO	43%	£-56,061,613	£-57,636,302	£-57,880,394	£-57,880,394	£-58,795,741	£-59,405,972
35% SR : 35% THLR : 30% SO	50%	£-59,581,353	£-60,911,202	£-61,152,613	£-61,152,613	£-62,057,900	£-62,661,425

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-13,030,429	£-15,921,053	£-16,167,658	£-16,167,658	£-17,092,426	£-17,708,938
35% SR : 35% THLR : 30% SO	10%	£-18,055,970	£-20,631,865	£-20,880,724	£-20,880,724	£-21,813,945	£-22,436,094
35% SR : 35% THLR : 30% SO	20%	£-23,004,429	£-25,283,190	£-25,529,848	£-25,529,848	£-26,454,817	£-27,071,464
35% SR : 35% THLR : 30% SO	25%	£-25,450,446	£-27,569,703	£-27,819,117	£-27,819,117	£-28,754,417	£-29,377,951
35% SR : 35% THLR : 30% SO	30%	£-27,875,947	£-29,861,230	£-30,109,256	£-30,109,256	£-31,039,359	£-31,659,427
35% SR : 35% THLR : 30% SO	35%	£-30,303,220	£-32,123,887	£-32,370,421	£-32,370,421	£-33,294,922	£-33,911,256
35% SR : 35% THLR : 30% SO	43%	£-33,889,053	£-35,463,743	£-35,707,835	£-35,707,835	£-36,623,181	£-37,233,413
35% SR : 35% THLR : 30% SO	50%	£-37,408,794	£-38,738,643	£-38,980,053	£-38,980,053	£-39,885,341	£-40,488,866

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,549,703	£-1,340,921	£-1,587,525	£-1,587,525	£-2,512,293	£-3,128,805
35% SR : 35% THLR : 30% SO	10%	£-3,475,837	£-6,951,732	£-6,300,591	£-6,300,591	£-7,235,813	£-7,855,962
35% SR : 35% THLR : 30% SO	20%	£-8,424,297	£-10,703,057	£-10,949,715	£-10,949,715	£-11,874,685	£-12,491,331
35% SR : 35% THLR : 30% SO	25%	£-10,870,313	£-12,989,570	£-13,236,984	£-13,236,984	£-14,174,285	£-14,797,818
35% SR : 35% THLR : 30% SO	30%	£-13,295,815	£-15,281,097	£-15,529,124	£-15,529,124	£-16,459,226	£-17,079,294
35% SR : 35% THLR : 30% SO	35%	£-15,723,088	£-17,543,754	£-17,790,288	£-17,790,288	£-18,714,789	£-19,331,123
35% SR : 35% THLR : 30% SO	43%	£-19,308,921	£-20,883,610	£-21,127,702	£-21,127,702	£-22,043,049	£-22,653,280
35% SR : 35% THLR : 30% SO	50%	£-22,828,661	£-24,158,510	£-24,399,921	£-24,399,921	£-25,305,208	£-25,908,733

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,635,917	£4,745,293	£4,498,689	£4,498,689	£3,573,920	£2,957,409
35% SR : 35% THLR : 30% SO	10%	£2,610,377	£34,482	£-214,377	£-214,377	£-1,147,599	£-1,768,748
35% SR : 35% THLR : 30% SO	20%	£-2,338,083	£-4,616,843	£-4,863,501	£-4,863,501	£-5,788,471	£-6,405,117
35% SR : 35% THLR : 30% SO	25%	£-4,784,099	£-6,903,356	£-7,152,770	£-7,152,770	£-8,088,071	£-8,711,605
35% SR : 35% THLR : 30% SO	30%	£-7,209,601	£-9,194,883	£-9,442,910	£-9,442,910	£-10,373,012	£-10,993,080
35% SR : 35% THLR : 30% SO	35%	£-9,636,874	£-11,457,540	£-11,704,074	£-11,704,074	£-12,628,575	£-13,244,909
35% SR : 35% THLR : 30% SO	43%	£-13,222,707	£-14,797,396	£-15,041,488	£-15,041,488	£-15,956,835	£-16,567,066
35% SR : 35% THLR : 30% SO	50%	£-16,742,448	£-18,072,296	£-18,313,707	£-18,313,707	£-19,218,994	£-19,822,519

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£30,307,028	£27,863,760	£27,621,124	£27,621,124	£26,711,236	£26,104,645
35% SR : 35% THLR : 30% SO	10%	£23,796,427	£21,617,687	£21,376,772	£21,376,772	£20,473,343	£19,871,057
35% SR : 35% THLR : 30% SO	20%	£17,382,384	£15,481,560	£15,239,807	£15,239,807	£14,329,722	£13,722,999
35% SR : 35% THLR : 30% SO	25%	£14,209,068	£12,421,795	£12,180,343	£12,180,343	£11,274,903	£10,671,275
35% SR : 35% THLR : 30% SO	30%	£11,036,575	£9,389,037	£9,148,928	£9,148,928	£8,248,519	£7,648,246
35% SR : 35% THLR : 30% SO	35%	£7,892,515	£6,384,222	£6,143,401	£6,143,401	£5,233,777	£4,627,361
35% SR : 35% THLR : 30% SO	43%	£3,190,044	£1,870,026	£1,629,862	£1,629,862	£729,245	£128,834
35% SR : 35% THLR : 30% SO	50%	£-1,496,091	£-2,624,233	£-2,865,644	£-2,865,644	£-3,770,931	£-4,374,457

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-19,220,319	£-21,663,587	£-21,906,223	£-21,906,223	£-22,816,111	£-23,422,702
35% SR : 35% THLR : 30% SO	10%	£-25,730,920	£-27,909,660	£-28,150,575	£-28,150,575	£-29,054,004	£-29,656,290
35% SR : 35% THLR : 30% SO	20%	£-32,144,963	£-34,045,787	£-34,287,540	£-34,287,540	£-35,197,624	£-35,804,348
35% SR : 35% THLR : 30% SO	25%	£-35,318,279	£-37,105,552	£-37,347,004	£-37,347,004	£-38,252,444	£-38,856,072
35% SR : 35% THLR : 30% SO	30%	£-38,490,772	£-40,138,310	£-40,378,419	£-40,378,419	£-41,278,828	£-41,879,101
35% SR : 35% THLR : 30% SO	35%	£-41,634,832	£-43,143,125	£-43,383,946	£-43,383,946	£-44,293,570	£-44,899,986
35% SR : 35% THLR : 30% SO	43%	£-46,337,303	£-47,657,321	£-47,897,485	£-47,897,485	£-48,798,513	£-49,398,513
35% SR : 35% THLR : 30% SO	50%	£-51,029,438	£-52,151,580	£-52,392,991	£-52,392,991	£-53,298,278	£-53,901,804

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,952,240	£508,973	£266,336	£266,336	£-643,551	£-1,250,142
35% SR : 35% THLR : 30% SO	10%	£-3,558,361	£-5,379,101	£-5,978,016	£-5,978,016	£-6,881,444	£-7,483,731
35% SR : 35% THLR : 30% SO	20%	£-9,972,404	£-11,873,227	£-12,114,980	£-12,114,980	£-13,025,065	£-13,631,789
35% SR : 35% THLR : 30% SO	25%	£-13,145,719	£-14,932,993	£-15,174,444	£-15,174,444	£-16,079,885	£-16,683,513
35% SR : 35% THLR : 30% SO	30%	£-16,318,213	£-17,965,751	£-18,205,860	£-18,205,860	£-19,106,268	£-19,708,541
35% SR : 35% THLR : 30% SO	35%	£-19,462,273	£-20,970,566	£-21,211,386	£-21,211,386	£-22,121,011	£-22,727,427
35% SR : 35% THLR : 30% SO	43%	£-24,164,744	£-25,484,761	£-25,724,926	£-25,724,926	£-26,625,543	£-27,225,954
35% SR : 35% THLR : 30% SO	50%	£-28,850,879	£-29,979,021	£-30,220,431	£-30,220,431	£-31,125,719	£-31,729,244

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£17,532,373	£15,089,105	£14,846,469	£14,846,469	£13,936,581	£13,329,990
35% SR : 35% THLR : 30% SO	10%	£11,021,772	£8,843,032	£8,602,117	£8,602,117	£7,698,688	£7,096,402
35% SR : 35% THLR : 30% SO	20%	£4,607,729	£2,706,905	£2,465,152	£2,465,152	£1,555,067	£948,344
35% SR : 35% THLR : 30% SO	25%	£1,434,413	£-332,860	£-594,312	£-594,312	£-1,499,752	£-2,103,360
35% SR : 35% THLR : 30% SO	30%	£-1,739,080	£-3,385,818	£-3,625,727	£-3,625,727	£-4,526,136	£-5,126,409
35% SR : 35% THLR : 30% SO	35%	£-4,892,140	£-6,390,433	£-6,631,254	£-6,631,254	£-7,540,878	£-8,147,294
35% SR : 35% THLR : 30% SO	43%	£-9,584,611	£-10,304,629	£-11,144,793	£-11,144,793	£-12,045,410	£-12,645,821
35% SR : 35% THLR : 30% SO	50%	£-14,270,746	£-15,398,898	£-16,640,299	£-16,640,299	£-17,545,586	£-18,149,112

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£23,618,587	£21,175,319	£20,932,683	£20,932,683	£20,022,795	£19,416,204
35% SR : 35% THLR : 30% SO	10%	£17,107,985	£14,929,245	£14,688,331	£14,688,331	£13,784,902	£13,182,616
35% SR : 35% THLR : 30% SO	20%	£10,693,943	£8,793,119	£8,551,366	£8,551,366	£7,641,281	£7,034,559
35% SR : 35% THLR : 30% SO	25%	£7,520,627	£5,733,354	£5,491,902	£5,491,902	£4,586,462	£3,982,834
35% SR : 35% THLR : 30% SO	30%	£4,348,134	£2,700,596	£2,460,487	£2,460,487	£1,560,078	£959,805
35% SR : 35% THLR : 30% SO	35%	£1,204,074	£-304,219	£-545,040	£-545,040	£-1,454,664	£-2,061,080
35% SR : 35% THLR : 30% SO	43%	£-3,498,397	£-4,818,415	£-5,058,579	£-5,058,579	£-5,959,196	£-6,559,607
35% SR : 35% THLR : 30% SO	50%	£-8,184,532	£-9,312,674	£-9,554,085	£-9,554,085	£-10,459,373	£-11,062,898

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,324,358	£12,109,247	£11,862,642	£11,862,642	£10,937,874	£10,321,361
35% SR : 35% THLR : 30% SO	10%	£9,298,818	£7,340,482	£7,091,968	£7,091,968	£6,158,746	£5,536,598
35% SR : 35% THLR : 30% SO	20%	£4,350,358	£2,620,846	£2,374,188	£2,374,188	£1,449,219	£832,572
35% SR : 35% THLR : 30% SO	25%	£1,904,342	£303,463	£58,063	£58,063	£876,288	£1,499,822
35% SR : 35% THLR : 30% SO	30%	£521,160	£2,017,990	£2,266,016	£2,266,016	£3,196,119	£3,816,187
35% SR : 35% THLR : 30% SO	35%	£2,948,433	£4,315,536	£4,562,070	£4,562,070	£5,486,571	£6,102,905
35% SR : 35% THLR : 30% SO	43%	£6,534,266	£7,707,726	£7,951,818	£7,951,818	£8,867,165	£9,477,396
35% SR : 35% THLR : 30% SO	50%	£10,054,006	£11,034,961	£11,276,371	£11,276,371	£12,181,658	£12,785,183

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£35,202,989	£37,418,100	£37,664,705	£37,664,705	£38,589,473	£39,205,986
35% SR : 35% THLR : 30% SO	10%	£40,228,529	£42,186,865	£42,435,379	£42,435,379	£43,368,601	£43,990,749
35% SR : 35% THLR : 30% SO	20%	£45,176,989	£46,906,501	£47,153,159	£47,153,159	£48,078,128	£48,694,775
35% SR : 35% THLR : 30% SO	25%	£47,623,005	£49,223,884	£49,469,284	£49,469,284	£50,403,635	£51,027,169
35% SR : 35% THLR : 30% SO	30%	£50,048,507	£51,545,337	£51,793,363	£51,793,363	£52,723,466	£53,343,534
35% SR : 35% THLR : 30% SO	35%	£52,475,780	£53,842,883	£54,089,417	£54,089,417	£55,013,918	£55,630,252
35% SR : 35% THLR : 30% SO	43%	£56,061,613	£57,235,073	£57,479,165	£57,479,165	£58,394,512	£59,004,743
35% SR : 35% THLR : 30% SO	50%	£59,581,353	£60,562,308	£60,803,718	£60,803,718	£61,709,005	£62,312,530

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£13,030,429	£15,245,541	£15,492,146	£15,492,146	£16,416,914	£17,033,426
35% SR : 35% THLR : 30% SO	10%	£18,055,970	£20,014,306	£20,262,820	£20,262,820	£21,196,042	£21,818,190
35% SR : 35% THLR : 30% SO	20%	£23,004,429	£24,733,941	£24,980,599	£24,980,599	£25,905,569	£26,522,216
35% SR : 35% THLR : 30% SO	25%	£25,450,446	£27,051,325	£27,296,724	£27,296,724	£28,231,076	£28,854,609
35% SR : 35% THLR : 30% SO	30%	£27,875,947	£29,372,777	£29,620,804	£29,620,804	£30,550,906	£31,170,974
35% SR : 35% THLR : 30% SO	35%	£30,303,220	£31,670,324	£31,916,857	£31,916,857	£32,841,358	£33,457,693
35% SR : 35% THLR : 30% SO	43%	£33,889,053	£35,062,514	£35,306,606	£35,306,606	£36,221,952	£36,832,184
35% SR : 35% THLR : 30% SO	50%	£37,408,794	£38,389,748	£38,631,159	£38,631,159	£39,536,445	£40,139,970

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,549,703	£665,408	£912,013	£912,013	£1,836,781	£2,453,294
35% SR : 35% THLR : 30% SO	10%	£3,475,837	£5,434,173	£5,682,687	£5,682,687	£6,615,909	£7,238,057
35% SR : 35% THLR : 30% SO	20%	£8,424,297	£10,153,809	£10,400,467	£10,400,467	£11,325,436	£11,942,083
35% SR : 35% THLR : 30% SO	25%	£10,870,313	£12,471,192	£12,716,592	£12,716,592	£13,650,943	£14,274,477
35% SR : 35% THLR : 30% SO	30%	£13,295,815	£14,792,645	£15,040,671	£15,040,671	£15,970,774	£16,590,942
35% SR : 35% THLR : 30% SO	35%	£15,723,088	£17,090,191	£17,336,725	£17,336,725	£18,261,226	£18,877,560
35% SR : 35% THLR : 30% SO	43%	£19,308,921	£20,482,361	£20,728,473	£20,728,473	£21,641,820	£22,252,051
35% SR : 35% THLR : 30% SO	50%	£22,828,661	£23,809,616	£24,051,026	£24,051,026	£24,956,313	£25,559,838

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£7,635,917	£5,420,806	£5,174,200	£5,174,200	£4,249,433	£3,632,920
35% SR : 35% THLR : 30% SO	10%	£2,610,377	£662,040	£403,527	£403,527	£529,685	£1,151,843
35% SR : 35% THLR : 30% SO	20%	£2,338,083	£4,067,595	£4,314,253	£4,314,253	£5,239,222	£5,855,869
35% SR : 35% THLR : 30% SO	25%	£4,784,099	£6,384,978	£6,630,378	£6,630,378	£7,564,729	£8,188,263
35% SR : 35% THLR : 30% SO	30%	£7,209,601	£8,706,431	£8,954,457	£8,954,457	£9,884,560	£10,504,628
35% SR : 35% THLR : 30% SO	35%	£9,636,874	£11,003,978	£11,250,511	£11,250,511	£12,175,012	£12,791,347
35% SR : 35% THLR : 30% SO	43%	£13,222,707	£14,396,168	£14,640,259	£14,640,259	£15,555,606	£16,165,837
35% SR : 35% THLR : 30% SO	50%	£16,742,448	£17,723,402	£17,964,812	£17,964,812	£18,870,099	£19,473,624

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£1,292,832	-£742,294	-£997,031	-£997,031	-£1,952,297	-£2,589,140
35% SR : 35% THLR : 30% SO	10%	-£2,568,441	-£4,381,978	-£4,634,908	-£4,634,908	-£5,583,393	-£6,215,716
35% SR : 35% THLR : 30% SO	20%	-£6,333,361	-£7,906,186	-£8,156,878	-£8,156,878	-£9,096,976	-£9,723,708
35% SR : 35% THLR : 30% SO	25%	-£8,171,759	-£9,624,986	-£9,874,399	-£9,874,399	-£10,809,700	-£11,433,234
35% SR : 35% THLR : 30% SO	30%	-£9,980,783	-£11,314,917	-£11,562,944	-£11,562,944	-£12,493,046	-£13,113,114
35% SR : 35% THLR : 30% SO	35%	-£11,760,434	-£12,975,979	-£13,222,512	-£13,222,512	-£14,147,013	-£14,763,348
35% SR : 35% THLR : 30% SO	43%	-£14,374,832	-£15,413,442	-£15,657,534	-£15,657,534	-£16,572,881	-£17,183,112
35% SR : 35% THLR : 30% SO	50%	-£16,923,138	-£17,785,950	-£18,027,359	-£18,027,359	-£18,932,647	-£19,536,172

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£48,234,515	-£50,269,641	-£50,524,378	-£50,524,378	-£51,479,644	-£52,116,487
35% SR : 35% THLR : 30% SO	10%	-£52,095,788	-£53,909,325	-£54,162,255	-£54,162,255	-£55,110,740	-£55,743,063
35% SR : 35% THLR : 30% SO	20%	-£55,860,708	-£57,433,533	-£57,684,225	-£57,684,225	-£58,624,323	-£59,251,055
35% SR : 35% THLR : 30% SO	25%	-£57,699,106	-£59,152,333	-£59,401,746	-£59,401,746	-£60,337,047	-£60,960,581
35% SR : 35% THLR : 30% SO	30%	-£59,508,130	-£60,842,264	-£61,090,291	-£61,090,291	-£62,020,393	-£62,640,467
35% SR : 35% THLR : 30% SO	35%	-£61,287,781	-£62,503,326	-£62,749,859	-£62,749,859	-£63,674,360	-£64,290,695
35% SR : 35% THLR : 30% SO	43%	-£63,902,179	-£64,940,789	-£65,184,881	-£65,184,881	-£66,100,228	-£66,710,459
35% SR : 35% THLR : 30% SO	50%	-£66,450,485	-£67,313,297	-£67,554,706	-£67,554,706	-£68,459,994	-£69,063,519

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£26,061,955	-£28,097,082	-£28,351,819	-£28,351,819	-£29,307,084	-£29,943,927
35% SR : 35% THLR : 30% SO	10%	-£29,923,228	-£31,736,766	-£31,989,695	-£31,989,695	-£32,938,180	-£33,570,504
35% SR : 35% THLR : 30% SO	20%	-£33,688,148	-£35,260,974	-£35,511,666	-£35,511,666	-£36,451,763	-£37,078,495
35% SR : 35% THLR : 30% SO	25%	-£35,526,547	-£36,979,774	-£37,229,187	-£37,229,187	-£38,164,487	-£38,788,022
35% SR : 35% THLR : 30% SO	30%	-£37,335,571	-£38,669,704	-£38,917,732	-£38,917,732	-£39,847,833	-£40,467,901
35% SR : 35% THLR : 30% SO	35%	-£39,115,222	-£40,330,766	-£40,577,300	-£40,577,300	-£41,501,801	-£42,118,136
35% SR : 35% THLR : 30% SO	43%	-£41,729,620	-£42,768,229	-£43,012,322	-£43,012,322	-£43,927,669	-£44,537,900
35% SR : 35% THLR : 30% SO	50%	-£44,277,925	-£45,140,737	-£45,382,147	-£45,382,147	-£46,287,435	-£46,890,960

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£11,481,823	-£13,516,949	-£13,771,686	-£13,771,686	-£14,726,952	-£15,363,795
35% SR : 35% THLR : 30% SO	10%	-£15,343,096	-£17,156,633	-£17,409,563	-£17,409,563	-£18,358,048	-£18,990,371
35% SR : 35% THLR : 30% SO	20%	-£19,108,016	-£20,680,841	-£20,931,533	-£20,931,533	-£21,871,631	-£22,498,363
35% SR : 35% THLR : 30% SO	25%	-£20,946,414	-£22,399,641	-£22,649,054	-£22,649,054	-£23,584,355	-£24,207,889
35% SR : 35% THLR : 30% SO	30%	-£22,755,438	-£24,089,572	-£24,337,599	-£24,337,599	-£25,267,701	-£25,887,769
35% SR : 35% THLR : 30% SO	35%	-£24,535,089	-£25,750,634	-£25,997,167	-£25,997,167	-£26,921,668	-£27,539,003
35% SR : 35% THLR : 30% SO	43%	-£27,149,487	-£28,188,097	-£28,432,189	-£28,432,189	-£29,347,536	-£29,957,767
35% SR : 35% THLR : 30% SO	50%	-£29,697,793	-£30,560,605	-£30,802,014	-£30,802,014	-£31,707,302	-£32,310,827

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£5,395,609	-£7,430,736	-£7,685,472	-£7,685,472	-£8,640,738	-£9,277,581
35% SR : 35% THLR : 30% SO	10%	-£9,256,882	-£11,070,419	-£11,323,349	-£11,323,349	-£12,271,834	-£12,904,157
35% SR : 35% THLR : 30% SO	20%	-£13,021,802	-£14,594,627	-£14,845,320	-£14,845,320	-£15,795,417	-£16,412,149
35% SR : 35% THLR : 30% SO	25%	-£14,860,200	-£16,313,427	-£16,562,840	-£16,562,840	-£17,498,147	-£18,121,675
35% SR : 35% THLR : 30% SO	30%	-£16,669,224	-£18,003,358	-£18,251,385	-£18,251,385	-£19,181,487	-£19,801,555
35% SR : 35% THLR : 30% SO	35%	-£18,448,875	-£19,664,420	-£19,910,953	-£19,910,953	-£20,835,454	-£21,451,789
35% SR : 35% THLR : 30% SO	43%	-£21,063,273	-£22,101,883	-£22,345,976	-£22,345,976	-£23,261,322	-£23,871,553
35% SR : 35% THLR : 30% SO	50%	-£23,611,579	-£24,474,391	-£24,715,800	-£24,715,800	-£25,621,088	-£26,224,613

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£100,688,773	£90,831,156	£90,454,211	£90,454,211	£89,040,666	£88,096,816
35% SR : 35% THLR : 30% SO	10%	£84,783,215	£75,853,515	£75,473,124	£75,473,124	£74,046,656	£73,095,678
35% SR : 35% THLR : 30% SO	20%	£68,934,933	£61,007,973	£60,630,945	£60,630,945	£59,195,301	£58,237,316
35% SR : 35% THLR : 30% SO	25%	£61,045,172	£53,599,664	£53,218,426	£53,218,426	£51,788,780	£50,835,685
35% SR : 35% THLR : 30% SO	30%	£53,187,746	£46,228,420	£45,849,301	£45,849,301	£44,427,603	£43,468,274
35% SR : 35% THLR : 30% SO	35%	£45,322,260	£38,866,658	£38,483,658	£38,483,658	£37,047,409	£36,089,910
35% SR : 35% THLR : 30% SO	43%	£33,554,020	£27,839,020	£27,453,610	£27,453,610	£26,008,326	£25,044,803
35% SR : 35% THLR : 30% SO	50%	£21,767,334	£16,781,092	£16,393,683	£16,393,683	£14,940,903	£13,972,384

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£65,469,326	£55,611,709	£55,234,764	£55,234,764	£53,821,219	£52,877,369
35% SR : 35% THLR : 30% SO	10%	£49,563,769	£40,634,068	£40,253,677	£40,253,677	£38,827,209	£37,876,231
35% SR : 35% THLR : 30% SO	20%	£33,715,486	£25,788,526	£25,411,498	£25,411,498	£23,975,854	£23,017,869
35% SR : 35% THLR : 30% SO	25%	£25,825,725	£18,380,217	£17,998,979	£17,998,979	£16,569,334	£15,616,238
35% SR : 35% THLR : 30% SO	30%	£17,968,299	£11,008,974	£10,629,854	£10,629,854	£9,208,156	£8,248,827
35% SR : 35% THLR : 30% SO	35%	£10,102,813	£3,647,211	£3,264,211	£3,264,211	£1,827,962	£870,463
35% SR : 35% THLR : 30% SO	43%	£-1,665,427	£-7,380,427	£-7,765,836	£-7,765,836	£-9,211,121	£-10,174,644
35% SR : 35% THLR : 30% SO	50%	£-13,452,113	£-18,438,355	£-18,825,763	£-18,825,763	£-20,278,543	£-21,247,063

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£81,236,480	£71,378,863	£71,001,918	£71,001,918	£69,588,372	£68,644,522
35% SR : 35% THLR : 30% SO	10%	£65,330,922	£56,401,222	£56,020,830	£56,020,830	£54,594,363	£53,643,385
35% SR : 35% THLR : 30% SO	20%	£49,482,639	£41,555,680	£41,178,652	£41,178,652	£39,743,008	£38,785,022
35% SR : 35% THLR : 30% SO	25%	£41,592,878	£34,147,371	£33,766,133	£33,766,133	£32,336,487	£31,383,391
35% SR : 35% THLR : 30% SO	30%	£33,735,452	£26,776,127	£26,397,007	£26,397,007	£24,975,309	£24,015,980
35% SR : 35% THLR : 30% SO	35%	£25,869,967	£19,414,365	£19,031,365	£19,031,365	£17,595,115	£16,637,616
35% SR : 35% THLR : 30% SO	43%	£14,101,726	£8,386,726	£8,001,317	£8,001,317	£6,556,032	£5,592,509
35% SR : 35% THLR : 30% SO	50%	£2,315,041	£-2,671,201	£-3,058,610	£-3,058,610	£-4,511,390	£-5,478,910

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£91,604,574	£81,746,957	£81,370,012	£81,370,012	£79,956,466	£79,012,616
35% SR : 35% THLR : 30% SO	10%	£75,699,016	£66,769,316	£66,388,925	£66,388,925	£64,962,457	£64,011,479
35% SR : 35% THLR : 30% SO	20%	£59,850,734	£51,923,774	£51,546,746	£51,546,746	£50,111,102	£49,153,117
35% SR : 35% THLR : 30% SO	25%	£51,960,973	£44,515,465	£44,134,227	£44,134,227	£42,704,581	£41,751,486
35% SR : 35% THLR : 30% SO	30%	£44,103,547	£37,144,221	£36,765,102	£36,765,102	£35,343,404	£34,384,075
35% SR : 35% THLR : 30% SO	35%	£36,238,061	£29,782,459	£29,399,459	£29,399,459	£27,963,210	£27,005,711
35% SR : 35% THLR : 30% SO	43%	£24,469,821	£18,754,821	£18,369,411	£18,369,411	£16,924,127	£15,960,603
35% SR : 35% THLR : 30% SO	50%	£12,683,135	£7,696,893	£7,309,484	£7,309,484	£5,856,704	£4,888,185

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£95,932,548	£86,074,931	£85,697,986	£85,697,986	£84,284,441	£83,340,591
35% SR : 35% THLR : 30% SO	10%	£80,026,890	£71,087,290	£70,716,899	£70,716,899	£69,290,431	£68,339,453
35% SR : 35% THLR : 30% SO	20%	£64,178,708	£56,251,748	£55,874,720	£55,874,720	£54,439,076	£53,481,091
35% SR : 35% THLR : 30% SO	25%	£56,288,947	£48,843,439	£48,462,201	£48,462,201	£47,032,556	£46,079,460
35% SR : 35% THLR : 30% SO	30%	£48,431,521	£41,472,196	£41,093,076	£41,093,076	£39,671,378	£38,712,049
35% SR : 35% THLR : 30% SO	35%	£40,566,035	£34,110,433	£33,727,433	£33,727,433	£32,291,184	£31,333,685
35% SR : 35% THLR : 30% SO	43%	£28,797,795	£23,082,795	£22,697,386	£22,697,386	£21,252,101	£20,288,578
35% SR : 35% THLR : 30% SO	50%	£17,011,109	£12,024,867	£11,637,458	£11,637,458	£10,184,679	£9,216,159

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£47,145,567	£37,728,976	£37,326,759	£37,326,759	£35,818,446	£34,812,903
35% SR : 35% THLR : 30% SO	10%	£36,234,275	£27,725,050	£27,325,688	£27,325,688	£25,828,079	£24,817,842
35% SR : 35% THLR : 30% SO	20%	£25,420,129	£17,826,399	£17,424,094	£17,424,094	£15,915,452	£14,905,661
35% SR : 35% THLR : 30% SO	25%	£20,043,941	£12,908,511	£12,501,713	£12,501,713	£10,976,221	£9,959,225
35% SR : 35% THLR : 30% SO	30%	£14,677,976	£7,994,549	£7,590,012	£7,590,012	£6,063,764	£5,035,581
35% SR : 35% THLR : 30% SO	35%	£9,307,477	£3,078,482	£2,669,804	£2,669,804	£1,137,265	£115,572
35% SR : 35% THLR : 30% SO	43%	£1,244,431	£-4,307,511	£-4,718,760	£-4,718,760	£-6,260,941	£-7,289,061
35% SR : 35% THLR : 30% SO	50%	£-6,867,970	£-11,633,219	£-12,039,949	£-12,039,949	£-13,565,182	£-14,582,005

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£11,926,120	£2,509,529	£2,107,312	£2,107,312	£598,999	£-406,543
35% SR : 35% THLR : 30% SO	10%	£1,014,828	£-7,494,397	£-7,893,759	£-7,893,759	£-9,391,367	£-10,401,805
35% SR : 35% THLR : 30% SO	20%	£-9,799,318	£-17,393,048	£-17,795,353	£-17,795,353	£-19,303,995	£-20,313,786
35% SR : 35% THLR : 30% SO	25%	£-15,175,506	£-22,310,936	£-22,717,734	£-22,717,734	£-24,243,226	£-25,260,221
35% SR : 35% THLR : 30% SO	30%	£-20,541,471	£-27,224,898	£-27,629,435	£-27,629,435	£-29,155,683	£-30,183,566
35% SR : 35% THLR : 30% SO	35%	£-25,911,970	£-32,140,964	£-32,549,642	£-32,549,642	£-34,082,181	£-35,103,875
35% SR : 35% THLR : 30% SO	43%	£-33,975,015	£-39,526,958	£-39,938,207	£-39,938,207	£-41,480,387	£-42,508,508
35% SR : 35% THLR : 30% SO	50%	£-42,087,417	£-46,952,666	£-47,259,396	£-47,259,396	£-48,784,629	£-49,801,451

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£27,693,273	£18,276,683	£17,874,466	£17,874,466	£16,366,152	£15,360,610
35% SR : 35% THLR : 30% SO	10%	£16,781,982	£8,272,757	£7,873,394	£7,873,394	£6,375,786	£5,365,548
35% SR : 35% THLR : 30% SO	20%	£5,967,835	£-1,625,895	£-2,028,200	£-2,028,200	£-3,536,841	£-4,546,633
35% SR : 35% THLR : 30% SO	25%	£591,648	£-6,543,783	£-6,950,580	£-6,950,580	£-8,476,073	£-9,493,068
35% SR : 35% THLR : 30% SO	30%	£-4,774,317	£-11,457,744	£-11,862,282	£-11,862,282	£-13,388,530	£-14,416,412
35% SR : 35% THLR : 30% SO	35%	£-10,144,817	£-16,373,811	£-16,782,489	£-16,782,489	£-18,315,028	£-19,336,722
35% SR : 35% THLR : 30% SO	43%	£-18,207,862	£-23,759,805	£-24,171,053	£-24,171,053	£-25,713,234	£-26,741,355
35% SR : 35% THLR : 30% SO	50%	£-26,320,263	£-31,085,513	£-31,492,242	£-31,492,242	£-33,017,476	£-34,034,298

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£38,061,368	£28,644,777	£28,242,560	£28,242,560	£26,734,246	£25,728,704
35% SR : 35% THLR : 30% SO	10%	£27,150,076	£18,640,851	£18,241,489	£18,241,489	£16,743,880	£15,733,643
35% SR : 35% THLR : 30% SO	20%	£16,335,929	£8,742,200	£8,339,894	£8,339,894	£6,831,253	£5,821,461
35% SR : 35% THLR : 30% SO	25%	£10,959,742	£3,824,312	£3,417,514	£3,417,514	£1,892,022	£875,026
35% SR : 35% THLR : 30% SO	30%	£5,593,777	£-1,069,650	£-1,494,188	£-1,494,188	£-3,020,455	£-4,048,318
35% SR : 35% THLR : 30% SO	35%	£223,277	£-6,905,717	£-7,414,395	£-7,414,395	£-8,948,934	£-9,969,627
35% SR : 35% THLR : 30% SO	43%	£-7,839,768	£-13,391,710	£-13,802,959	£-13,802,959	£-15,345,140	£-16,373,260
35% SR : 35% THLR : 30% SO	50%	£-15,952,169	£-20,717,418	£-21,124,148	£-21,124,148	£-22,649,382	£-23,666,204

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£42,389,342	£32,972,751	£32,570,534	£32,570,534	£31,062,221	£30,056,679
35% SR : 35% THLR : 30% SO	10%	£31,478,050	£22,968,825	£22,569,463	£22,569,463	£21,071,855	£20,061,617
35% SR : 35% THLR : 30% SO	20%	£20,663,904	£13,070,174	£12,667,869	£12,667,869	£11,159,227	£10,149,436
35% SR : 35% THLR : 30% SO	25%	£15,287,716	£8,152,286	£7,745,488	£7,745,488	£6,219,996	£5,203,001
35% SR : 35% THLR : 30% SO	30%	£9,921,751	£3,238,324	£2,833,787	£2,833,787	£1,307,539	£279,656
35% SR : 35% THLR : 30% SO	35%	£4,551,252	£-1,677,742	£-2,086,420	£-2,086,420	£-3,618,960	£-4,640,653
35% SR : 35% THLR : 30% SO	43%	£-3,511,793	£-9,063,736	£-9,474,985	£-9,474,985	£-11,017,165	£-12,045,286
35% SR : 35% THLR : 30% SO	50%	£-11,624,195	£-16,389,444	£-16,796,174	£-16,796,174	£-18,321,407	£-19,338,229

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & THLR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,157,613	£14,830,649	£14,415,168	£14,415,168	£12,857,114	£11,818,411
35% SR : 35% THLR : 30% SO	10%	£15,297,420	£6,860,304	£6,441,025	£6,441,025	£4,868,727	£3,820,528
35% SR : 35% THLR : 30% SO	20%	£6,516,780	-£1,042,606	-£1,464,974	-£1,464,974	-£3,048,856	-£4,104,777
35% SR : 35% THLR : 30% SO	25%	£2,133,268	-£4,976,406	-£5,396,619	-£5,396,619	-£6,972,419	-£8,022,952
35% SR : 35% THLR : 30% SO	30%	-£2,237,016	-£8,861,035	-£9,278,913	-£9,278,913	-£10,845,953	-£11,890,647
35% SR : 35% THLR : 30% SO	35%	-£6,592,159	-£12,696,493	-£13,111,854	-£13,111,854	-£14,669,459	-£15,707,863
35% SR : 35% THLR : 30% SO	43%	-£13,031,065	-£18,357,485	-£18,768,733	-£18,768,733	-£20,310,915	-£21,339,035
35% SR : 35% THLR : 30% SO	50%	-£19,357,400	-£23,907,843	-£24,314,571	-£24,314,571	-£25,839,805	-£26,856,628

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£11,061,833	-£20,388,797	-£20,804,279	-£20,804,279	-£22,362,333	-£23,401,036
35% SR : 35% THLR : 30% SO	10%	-£19,922,027	-£28,359,142	-£28,778,422	-£28,778,422	-£30,350,720	-£31,398,918
35% SR : 35% THLR : 30% SO	20%	-£28,702,666	-£36,262,053	-£36,684,421	-£36,684,421	-£38,268,322	-£39,324,224
35% SR : 35% THLR : 30% SO	25%	-£33,086,179	-£40,195,853	-£40,616,066	-£40,616,066	-£42,191,866	-£43,242,399
35% SR : 35% THLR : 30% SO	30%	-£37,456,463	-£44,080,482	-£44,498,359	-£44,498,359	-£46,065,400	-£47,110,084
35% SR : 35% THLR : 30% SO	35%	-£41,811,606	-£47,915,939	-£48,331,301	-£48,331,301	-£49,888,961	-£50,927,309
35% SR : 35% THLR : 30% SO	43%	-£48,250,511	-£53,576,932	-£53,988,180	-£53,988,180	-£55,530,361	-£56,558,482
35% SR : 35% THLR : 30% SO	50%	-£54,576,846	-£59,127,289	-£59,534,018	-£59,534,018	-£61,059,252	-£62,076,075

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£4,705,320	-£4,621,644	-£5,037,125	-£5,037,125	-£6,595,180	-£7,633,883
35% SR : 35% THLR : 30% SO	10%	-£4,154,873	-£12,591,989	-£13,011,269	-£13,011,269	-£14,583,566	-£15,631,765
35% SR : 35% THLR : 30% SO	20%	-£12,935,513	-£20,494,900	-£20,917,268	-£20,917,268	-£22,501,149	-£23,557,070
35% SR : 35% THLR : 30% SO	25%	-£17,319,025	-£24,428,700	-£24,848,912	-£24,848,912	-£26,424,711	-£27,471,245
35% SR : 35% THLR : 30% SO	30%	-£21,689,309	-£28,313,329	-£28,731,206	-£28,731,206	-£30,298,246	-£31,342,941
35% SR : 35% THLR : 30% SO	35%	-£26,044,452	-£32,148,786	-£32,564,148	-£32,564,148	-£34,121,752	-£35,160,156
35% SR : 35% THLR : 30% SO	43%	-£32,483,358	-£37,809,779	-£38,221,026	-£38,221,026	-£39,763,208	-£40,791,329
35% SR : 35% THLR : 30% SO	50%	-£38,809,693	-£43,360,136	-£43,766,865	-£43,766,865	-£45,292,098	-£46,308,921

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£15,073,414	£5,746,450	£5,330,969	£5,330,969	£3,772,915	£2,734,212
35% SR : 35% THLR : 30% SO	10%	£6,213,221	-£2,223,895	-£2,643,174	-£2,643,174	-£4,215,472	-£5,263,671
35% SR : 35% THLR : 30% SO	20%	-£2,567,419	-£10,126,805	-£10,549,173	-£10,549,173	-£12,133,055	-£13,188,976
35% SR : 35% THLR : 30% SO	25%	-£6,950,931	-£14,060,605	-£14,480,818	-£14,480,818	-£16,056,618	-£17,107,151
35% SR : 35% THLR : 30% SO	30%	-£11,321,215	-£17,945,234	-£18,363,112	-£18,363,112	-£19,930,152	-£20,974,846
35% SR : 35% THLR : 30% SO	35%	-£15,676,358	-£21,790,692	-£22,196,053	-£22,196,053	-£23,753,658	-£24,792,062
35% SR : 35% THLR : 30% SO	43%	-£22,115,264	-£27,441,684	-£27,852,932	-£27,852,932	-£29,395,114	-£30,423,234
35% SR : 35% THLR : 30% SO	50%	-£28,441,599	-£32,992,042	-£33,398,770	-£33,398,770	-£34,924,004	-£35,940,827

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,401,389	£10,074,425	£9,658,943	£9,658,943	£8,100,889	£7,062,186
35% SR : 35% THLR : 30% SO	10%	£10,541,195	£2,104,080	£1,684,800	£1,684,800	£112,502	-£935,696
35% SR : 35% THLR : 30% SO	20%	£1,760,556	-£5,798,831	-£6,221,189	-£6,221,189	-£7,805,081	-£8,861,002
35% SR : 35% THLR : 30% SO	25%	-£2,622,957	-£9,732,631	-£10,152,844	-£10,152,844	-£11,728,644	-£12,779,177
35% SR : 35% THLR : 30% SO	30%	-£6,993,241	-£13,617,260	-£14,035,137	-£14,035,137	-£15,602,178	-£16,646,872
35% SR : 35% THLR : 30% SO	35%	-£11,348,384	-£17,452,717	-£17,868,079	-£17,868,079	-£19,425,684	-£20,464,087
35% SR : 35% THLR : 30% SO	43%	-£17,787,289	-£23,113,710	-£23,524,958	-£23,524,958	-£25,067,139	-£26,095,260
35% SR : 35% THLR : 30% SO	50%	-£24,113,624	-£28,664,068	-£29,070,796	-£29,070,796	-£30,596,030	-£31,612,853

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£38,012,843	£33,317,504	£32,915,287	£32,915,287	£31,406,973	£30,401,431
35% SR : 35% THLR : 30% SO	10%	£27,932,597	£23,743,642	£23,337,749	£23,337,749	£21,815,647	£20,800,911
35% SR : 35% THLR : 30% SO	20%	£17,949,929	£14,249,357	£13,840,473	£13,840,473	£12,307,157	£11,284,946
35% SR : 35% THLR : 30% SO	25%	£12,991,655	£9,511,046	£9,104,249	£9,104,249	£7,578,756	£6,559,251
35% SR : 35% THLR : 30% SO	30%	£8,026,513	£4,796,606	£4,385,452	£4,385,452	£2,843,629	£1,815,746
35% SR : 35% THLR : 30% SO	35%	£3,063,697	£84,818	£-329,155	£-329,155	£-1,886,760	£-2,925,163
35% SR : 35% THLR : 30% SO	43%	£-4,399,394	£-7,004,872	£-7,416,121	£-7,416,121	£-8,958,302	£-9,986,422
35% SR : 35% THLR : 30% SO	50%	£-11,800,023	£-13,985,316	£-14,392,046	£-14,392,046	£-15,917,278	£-16,934,101

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£2,793,397	£-1,901,943	£-2,304,160	£-2,304,160	£-3,812,473	£-4,818,016
35% SR : 35% THLR : 30% SO	10%	£-7,286,850	£-11,475,805	£-11,881,698	£-11,881,698	£-13,403,800	£-14,418,535
35% SR : 35% THLR : 30% SO	20%	£-17,269,517	£-20,970,090	£-21,378,974	£-21,378,974	£-22,912,290	£-23,934,500
35% SR : 35% THLR : 30% SO	25%	£-22,227,792	£-25,708,401	£-26,115,198	£-26,115,198	£-27,640,691	£-28,660,196
35% SR : 35% THLR : 30% SO	30%	£-27,192,934	£-30,422,841	£-30,833,994	£-30,833,994	£-32,375,818	£-33,403,701
35% SR : 35% THLR : 30% SO	35%	£-32,155,750	£-35,134,628	£-35,548,602	£-35,548,602	£-37,106,206	£-38,144,610
35% SR : 35% THLR : 30% SO	43%	£-39,618,841	£-42,224,319	£-42,635,568	£-42,635,568	£-44,177,748	£-45,205,869
35% SR : 35% THLR : 30% SO	50%	£-47,019,470	£-49,204,763	£-49,611,492	£-49,611,492	£-51,136,725	£-52,153,548

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£18,560,550	£13,865,211	£13,462,993	£13,462,993	£11,954,680	£10,949,138
35% SR : 35% THLR : 30% SO	10%	£8,480,304	£4,291,349	£3,885,455	£3,885,455	£2,363,353	£1,348,618
35% SR : 35% THLR : 30% SO	20%	£-1,502,364	£-5,202,937	£-5,611,821	£-5,611,821	£-7,145,137	£-8,167,347
35% SR : 35% THLR : 30% SO	25%	£-6,460,639	£-9,941,247	£-10,348,045	£-10,348,045	£-11,873,537	£-12,893,042
35% SR : 35% THLR : 30% SO	30%	£-11,425,780	£-14,655,687	£-15,066,841	£-15,066,841	£-16,608,665	£-17,636,547
35% SR : 35% THLR : 30% SO	35%	£-16,388,596	£-19,367,475	£-19,781,448	£-19,781,448	£-21,339,053	£-22,377,457
35% SR : 35% THLR : 30% SO	43%	£-23,851,688	£-26,457,166	£-26,868,414	£-26,868,414	£-28,410,595	£-29,438,716
35% SR : 35% THLR : 30% SO	50%	£-31,252,316	£-33,437,610	£-33,844,339	£-33,844,339	£-35,369,572	£-36,386,395

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£28,928,644	£24,233,305	£23,831,088	£23,831,088	£22,322,774	£21,317,232
35% SR : 35% THLR : 30% SO	10%	£18,848,398	£14,659,443	£14,253,549	£14,253,549	£12,731,447	£11,716,712
35% SR : 35% THLR : 30% SO	20%	£8,865,730	£5,165,158	£4,756,274	£4,756,274	£3,222,958	£2,200,747
35% SR : 35% THLR : 30% SO	25%	£3,907,456	£426,847	£20,049	£20,049	£-1,505,443	£-2,524,948
35% SR : 35% THLR : 30% SO	30%	£-1,057,696	£-4,287,593	£-4,698,747	£-4,698,747	£-6,240,570	£-7,268,453
35% SR : 35% THLR : 30% SO	35%	£-6,020,502	£-9,999,391	£-9,413,354	£-9,413,354	£-10,970,959	£-12,009,362
35% SR : 35% THLR : 30% SO	43%	£-13,483,533	£-16,039,071	£-16,500,320	£-16,500,320	£-18,042,501	£-19,070,622
35% SR : 35% THLR : 30% SO	50%	£-20,884,222	£-23,069,515	£-23,476,245	£-23,476,245	£-25,001,477	£-26,018,300

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£33,256,619	£28,561,279	£28,159,062	£28,159,062	£26,650,749	£25,645,206
35% SR : 35% THLR : 30% SO	10%	£23,176,372	£18,987,417	£18,581,524	£18,581,524	£17,059,422	£16,044,687
35% SR : 35% THLR : 30% SO	20%	£13,193,705	£9,493,132	£9,084,248	£9,084,248	£7,559,932	£6,528,722
35% SR : 35% THLR : 30% SO	25%	£8,235,430	£4,754,821	£4,348,024	£4,348,024	£2,822,531	£1,803,026
35% SR : 35% THLR : 30% SO	30%	£3,270,288	£40,381	£-370,772	£-370,772	£-1,812,596	£-2,840,479
35% SR : 35% THLR : 30% SO	35%	£-1,692,528	£-4,671,406	£-5,085,380	£-5,085,380	£-6,642,984	£-7,681,388
35% SR : 35% THLR : 30% SO	43%	£-9,155,619	£-11,761,097	£-12,172,346	£-12,172,346	£-13,714,526	£-14,742,647
35% SR : 35% THLR : 30% SO	50%	£-16,556,248	£-18,741,541	£-19,148,270	£-19,148,270	£-20,673,503	£-21,690,326

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,471,448	£14,988,267	£14,573,787	£14,573,787	£13,015,731	£11,977,029
35% SR : 35% THLR : 30% SO	10%	£11,011,889	£6,996,504	£6,577,224	£6,577,224	£5,004,926	£3,956,728
35% SR : 35% THLR : 30% SO	20%	£2,628,850	£-933,953	£-1,356,322	£-1,356,322	£-2,940,204	£-3,996,124
35% SR : 35% THLR : 30% SO	25%	£-1,544,627	£-4,882,640	£-5,302,854	£-5,302,854	£-6,878,683	£-7,929,187
35% SR : 35% THLR : 30% SO	30%	£-5,711,070	£-8,782,156	£-9,200,034	£-9,200,034	£-10,767,074	£-11,811,769
35% SR : 35% THLR : 30% SO	35%	£-9,827,480	£-12,632,501	£-13,047,863	£-13,047,863	£-14,605,467	£-15,643,871
35% SR : 35% THLR : 30% SO	43%	£-15,908,287	£-18,315,823	£-18,727,072	£-18,727,072	£-20,269,253	£-21,297,373
35% SR : 35% THLR : 30% SO	50%	£-21,876,525	£-23,888,512	£-24,295,241	£-24,295,241	£-25,820,475	£-26,837,297

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-15,747,999	£-20,230,180	£-20,645,660	£-20,645,660	£-22,203,715	£-23,242,418
35% SR : 35% THLR : 30% SO	10%	£-24,207,557	£-28,222,943	£-28,642,223	£-28,642,223	£-30,214,520	£-31,262,719
35% SR : 35% THLR : 30% SO	20%	£-32,590,596	£-36,153,400	£-36,575,769	£-36,575,769	£-38,159,660	£-39,215,571
35% SR : 35% THLR : 30% SO	25%	£-36,764,074	£-40,102,087	£-40,522,301	£-40,522,301	£-42,098,100	£-43,148,834
35% SR : 35% THLR : 30% SO	30%	£-40,930,516	£-44,001,603	£-44,419,481	£-44,419,481	£-46,386,521	£-47,437,215
35% SR : 35% THLR : 30% SO	35%	£-45,046,927	£-47,851,948	£-48,267,309	£-48,267,309	£-49,824,914	£-50,863,318
35% SR : 35% THLR : 30% SO	43%	£-51,127,734	£-53,535,270	£-53,946,519	£-53,946,519	£-55,488,699	£-56,516,820
35% SR : 35% THLR : 30% SO	50%	£-57,095,972	£-59,107,958	£-59,514,688	£-59,514,688	£-61,039,921	£-62,056,744

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,155	£-4,463,026	£-4,878,507	£-4,878,507	£-6,436,562	£-7,475,264
35% SR : 35% THLR : 30% SO	10%	£-8,440,404	£-12,455,790	£-12,875,069	£-12,875,069	£-14,447,367	£-15,495,566
35% SR : 35% THLR : 30% SO	20%	£-16,823,443	£-20,386,247	£-20,808,616	£-20,808,616	£-22,392,497	£-23,448,417
35% SR : 35% THLR : 30% SO	25%	£-20,996,921	£-24,334,934	£-24,755,147	£-24,755,147	£-26,330,947	£-27,387,480
35% SR : 35% THLR : 30% SO	30%	£-25,163,363	£-28,234,450	£-28,652,327	£-28,652,327	£-30,219,368	£-31,284,062
35% SR : 35% THLR : 30% SO	35%	£-29,279,774	£-32,084,794	£-32,500,156	£-32,500,156	£-34,057,761	£-35,096,164
35% SR : 35% THLR : 30% SO	43%	£-35,360,580	£-37,768,117	£-38,179,365	£-38,179,365	£-39,721,546	£-40,749,667
35% SR : 35% THLR : 30% SO	50%	£-41,328,818	£-43,340,805	£-43,747,534	£-43,747,534	£-45,272,768	£-46,289,590

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£10,387,249	£5,905,068	£5,489,588	£5,489,588	£3,931,532	£2,892,830
35% SR : 35% THLR : 30% SO	10%	£1,927,690	£-2,087,695	£-2,506,975	£-2,506,975	£-4,079,273	£-5,127,471
35% SR : 35% THLR : 30% SO	20%	£-8,455,349	£-10,018,152	£-10,440,521	£-10,440,521	£-12,024,403	£-13,080,323
35% SR : 35% THLR : 30% SO	25%	£-10,628,826	£-13,966,840	£-14,387,053	£-14,387,053	£-15,962,852	£-17,013,386
35% SR : 35% THLR : 30% SO	30%	£-14,795,269	£-17,866,355	£-18,284,233	£-18,284,233	£-19,851,273	£-20,895,968
35% SR : 35% THLR : 30% SO	35%	£-18,911,690	£-21,716,700	£-22,132,062	£-22,132,062	£-23,689,667	£-24,729,070
35% SR : 35% THLR : 30% SO	43%	£-24,982,466	£-27,400,023	£-27,811,271	£-27,811,271	£-29,353,452	£-30,381,673
35% SR : 35% THLR : 30% SO	50%	£-30,960,724	£-32,972,711	£-33,379,440	£-33,379,440	£-34,904,674	£-35,921,496

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£14,715,223	£10,233,042	£9,817,562	£9,817,562	£8,259,507	£7,220,804
35% SR : 35% THLR : 30% SO	10%	£6,255,665	£2,240,279	£1,820,999	£1,820,999	£248,701	£-799,497
35% SR : 35% THLR : 30% SO	20%	£-2,127,374	£-6,890,178	£-7,112,547	£-7,112,547	£-7,898,428	£-8,752,349
35% SR : 35% THLR : 30% SO	25%	£-6,300,852	£-9,638,865	£-10,059,079	£-10,059,079	£-11,634,878	£-12,685,412
35% SR : 35% THLR : 30% SO	30%	£-10,467,294	£-13,538,381	£-13,956,259	£-13,956,259	£-15,523,299	£-16,567,993
35% SR : 35% THLR : 30% SO	35%	£-14,583,705	£-17,388,726	£-17,804,087	£-17,804,087	£-19,361,692	£-20,400,096
35% SR : 35% THLR : 30% SO	43%	£-20,664,512	£-23,072,048	£-23,483,297	£-23,483,297	£-25,025,477	£-26,053,598
35% SR : 35% THLR : 30% SO	50%	£-26,632,750	£-28,644,736	£-29,051,466	£-29,051,466	£-30,576,699	£-31,593,822

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,233,129	£872,062	£449,785	£449,785	£1,152,294	£2,225,251
35% SR : 35% THLR : 30% SO	10%	-£2,031,981	-£5,947,414	-£6,373,551	-£6,373,551	-£7,971,564	-£9,036,906
35% SR : 35% THLR : 30% SO	20%	-£9,182,554	-£12,584,470	-£13,006,838	-£13,006,838	-£14,590,720	-£15,646,641
35% SR : 35% THLR : 30% SO	25%	-£12,682,794	-£15,829,242	-£16,249,454	-£16,249,454	-£17,825,255	-£18,875,788
35% SR : 35% THLR : 30% SO	30%	-£16,133,003	-£19,024,842	-£19,442,720	-£19,442,720	-£21,009,761	-£22,054,455
35% SR : 35% THLR : 30% SO	35%	-£19,533,180	-£22,171,272	-£22,586,634	-£22,586,634	-£24,144,239	-£25,182,642
35% SR : 35% THLR : 30% SO	43%	-£24,539,637	-£26,798,722	-£27,209,971	-£27,209,971	-£28,752,152	-£29,780,272
35% SR : 35% THLR : 30% SO	50%	-£29,433,525	-£31,315,538	-£31,722,268	-£31,722,268	-£33,247,501	-£34,264,323

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£29,986,317	-£34,347,385	-£34,769,661	-£34,769,661	-£36,371,741	-£37,444,698
35% SR : 35% THLR : 30% SO	10%	-£37,251,428	-£41,166,860	-£41,592,998	-£41,592,998	-£43,191,011	-£44,256,353
35% SR : 35% THLR : 30% SO	20%	-£44,402,001	-£47,803,917	-£48,226,285	-£48,226,285	-£49,810,166	-£50,866,088
35% SR : 35% THLR : 30% SO	25%	-£47,902,241	-£51,048,689	-£51,468,901	-£51,468,901	-£53,044,702	-£54,093,235
35% SR : 35% THLR : 30% SO	30%	-£51,352,449	-£54,244,289	-£54,662,166	-£54,662,166	-£56,229,208	-£57,273,902
35% SR : 35% THLR : 30% SO	35%	-£54,752,626	-£57,390,719	-£57,806,081	-£57,806,081	-£59,363,686	-£60,402,089
35% SR : 35% THLR : 30% SO	43%	-£59,759,084	-£62,018,169	-£62,429,418	-£62,429,418	-£63,971,598	-£64,999,719
35% SR : 35% THLR : 30% SO	50%	-£64,652,971	-£66,534,985	-£66,941,714	-£66,941,714	-£68,466,948	-£69,483,770

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£14,219,164	-£18,580,232	-£19,002,508	-£19,002,508	-£20,604,587	-£21,677,545
35% SR : 35% THLR : 30% SO	10%	-£21,484,274	-£25,399,707	-£25,825,844	-£25,825,844	-£27,423,858	-£28,489,199
35% SR : 35% THLR : 30% SO	20%	-£28,634,847	-£32,036,764	-£32,459,131	-£32,459,131	-£34,043,013	-£35,098,934
35% SR : 35% THLR : 30% SO	25%	-£32,135,088	-£35,281,535	-£35,701,748	-£35,701,748	-£37,277,548	-£38,328,082
35% SR : 35% THLR : 30% SO	30%	-£35,585,296	-£38,477,136	-£38,895,013	-£38,895,013	-£40,462,055	-£41,506,749
35% SR : 35% THLR : 30% SO	35%	-£38,985,473	-£41,623,566	-£42,038,927	-£42,038,927	-£43,596,532	-£44,634,938
35% SR : 35% THLR : 30% SO	43%	-£43,991,930	-£46,251,016	-£46,662,264	-£46,662,264	-£48,204,445	-£49,232,566
35% SR : 35% THLR : 30% SO	50%	-£48,885,818	-£50,767,832	-£51,174,561	-£51,174,561	-£52,699,795	-£53,716,617

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£3,851,070	-£8,212,137	-£8,634,414	-£8,634,414	-£10,236,493	-£11,309,451
35% SR : 35% THLR : 30% SO	10%	-£11,116,180	-£15,031,613	-£15,457,750	-£15,457,750	-£17,055,763	-£18,121,105
35% SR : 35% THLR : 30% SO	20%	-£18,266,753	-£21,668,669	-£22,091,037	-£22,091,037	-£23,674,919	-£24,730,840
35% SR : 35% THLR : 30% SO	25%	-£21,766,993	-£24,913,441	-£25,333,654	-£25,333,654	-£26,909,454	-£27,959,987
35% SR : 35% THLR : 30% SO	30%	-£25,217,202	-£28,109,041	-£28,526,919	-£28,526,919	-£30,093,960	-£31,138,655
35% SR : 35% THLR : 30% SO	35%	-£28,617,379	-£31,255,471	-£31,670,833	-£31,670,833	-£33,228,438	-£34,266,842
35% SR : 35% THLR : 30% SO	43%	-£33,623,836	-£35,862,922	-£36,294,170	-£36,294,170	-£37,836,351	-£38,864,472
35% SR : 35% THLR : 30% SO	50%	-£38,517,724	-£40,399,737	-£40,806,467	-£40,806,467	-£42,331,700	-£43,348,523

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£476,905	-£3,884,163	-£4,306,439	-£4,306,439	-£5,908,519	-£6,981,476
35% SR : 35% THLR : 30% SO	10%	-£6,768,206	-£10,703,638	-£11,129,776	-£11,129,776	-£12,727,789	-£13,793,131
35% SR : 35% THLR : 30% SO	20%	-£13,938,779	-£17,340,695	-£17,763,063	-£17,763,063	-£19,346,944	-£20,402,866
35% SR : 35% THLR : 30% SO	25%	-£17,439,019	-£20,585,467	-£21,005,679	-£21,005,679	-£22,581,480	-£23,632,013
35% SR : 35% THLR : 30% SO	30%	-£20,889,227	-£23,781,067	-£24,198,945	-£24,198,945	-£25,765,988	-£26,810,680
35% SR : 35% THLR : 30% SO	35%	-£24,289,404	-£26,927,497	-£27,342,859	-£27,342,859	-£28,900,464	-£29,938,867
35% SR : 35% THLR : 30% SO	43%	-£29,295,862	-£31,554,947	-£31,966,196	-£31,966,196	-£33,508,376	-£34,536,497
35% SR : 35% THLR : 30% SO	50%	-£34,189,749	-£36,071,763	-£36,478,493	-£36,478,493	-£38,003,726	-£39,020,548

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£28,792,694	£25,268,585	£24,860,458	£24,860,458	£23,327,475	£22,305,487
35% SR : 35% THLR : 30% SO	10%	£19,527,523	£16,379,585	£15,973,691	£15,973,691	£14,440,162	£13,408,830
35% SR : 35% THLR : 30% SO	20%	£10,347,639	£7,582,306	£7,173,421	£7,173,421	£5,622,113	£4,583,184
35% SR : 35% THLR : 30% SO	25%	£5,786,307	£3,194,678	£2,781,227	£2,781,227	£1,230,784	£197,156
35% SR : 35% THLR : 30% SO	30%	£1,217,130	£-1,177,288	£-1,595,166	£-1,595,166	£-3,162,206	£-4,206,901
35% SR : 35% THLR : 30% SO	35%	£-3,356,838	£-5,552,332	£-5,967,694	£-5,967,694	£-7,525,299	£-8,563,702
35% SR : 35% THLR : 30% SO	43%	£-10,153,841	£-12,022,704	£-12,433,952	£-12,433,952	£-13,976,133	£-15,004,254
35% SR : 35% THLR : 30% SO	50%	£-16,838,273	£-18,382,441	£-18,789,169	£-18,789,169	£-20,314,403	£-21,331,225

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£-6,426,753	£-9,950,862	£-10,358,989	£-10,358,989	£-11,891,972	£-12,913,960
35% SR : 35% THLR : 30% SO	10%	£-15,691,923	£-18,839,862	£-19,245,756	£-19,245,756	£-20,779,285	£-21,810,616
35% SR : 35% THLR : 30% SO	20%	£-24,871,808	£-27,637,141	£-28,046,026	£-28,046,026	£-29,597,334	£-30,636,263
35% SR : 35% THLR : 30% SO	25%	£-29,433,140	£-32,024,769	£-32,438,220	£-32,438,220	£-33,988,663	£-35,022,290
35% SR : 35% THLR : 30% SO	30%	£-34,002,317	£-36,396,734	£-36,814,613	£-36,814,613	£-38,381,653	£-39,426,347
35% SR : 35% THLR : 30% SO	35%	£-38,576,285	£-40,771,779	£-41,187,141	£-41,187,141	£-42,744,745	£-43,783,149
35% SR : 35% THLR : 30% SO	43%	£-45,373,288	£-47,242,150	£-47,653,399	£-47,653,399	£-49,195,580	£-50,223,701
35% SR : 35% THLR : 30% SO	50%	£-52,057,720	£-53,601,888	£-54,008,616	£-54,008,616	£-55,533,850	£-56,550,672

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£9,340,401	£5,816,291	£5,408,165	£5,408,165	£3,875,182	£2,853,194
35% SR : 35% THLR : 30% SO	10%	£75,230	£-3,072,709	£-3,478,602	£-3,478,602	£-5,012,132	£-6,043,463
35% SR : 35% THLR : 30% SO	20%	£-9,104,655	£-11,869,987	£-12,278,872	£-12,278,872	£-13,830,180	£-14,869,109
35% SR : 35% THLR : 30% SO	25%	£-13,668,986	£-16,257,616	£-16,671,067	£-16,671,067	£-18,221,509	£-19,259,137
35% SR : 35% THLR : 30% SO	30%	£-18,235,163	£-20,629,581	£-21,047,459	£-21,047,459	£-22,614,500	£-23,659,194
35% SR : 35% THLR : 30% SO	35%	£-22,809,131	£-25,004,626	£-25,419,987	£-25,419,987	£-26,977,592	£-28,015,996
35% SR : 35% THLR : 30% SO	43%	£-29,606,134	£-31,474,997	£-31,886,246	£-31,886,246	£-33,428,426	£-34,466,547
35% SR : 35% THLR : 30% SO	50%	£-36,290,567	£-37,834,734	£-38,241,463	£-38,241,463	£-39,766,696	£-40,783,519

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£19,708,495	£16,184,385	£15,776,259	£15,776,259	£14,243,276	£13,221,288
35% SR : 35% THLR : 30% SO	10%	£10,443,324	£7,295,386	£6,889,492	£6,889,492	£5,355,963	£4,324,631
35% SR : 35% THLR : 30% SO	20%	£1,263,440	£-1,501,893	£-1,910,778	£-1,910,778	£-3,462,086	£-4,501,015
35% SR : 35% THLR : 30% SO	25%	£-3,297,892	£-5,889,521	£-6,302,972	£-6,302,972	£-7,855,415	£-8,887,043
35% SR : 35% THLR : 30% SO	30%	£-7,867,069	£-10,261,487	£-10,679,365	£-10,679,365	£-12,246,406	£-13,291,100
35% SR : 35% THLR : 30% SO	35%	£-12,441,037	£-14,636,531	£-15,051,893	£-15,051,893	£-16,609,498	£-17,647,981
35% SR : 35% THLR : 30% SO	43%	£-19,238,040	£-21,106,903	£-21,518,151	£-21,518,151	£-23,060,332	£-24,088,453
35% SR : 35% THLR : 30% SO	50%	£-25,922,473	£-27,466,640	£-27,873,369	£-27,873,369	£-29,398,602	£-30,415,424

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£24,036,469	£20,512,360	£20,104,233	£20,104,233	£18,571,250	£17,549,262
35% SR : 35% THLR : 30% SO	10%	£14,771,298	£11,623,360	£11,217,466	£11,217,466	£9,683,937	£8,652,606
35% SR : 35% THLR : 30% SO	20%	£5,591,414	£2,826,081	£2,417,196	£2,417,196	£865,888	£-173,841
35% SR : 35% THLR : 30% SO	25%	£1,030,082	£-1,561,547	£-1,974,998	£-1,974,998	£-3,525,441	£-4,559,609
35% SR : 35% THLR : 30% SO	30%	£-3,539,095	£-5,933,612	£-6,351,391	£-6,351,391	£-7,918,431	£-8,963,125
35% SR : 35% THLR : 30% SO	35%	£-8,113,063	£-10,308,557	£-10,723,919	£-10,723,919	£-12,281,253	£-13,319,927
35% SR : 35% THLR : 30% SO	43%	£-14,910,066	£-16,778,929	£-17,190,177	£-17,190,177	£-18,732,358	£-19,760,479
35% SR : 35% THLR : 30% SO	50%	£-21,594,498	£-23,138,666	£-23,545,394	£-23,545,394	£-25,070,628	£-26,087,450

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£5,233,129	£1,963,163	£1,540,887	£1,540,887	-£43,347	-£1,116,305
35% SR : 35% THLR : 30% SO	10%	-£2,031,981	-£4,949,363	-£5,375,499	-£5,375,499	-£6,973,512	-£8,038,854
35% SR : 35% THLR : 30% SO	20%	-£9,182,554	-£11,697,313	-£12,119,681	-£12,119,681	-£13,703,562	-£14,759,484
35% SR : 35% THLR : 30% SO	25%	-£12,682,794	-£14,997,531	-£15,417,745	-£15,417,745	-£16,993,545	-£18,044,078
35% SR : 35% THLR : 30% SO	30%	-£16,133,003	-£18,248,581	-£18,666,458	-£18,666,458	-£20,233,498	-£21,278,193
35% SR : 35% THLR : 30% SO	35%	-£19,533,180	-£21,450,457	-£21,865,819	-£21,865,819	-£23,423,424	-£24,461,828
35% SR : 35% THLR : 30% SO	43%	-£24,539,637	-£26,161,079	-£26,572,327	-£26,572,327	-£28,114,508	-£29,142,629
35% SR : 35% THLR : 30% SO	50%	-£29,433,525	-£30,761,065	-£31,167,794	-£31,167,794	-£32,693,028	-£33,709,850

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£29,986,317	-£33,256,283	-£33,678,560	-£33,678,560	-£35,262,794	-£36,335,751
35% SR : 35% THLR : 30% SO	10%	-£37,251,428	-£40,168,809	-£40,594,946	-£40,594,946	-£42,192,959	-£43,258,301
35% SR : 35% THLR : 30% SO	20%	-£44,402,001	-£46,916,759	-£47,339,127	-£47,339,127	-£48,923,009	-£49,978,930
35% SR : 35% THLR : 30% SO	25%	-£47,902,241	-£50,216,978	-£50,637,192	-£50,637,192	-£52,212,992	-£53,263,524
35% SR : 35% THLR : 30% SO	30%	-£51,352,449	-£53,468,027	-£53,885,905	-£53,885,905	-£55,452,945	-£56,497,639
35% SR : 35% THLR : 30% SO	35%	-£54,752,626	-£56,669,904	-£57,085,266	-£57,085,266	-£58,642,871	-£59,681,274
35% SR : 35% THLR : 30% SO	43%	-£59,759,084	-£61,380,526	-£61,791,774	-£61,791,774	-£63,333,955	-£64,362,076
35% SR : 35% THLR : 30% SO	50%	-£64,652,971	-£65,980,512	-£66,387,241	-£66,387,241	-£67,912,475	-£68,929,297

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£14,219,164	-£17,489,130	-£17,911,406	-£17,911,406	-£19,495,640	-£20,568,598
35% SR : 35% THLR : 30% SO	10%	-£21,484,274	-£24,401,656	-£24,827,792	-£24,827,792	-£26,425,805	-£27,491,147
35% SR : 35% THLR : 30% SO	20%	-£28,634,847	-£31,149,606	-£31,571,974	-£31,571,974	-£33,155,856	-£34,211,777
35% SR : 35% THLR : 30% SO	25%	-£32,135,088	-£34,449,825	-£34,870,038	-£34,870,038	-£36,445,839	-£37,496,371
35% SR : 35% THLR : 30% SO	30%	-£35,585,296	-£37,700,874	-£38,118,751	-£38,118,751	-£39,685,792	-£40,730,486
35% SR : 35% THLR : 30% SO	35%	-£38,985,473	-£40,902,751	-£41,318,112	-£41,318,112	-£42,875,717	-£43,914,121
35% SR : 35% THLR : 30% SO	43%	-£43,991,930	-£45,613,372	-£46,024,621	-£46,024,621	-£47,566,801	-£48,594,922
35% SR : 35% THLR : 30% SO	50%	-£48,885,818	-£50,213,358	-£50,620,088	-£50,620,088	-£52,145,321	-£53,162,143

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£3,851,070	-£7,121,036	-£7,543,312	-£7,543,312	-£9,127,546	-£10,200,504
35% SR : 35% THLR : 30% SO	10%	-£11,116,180	-£14,033,562	-£14,459,698	-£14,459,698	-£16,057,711	-£17,123,053
35% SR : 35% THLR : 30% SO	20%	-£18,266,753	-£20,781,512	-£21,203,880	-£21,203,880	-£22,787,761	-£23,843,683
35% SR : 35% THLR : 30% SO	25%	-£21,766,993	-£24,081,730	-£24,501,944	-£24,501,944	-£26,077,744	-£27,128,277
35% SR : 35% THLR : 30% SO	30%	-£25,217,202	-£27,332,780	-£27,750,657	-£27,750,657	-£29,317,698	-£30,362,392
35% SR : 35% THLR : 30% SO	35%	-£28,617,379	-£30,534,657	-£30,950,018	-£30,950,018	-£32,507,623	-£33,546,027
35% SR : 35% THLR : 30% SO	43%	-£33,623,836	-£35,245,278	-£35,656,526	-£35,656,526	-£37,198,707	-£38,226,828
35% SR : 35% THLR : 30% SO	50%	-£38,517,724	-£39,845,264	-£40,251,993	-£40,251,993	-£41,777,227	-£42,794,049

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	£476,905	-£2,793,061	-£3,215,338	-£3,215,338	-£4,799,572	-£5,872,529
35% SR : 35% THLR : 30% SO	10%	-£6,768,206	-£9,705,587	-£10,131,724	-£10,131,724	-£11,729,737	-£12,795,079
35% SR : 35% THLR : 30% SO	20%	-£13,938,779	-£16,453,538	-£16,875,905	-£16,875,905	-£18,459,787	-£19,515,708
35% SR : 35% THLR : 30% SO	25%	-£17,439,019	-£19,753,756	-£20,173,970	-£20,173,970	-£21,749,770	-£22,800,302
35% SR : 35% THLR : 30% SO	30%	-£20,889,227	-£23,004,805	-£23,422,683	-£23,422,683	-£24,989,723	-£26,034,417
35% SR : 35% THLR : 30% SO	35%	-£24,289,404	-£26,206,682	-£26,622,044	-£26,622,044	-£28,179,649	-£29,218,052
35% SR : 35% THLR : 30% SO	43%	-£29,295,862	-£30,917,304	-£31,328,552	-£31,328,552	-£32,870,733	-£33,898,854
35% SR : 35% THLR : 30% SO	50%	-£34,189,749	-£35,517,290	-£35,924,019	-£35,924,019	-£37,449,253	-£38,466,075

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£14,307,061	-£17,292,964	-£17,722,147	-£17,722,147	-£19,331,582	-£20,404,540
35% SR : 35% THLR : 30% SO	10%	-£19,754,759	-£22,367,325	-£22,793,462	-£22,793,462	-£24,391,475	-£25,456,817
35% SR : 35% THLR : 30% SO	20%	-£25,002,330	-£27,245,004	-£27,667,373	-£27,667,373	-£29,251,253	-£30,307,175
35% SR : 35% THLR : 30% SO	25%	-£27,551,069	-£29,610,087	-£30,030,300	-£30,030,300	-£31,606,101	-£32,656,633
35% SR : 35% THLR : 30% SO	30%	-£30,049,777	-£31,925,999	-£32,343,877	-£32,343,877	-£33,910,918	-£34,955,612
35% SR : 35% THLR : 30% SO	35%	-£32,498,453	-£34,192,741	-£34,608,102	-£34,608,102	-£36,165,707	-£37,204,111
35% SR : 35% THLR : 30% SO	43%	-£36,077,659	-£37,500,658	-£37,911,906	-£37,911,906	-£39,454,088	-£40,482,208
35% SR : 35% THLR : 30% SO	50%	-£39,544,295	-£40,697,941	-£41,104,670	-£41,104,670	-£42,629,904	-£43,646,726

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£49,526,508	-£52,512,411	-£52,941,593	-£52,941,593	-£54,551,029	-£55,623,986
35% SR : 35% THLR : 30% SO	10%	-£54,974,205	-£57,586,772	-£58,012,909	-£58,012,909	-£59,610,921	-£60,676,264
35% SR : 35% THLR : 30% SO	20%	-£60,221,777	-£62,464,451	-£62,886,820	-£62,886,820	-£64,470,700	-£65,526,621
35% SR : 35% THLR : 30% SO	25%	-£62,770,516	-£64,829,533	-£65,249,747	-£65,249,747	-£66,825,547	-£67,876,080
35% SR : 35% THLR : 30% SO	30%	-£65,269,224	-£67,145,446	-£67,563,323	-£67,563,323	-£69,130,365	-£70,175,059
35% SR : 35% THLR : 30% SO	35%	-£67,717,900	-£69,412,188	-£69,827,549	-£69,827,549	-£71,385,154	-£72,423,557
35% SR : 35% THLR : 30% SO	43%	-£71,297,106	-£72,720,105	-£73,131,353	-£73,131,353	-£74,673,535	-£75,701,655
35% SR : 35% THLR : 30% SO	50%	-£74,763,742	-£75,917,388	-£76,324,117	-£76,324,117	-£77,849,351	-£78,866,173

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£33,759,355	-£36,745,257	-£37,174,440	-£37,174,440	-£38,783,875	-£39,856,833
35% SR : 35% THLR : 30% SO	10%	-£39,207,052	-£41,819,618	-£42,245,756	-£42,245,756	-£43,843,768	-£44,909,111
35% SR : 35% THLR : 30% SO	20%	-£44,454,624	-£46,697,297	-£47,119,666	-£47,119,666	-£48,703,547	-£49,759,468
35% SR : 35% THLR : 30% SO	25%	-£47,003,362	-£49,062,380	-£49,482,594	-£49,482,594	-£51,058,394	-£52,108,927
35% SR : 35% THLR : 30% SO	30%	-£49,502,070	-£51,378,293	-£51,796,170	-£51,796,170	-£53,363,212	-£54,407,906
35% SR : 35% THLR : 30% SO	35%	-£51,950,747	-£53,645,035	-£54,060,395	-£54,060,395	-£55,618,000	-£56,656,404
35% SR : 35% THLR : 30% SO	43%	-£55,529,953	-£56,952,951	-£57,364,200	-£57,364,200	-£58,906,381	-£59,934,501
35% SR : 35% THLR : 30% SO	50%	-£59,996,589	-£60,150,234	-£60,556,964	-£60,556,964	-£62,082,197	-£63,099,019

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£23,391,260	-£26,377,163	-£26,806,346	-£26,806,346	-£28,415,781	-£29,488,739
35% SR : 35% THLR : 30% SO	10%	-£28,838,958	-£31,451,524	-£31,877,662	-£31,877,662	-£33,475,674	-£34,541,017
35% SR : 35% THLR : 30% SO	20%	-£34,086,530	-£36,329,203	-£36,751,572	-£36,751,572	-£38,335,452	-£39,391,374
35% SR : 35% THLR : 30% SO	25%	-£36,635,268	-£38,694,286	-£39,114,499	-£39,114,499	-£40,690,300	-£41,740,832
35% SR : 35% THLR : 30% SO	30%	-£39,133,976	-£41,010,199	-£41,428,076	-£41,428,076	-£42,995,117	-£44,039,812
35% SR : 35% THLR : 30% SO	35%	-£41,582,652	-£43,276,941	-£43,692,301	-£43,692,301	-£45,249,906	-£46,289,310
35% SR : 35% THLR : 30% SO	43%	-£45,161,858	-£46,584,857	-£46,996,105	-£46,996,105	-£48,538,287	-£49,566,407
35% SR : 35% THLR : 30% SO	50%	-£48,628,495	-£49,792,140	-£50,188,869	-£50,188,869	-£51,714,103	-£52,730,925

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% SO	0%	-£19,063,296	-£22,049,189	-£22,476,371	-£22,476,371	-£24,087,807	-£25,160,764
35% SR : 35% THLR : 30% SO	10%	-£24,510,983	-£27,123,550	-£27,549,687	-£27,549,687	-£29,147,689	-£30,213,042
35% SR : 35% THLR : 30% SO	20%	-£29,758,555	-£32,001,229	-£32,423,598	-£32,423,598	-£34,007,478	-£35,063,399
35% SR : 35% THLR : 30% SO	25%	-£32,307,294	-£34,366,311	-£34,786,525	-£34,786,525	-£36,362,325	-£37,412,858
35% SR : 35% THLR : 30% SO	30%	-£34,806,002	-£36,682,224	-£37,100,101	-£37,100,101	-£38,667,143	-£39,711,837
35% SR : 35% THLR : 30% SO	35%	-£37,254,678	-£38,948,966	-£39,364,327	-£39,364,327	-£40,921,932	-£41,960,335
35% SR : 35% THLR : 30% SO	43%	-£40,833,884	-£42,256,883	-£42,668,131	-£42,668,131	-£44,210,313	-£45,238,433
35% SR : 35% THLR : 30% SO	50%	-£44,300,520	-£45,454,166	-£45,860,895	-£45,860,895	-£47,386,129	-£48,402,951

Appendix 11 - Appraisal results with Social Rent, Tower Hamlets Living Rent and London Living Rent (5% drop in sales values)

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 High (£1,200 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,922,934	£1,825,155	£1,823,147	£1,719,514	£1,711,983	£1,706,964
35% SR : 35% THLR : 30% LLR	10%	£1,724,805	£1,636,571	£1,634,562	£1,530,929	£1,523,399	£1,518,379
35% SR : 35% THLR : 30% LLR	20%	£1,526,676	£1,447,986	£1,445,977	£1,342,345	£1,334,814	£1,329,794
35% SR : 35% THLR : 30% LLR	25%	£1,427,612	£1,353,694	£1,351,685	£1,248,052	£1,240,522	£1,235,502
35% SR : 35% THLR : 30% LLR	30%	£1,328,546	£1,259,401	£1,257,393	£1,153,760	£1,146,230	£1,141,210
35% SR : 35% THLR : 30% LLR	35%	£1,229,482	£1,165,109	£1,163,101	£1,059,468	£1,051,937	£1,046,917
35% SR : 35% THLR : 30% LLR	43%	£1,080,885	£1,023,671	£1,021,662	£918,029	£910,499	£905,479
35% SR : 35% THLR : 30% LLR	50%	£932,288	£882,232	£880,224	£776,591	£769,060	£764,041

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£258,815	£161,036	£159,029	£55,395	£47,864	£42,845
35% SR : 35% THLR : 30% LLR	10%	£60,686	£-27,548	£-29,556	£-133,190	£-140,720	£-145,740
35% SR : 35% THLR : 30% LLR	20%	£-137,443	£-216,133	£-218,141	£-321,774	£-329,305	£-334,325
35% SR : 35% THLR : 30% LLR	25%	£-236,507	£-310,425	£-312,433	£-416,067	£-423,597	£-428,617
35% SR : 35% THLR : 30% LLR	30%	£-335,573	£-404,718	£-406,725	£-510,359	£-517,889	£-522,909
35% SR : 35% THLR : 30% LLR	35%	£-434,637	£-499,010	£-501,017	£-604,651	£-612,182	£-617,202
35% SR : 35% THLR : 30% LLR	43%	£-583,234	£-640,448	£-642,456	£-746,090	£-753,620	£-758,640
35% SR : 35% THLR : 30% LLR	50%	£-731,830	£-781,887	£-783,894	£-887,528	£-895,059	£-900,078

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,003,813	£906,034	£904,027	£800,393	£792,862	£787,843
35% SR : 35% THLR : 30% LLR	10%	£805,684	£717,550	£715,442	£611,808	£604,278	£599,258
35% SR : 35% THLR : 30% LLR	20%	£607,555	£528,865	£526,857	£423,224	£415,693	£410,673
35% SR : 35% THLR : 30% LLR	25%	£508,491	£434,573	£432,565	£328,931	£321,401	£316,381
35% SR : 35% THLR : 30% LLR	30%	£409,425	£340,280	£338,273	£234,639	£227,109	£222,089
35% SR : 35% THLR : 30% LLR	35%	£310,361	£245,988	£243,981	£140,347	£132,816	£127,796
35% SR : 35% THLR : 30% LLR	43%	£161,764	£104,550	£102,542	£-1,092	£-8,622	£-13,642
35% SR : 35% THLR : 30% LLR	50%	£13,168	£-36,889	£-38,896	£-142,530	£-150,061	£-155,080

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,493,706	£1,395,927	£1,393,919	£1,290,285	£1,282,755	£1,277,736
35% SR : 35% THLR : 30% LLR	10%	£1,295,577	£1,207,343	£1,205,334	£1,101,700	£1,094,171	£1,089,151
35% SR : 35% THLR : 30% LLR	20%	£1,097,448	£1,018,758	£1,016,749	£913,116	£905,586	£900,566
35% SR : 35% THLR : 30% LLR	25%	£998,383	£924,466	£922,457	£818,823	£811,294	£806,274
35% SR : 35% THLR : 30% LLR	30%	£899,318	£830,173	£828,165	£724,531	£717,002	£711,982
35% SR : 35% THLR : 30% LLR	35%	£800,253	£735,881	£733,873	£630,239	£622,709	£617,689
35% SR : 35% THLR : 30% LLR	43%	£651,657	£594,443	£592,434	£488,800	£481,271	£476,251
35% SR : 35% THLR : 30% LLR	50%	£503,060	£453,004	£450,996	£347,362	£339,832	£334,813

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,698,202	£1,600,423	£1,598,416	£1,494,782	£1,487,252	£1,482,232
35% SR : 35% THLR : 30% LLR	10%	£1,500,073	£1,411,839	£1,409,831	£1,306,197	£1,298,668	£1,293,647
35% SR : 35% THLR : 30% LLR	20%	£1,301,945	£1,223,254	£1,221,246	£1,117,613	£1,110,083	£1,105,062
35% SR : 35% THLR : 30% LLR	25%	£1,202,880	£1,128,962	£1,126,954	£1,023,320	£1,015,791	£1,010,770
35% SR : 35% THLR : 30% LLR	30%	£1,103,815	£1,034,669	£1,032,662	£929,028	£921,499	£916,478
35% SR : 35% THLR : 30% LLR	35%	£1,004,750	£940,377	£938,370	£834,736	£827,206	£822,185
35% SR : 35% THLR : 30% LLR	43%	£856,153	£798,939	£796,931	£693,297	£685,768	£680,747
35% SR : 35% THLR : 30% LLR	50%	£707,557	£657,500	£655,493	£551,859	£544,329	£539,309

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Med (£900 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,292,796	£1,205,855	£1,203,847	£1,100,214	£1,092,683	£1,087,664
35% SR : 35% THLR : 30% LLR	10%	£1,154,115	£1,075,697	£1,073,688	£970,054	£962,525	£957,505
35% SR : 35% THLR : 30% LLR	20%	£1,015,434	£945,537	£943,530	£839,896	£832,366	£827,346
35% SR : 35% THLR : 30% LLR	25%	£946,095	£880,459	£878,450	£774,816	£767,287	£762,267
35% SR : 35% THLR : 30% LLR	30%	£876,754	£815,379	£813,371	£709,738	£702,207	£697,187
35% SR : 35% THLR : 30% LLR	35%	£807,414	£750,300	£748,292	£644,658	£637,128	£632,109
35% SR : 35% THLR : 30% LLR	43%	£703,403	£652,681	£650,673	£547,039	£539,509	£534,489
35% SR : 35% THLR : 30% LLR	50%	£599,393	£555,062	£553,053	£449,420	£441,890	£436,870

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£371,322	£458,264	£460,271	£563,905	£571,436	£576,455
35% SR : 35% THLR : 30% LLR	10%	£510,004	£588,422	£590,431	£694,064	£701,594	£706,614
35% SR : 35% THLR : 30% LLR	20%	£648,685	£718,581	£720,589	£824,223	£831,753	£836,772
35% SR : 35% THLR : 30% LLR	25%	£718,024	£783,660	£785,669	£889,302	£896,832	£901,852
35% SR : 35% THLR : 30% LLR	30%	£787,365	£848,740	£850,748	£954,381	£961,911	£966,932
35% SR : 35% THLR : 30% LLR	35%	£856,705	£913,819	£915,827	£1,019,461	£1,026,991	£1,032,010
35% SR : 35% THLR : 30% LLR	43%	£960,716	£1,011,438	£1,013,446	£1,117,080	£1,124,609	£1,129,630
35% SR : 35% THLR : 30% LLR	50%	£1,064,728	£1,109,057	£1,111,066	£1,214,699	£1,222,229	£1,227,249

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£373,676	£286,734	£284,727	£181,093	£173,562	£168,543
35% SR : 35% THLR : 30% LLR	10%	£234,994	£156,576	£154,567	£50,934	£43,404	£38,384
35% SR : 35% THLR : 30% LLR	20%	£96,313	£26,417	£24,409	£79,225	£86,755	£91,774
35% SR : 35% THLR : 30% LLR	25%	£26,974	£38,662	£40,671	£144,304	£151,834	£156,854
35% SR : 35% THLR : 30% LLR	30%	£42,387	£103,742	£105,750	£209,383	£216,913	£221,934
35% SR : 35% THLR : 30% LLR	35%	£111,707	£188,821	£190,829	£274,463	£281,993	£287,012
35% SR : 35% THLR : 30% LLR	43%	£215,718	£286,440	£288,448	£372,082	£379,611	£384,632
35% SR : 35% THLR : 30% LLR	50%	£319,728	£364,059	£366,068	£469,701	£477,231	£482,251

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£863,568	£776,627	£774,619	£670,985	£663,455	£658,436
35% SR : 35% THLR : 30% LLR	10%	£724,887	£646,468	£644,460	£540,826	£533,297	£528,276
35% SR : 35% THLR : 30% LLR	20%	£586,206	£516,309	£514,302	£410,668	£403,137	£398,118
35% SR : 35% THLR : 30% LLR	25%	£516,866	£451,230	£449,222	£345,588	£338,059	£333,038
35% SR : 35% THLR : 30% LLR	30%	£447,526	£386,151	£384,142	£280,509	£272,979	£267,959
35% SR : 35% THLR : 30% LLR	35%	£378,185	£321,071	£319,064	£215,430	£207,899	£202,880
35% SR : 35% THLR : 30% LLR	43%	£274,175	£223,453	£221,444	£117,810	£110,281	£105,261
35% SR : 35% THLR : 30% LLR	50%	£170,164	£125,833	£123,825	£20,192	£12,662	£7,641

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,068,065	£981,123	£979,116	£875,482	£867,952	£862,932
35% SR : 35% THLR : 30% LLR	10%	£929,384	£850,965	£848,957	£745,323	£737,793	£732,773
35% SR : 35% THLR : 30% LLR	20%	£790,703	£720,806	£718,798	£615,165	£607,634	£602,615
35% SR : 35% THLR : 30% LLR	25%	£721,363	£655,727	£653,719	£550,085	£542,555	£537,535
35% SR : 35% THLR : 30% LLR	30%	£652,023	£590,648	£588,639	£485,006	£477,476	£472,456
35% SR : 35% THLR : 30% LLR	35%	£582,682	£525,568	£523,560	£419,927	£412,396	£407,377
35% SR : 35% THLR : 30% LLR	43%	£478,672	£427,949	£425,941	£322,307	£314,778	£309,758
35% SR : 35% THLR : 30% LLR	50%	£374,661	£330,330	£328,322	£224,689	£217,158	£212,138

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z1 Low (£775 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,030,239	£947,813	£945,806	£842,172	£834,642	£829,622
35% SR : 35% THLR : 30% LLR	10%	£914,958	£840,653	£838,645	£735,012	£727,481	£722,461
35% SR : 35% THLR : 30% LLR	20%	£799,678	£733,492	£731,484	£627,851	£620,321	£615,301
35% SR : 35% THLR : 30% LLR	25%	£742,039	£679,912	£677,904	£574,270	£566,741	£561,720
35% SR : 35% THLR : 30% LLR	30%	£684,398	£626,332	£624,323	£520,690	£513,160	£508,140
35% SR : 35% THLR : 30% LLR	35%	£626,758	£572,751	£570,744	£467,110	£459,579	£454,560
35% SR : 35% THLR : 30% LLR	43%	£540,298	£492,381	£490,373	£386,739	£379,209	£374,190
35% SR : 35% THLR : 30% LLR	50%	£453,838	£412,010	£410,003	£306,369	£298,839	£293,819

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£633,880	-£716,306	-£718,313	-£821,947	-£829,477	-£834,497
35% SR : 35% THLR : 30% LLR	10%	-£749,161	-£823,466	-£825,474	-£929,107	-£936,638	-£941,658
35% SR : 35% THLR : 30% LLR	20%	-£864,441	-£930,627	-£932,634	-£1,036,268	-£1,043,798	-£1,048,818
35% SR : 35% THLR : 30% LLR	25%	-£922,080	-£984,207	-£986,215	-£1,089,849	-£1,097,378	-£1,102,398
35% SR : 35% THLR : 30% LLR	30%	-£979,721	-£1,037,787	-£1,039,796	-£1,143,428	-£1,150,959	-£1,155,979
35% SR : 35% THLR : 30% LLR	35%	-£1,037,360	-£1,091,368	-£1,093,375	-£1,197,009	-£1,204,539	-£1,209,559
35% SR : 35% THLR : 30% LLR	43%	-£1,123,821	-£1,171,738	-£1,173,746	-£1,277,379	-£1,284,910	-£1,289,929
35% SR : 35% THLR : 30% LLR	50%	-£1,210,281	-£1,252,108	-£1,254,116	-£1,357,750	-£1,365,280	-£1,370,299

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£111,118	£28,692	£26,685	-£76,949	-£84,479	-£89,499
35% SR : 35% THLR : 30% LLR	10%	-£4,163	-£78,468	-£80,476	-£184,109	-£191,640	-£196,660
35% SR : 35% THLR : 30% LLR	20%	-£119,443	-£185,629	-£187,636	-£291,270	-£298,800	-£303,820
35% SR : 35% THLR : 30% LLR	25%	-£177,082	-£239,209	-£241,217	-£344,851	-£352,380	-£357,400
35% SR : 35% THLR : 30% LLR	30%	-£234,723	-£292,789	-£294,798	-£398,430	-£405,961	-£410,981
35% SR : 35% THLR : 30% LLR	35%	-£292,362	-£346,370	-£348,377	-£452,011	-£459,541	-£464,561
35% SR : 35% THLR : 30% LLR	43%	-£378,823	-£426,740	-£428,748	-£532,381	-£539,912	-£544,931
35% SR : 35% THLR : 30% LLR	50%	-£465,283	-£507,110	-£509,118	-£612,752	-£620,282	-£625,301

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£601,010	£518,585	£516,577	£412,943	£405,413	£400,394
35% SR : 35% THLR : 30% LLR	10%	£485,730	£411,425	£409,416	£305,783	£298,253	£293,233
35% SR : 35% THLR : 30% LLR	20%	£370,450	£304,263	£302,256	£198,622	£191,093	£186,073
35% SR : 35% THLR : 30% LLR	25%	£312,810	£250,684	£248,675	£145,042	£137,512	£132,492
35% SR : 35% THLR : 30% LLR	30%	£255,170	£197,103	£195,095	£91,462	£83,932	£78,911
35% SR : 35% THLR : 30% LLR	35%	£197,530	£143,523	£141,515	£37,851	£30,351	£25,332
35% SR : 35% THLR : 30% LLR	43%	£111,070	£63,152	£61,145	-£42,489	-£50,019	-£55,039
35% SR : 35% THLR : 30% LLR	50%	£24,609	-£17,216	-£19,226	-£122,659	-£130,390	-£135,409

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£805,507	£723,082	£721,074	£617,440	£609,910	£604,891
35% SR : 35% THLR : 30% LLR	10%	£690,227	£615,921	£613,913	£510,280	£502,750	£497,729
35% SR : 35% THLR : 30% LLR	20%	£574,947	£508,760	£506,753	£403,119	£395,590	£390,569
35% SR : 35% THLR : 30% LLR	25%	£517,307	£455,181	£453,172	£349,538	£342,009	£336,989
35% SR : 35% THLR : 30% LLR	30%	£459,666	£401,600	£399,592	£296,959	£289,428	£284,408
35% SR : 35% THLR : 30% LLR	35%	£402,027	£348,020	£346,012	£242,378	£234,848	£229,829
35% SR : 35% THLR : 30% LLR	43%	£315,566	£267,649	£265,642	£162,008	£154,477	£149,458
35% SR : 35% THLR : 30% LLR	50%	£229,106	£187,279	£185,271	£81,637	£74,107	£69,088

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 High (£850 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,187,773	£1,137,065	£1,135,058	£1,031,424	£1,023,893	£1,018,874
35% SR : 35% THLR : 30% LLR	10%	£1,063,160	£1,017,289	£1,015,282	£911,648	£904,118	£899,098
35% SR : 35% THLR : 30% LLR	20%	£938,547	£897,514	£895,506	£791,873	£784,342	£779,323
35% SR : 35% THLR : 30% LLR	25%	£876,240	£837,627	£835,618	£731,984	£724,455	£719,435
35% SR : 35% THLR : 30% LLR	30%	£813,934	£777,738	£775,731	£672,097	£664,567	£659,547
35% SR : 35% THLR : 30% LLR	35%	£751,627	£717,851	£715,842	£612,209	£604,679	£599,659
35% SR : 35% THLR : 30% LLR	43%	£658,168	£628,019	£626,010	£522,378	£514,847	£509,827
35% SR : 35% THLR : 30% LLR	50%	£564,708	£538,187	£536,179	£432,546	£425,015	£419,996

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£476,346	-£527,054	-£529,061	-£632,695	-£640,226	-£645,245
35% SR : 35% THLR : 30% LLR	10%	-£600,959	-£646,829	-£648,837	-£752,471	-£760,001	-£765,020
35% SR : 35% THLR : 30% LLR	20%	-£725,572	-£766,605	-£768,613	-£872,246	-£879,777	-£884,796
35% SR : 35% THLR : 30% LLR	25%	-£787,878	-£826,492	-£828,501	-£932,135	-£939,664	-£944,684
35% SR : 35% THLR : 30% LLR	30%	-£850,185	-£886,381	-£888,388	-£992,022	-£999,552	-£1,004,572
35% SR : 35% THLR : 30% LLR	35%	-£912,491	-£946,268	-£948,276	-£1,051,910	-£1,059,440	-£1,064,460
35% SR : 35% THLR : 30% LLR	43%	-£1,005,951	-£1,036,100	-£1,038,108	-£1,141,741	-£1,149,272	-£1,154,292
35% SR : 35% THLR : 30% LLR	50%	-£1,099,411	-£1,125,932	-£1,127,939	-£1,231,573	-£1,239,104	-£1,244,123

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£268,652	£217,944	£215,937	£112,303	£104,772	£99,753
35% SR : 35% THLR : 30% LLR	10%	£144,039	£98,169	£96,161	-£7,473	-£15,003	-£20,022
35% SR : 35% THLR : 30% LLR	20%	£19,426	-£21,607	-£23,615	-£127,248	-£134,779	-£139,798
35% SR : 35% THLR : 30% LLR	25%	-£42,880	-£81,494	-£83,503	-£187,137	-£194,666	-£199,686
35% SR : 35% THLR : 30% LLR	30%	-£106,187	-£141,383	-£143,390	-£247,024	-£254,554	-£259,574
35% SR : 35% THLR : 30% LLR	35%	-£167,493	-£201,270	-£203,278	-£306,912	-£314,442	-£319,462
35% SR : 35% THLR : 30% LLR	43%	-£260,953	-£291,102	-£293,110	-£396,743	-£404,274	-£409,294
35% SR : 35% THLR : 30% LLR	50%	-£354,413	-£380,934	-£382,941	-£486,575	-£494,106	-£499,125

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£758,544	£707,837	£705,829	£602,195	£594,665	£589,646
35% SR : 35% THLR : 30% LLR	10%	£633,931	£588,061	£586,054	£482,420	£474,889	£469,870
35% SR : 35% THLR : 30% LLR	20%	£509,318	£468,285	£466,278	£362,644	£355,114	£350,094
35% SR : 35% THLR : 30% LLR	25%	£447,012	£408,398	£406,390	£302,756	£295,226	£290,206
35% SR : 35% THLR : 30% LLR	30%	£384,705	£348,510	£346,502	£242,869	£235,338	£230,319
35% SR : 35% THLR : 30% LLR	35%	£322,399	£288,622	£286,614	£182,980	£175,451	£170,431
35% SR : 35% THLR : 30% LLR	43%	£229,938	£198,791	£196,782	£93,149	£85,619	£80,599
35% SR : 35% THLR : 30% LLR	50%	£135,479	£108,959	£106,951	£3,317	-£4,213	-£9,232

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£963,041	£912,333	£910,326	£806,692	£799,162	£794,142
35% SR : 35% THLR : 30% LLR	10%	£838,428	£792,558	£790,550	£686,917	£679,386	£674,367
35% SR : 35% THLR : 30% LLR	20%	£713,815	£672,782	£670,775	£567,141	£559,611	£554,591
35% SR : 35% THLR : 30% LLR	25%	£651,509	£612,895	£610,886	£507,253	£499,723	£494,703
35% SR : 35% THLR : 30% LLR	30%	£589,202	£553,007	£550,999	£447,365	£439,835	£434,816
35% SR : 35% THLR : 30% LLR	35%	£526,896	£493,119	£491,111	£387,477	£379,948	£374,927
35% SR : 35% THLR : 30% LLR	43%	£433,436	£403,287	£401,279	£297,646	£290,116	£285,095
35% SR : 35% THLR : 30% LLR	50%	£339,976	£313,455	£311,448	£207,814	£200,284	£195,264

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Med (£750 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£977,728	£930,632	£928,624	£824,991	£817,460	£812,440
35% SR : 35% THLR : 30% LLR	10%	£869,202	£826,667	£824,660	£721,026	£713,495	£708,476
35% SR : 35% THLR : 30% LLR	20%	£760,677	£722,703	£720,695	£617,061	£609,532	£604,511
35% SR : 35% THLR : 30% LLR	25%	£706,414	£670,720	£668,713	£565,079	£557,549	£552,529
35% SR : 35% THLR : 30% LLR	30%	£652,151	£618,738	£616,731	£513,097	£505,567	£500,546
35% SR : 35% THLR : 30% LLR	35%	£597,889	£566,756	£564,748	£461,114	£453,585	£448,564
35% SR : 35% THLR : 30% LLR	43%	£516,495	£488,783	£486,774	£383,142	£375,611	£370,591
35% SR : 35% THLR : 30% LLR	50%	£435,101	£410,809	£408,801	£305,168	£297,638	£292,618

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£686,391	-£733,487	-£735,495	-£839,128	-£846,659	-£851,679
35% SR : 35% THLR : 30% LLR	10%	-£794,917	-£837,452	-£839,459	-£943,093	-£950,623	-£955,643
35% SR : 35% THLR : 30% LLR	20%	-£903,442	-£941,416	-£943,424	-£1,047,058	-£1,054,587	-£1,059,608
35% SR : 35% THLR : 30% LLR	25%	-£957,705	-£993,399	-£995,406	-£1,099,040	-£1,106,570	-£1,111,590
35% SR : 35% THLR : 30% LLR	30%	-£1,011,967	-£1,045,381	-£1,047,388	-£1,151,022	-£1,158,552	-£1,163,573
35% SR : 35% THLR : 30% LLR	35%	-£1,066,230	-£1,097,363	-£1,099,371	-£1,203,005	-£1,210,534	-£1,215,554
35% SR : 35% THLR : 30% LLR	43%	-£1,147,624	-£1,175,336	-£1,177,344	-£1,280,977	-£1,288,508	-£1,293,528
35% SR : 35% THLR : 30% LLR	50%	-£1,229,018	-£1,253,309	-£1,255,318	-£1,358,951	-£1,366,481	-£1,371,501

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£58,607	£11,511	£9,503	£94,130	£101,661	£106,681
35% SR : 35% THLR : 30% LLR	10%	-£49,919	-£92,454	-£94,461	-£198,095	-£205,625	-£210,645
35% SR : 35% THLR : 30% LLR	20%	-£158,444	-£196,418	-£198,426	-£302,060	-£309,589	-£314,610
35% SR : 35% THLR : 30% LLR	25%	-£212,707	-£248,401	-£250,408	-£354,042	-£361,572	-£366,592
35% SR : 35% THLR : 30% LLR	30%	-£266,969	-£300,383	-£302,390	-£406,024	-£413,554	-£418,575
35% SR : 35% THLR : 30% LLR	35%	-£321,232	-£352,365	-£354,373	-£458,007	-£465,536	-£470,556
35% SR : 35% THLR : 30% LLR	43%	-£402,626	-£430,338	-£432,346	-£535,979	-£543,510	-£548,530
35% SR : 35% THLR : 30% LLR	50%	-£484,020	-£508,311	-£510,320	-£613,953	-£621,483	-£626,503

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£548,499	£501,404	£499,395	£395,762	£388,232	£383,212
35% SR : 35% THLR : 30% LLR	10%	£439,974	£397,439	£395,431	£291,797	£284,267	£279,248
35% SR : 35% THLR : 30% LLR	20%	£331,448	£293,475	£291,466	£187,832	£180,303	£175,283
35% SR : 35% THLR : 30% LLR	25%	£277,196	£241,492	£239,484	£135,851	£128,320	£123,301
35% SR : 35% THLR : 30% LLR	30%	£222,923	£189,510	£187,502	£83,869	£76,338	£71,318
35% SR : 35% THLR : 30% LLR	35%	£168,660	£137,528	£135,519	£31,896	£24,366	£19,336
35% SR : 35% THLR : 30% LLR	43%	£87,267	£59,554	£57,546	£48,087	£40,557	£35,537
35% SR : 35% THLR : 30% LLR	50%	£5,872	-£18,419	-£20,427	-£124,060	-£131,591	-£136,611

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£752,996	£705,900	£703,892	£600,259	£592,729	£587,708
35% SR : 35% THLR : 30% LLR	10%	£644,471	£601,935	£599,928	£496,294	£488,764	£483,745
35% SR : 35% THLR : 30% LLR	20%	£536,945	£497,972	£495,963	£392,329	£384,800	£379,780
35% SR : 35% THLR : 30% LLR	25%	£481,683	£445,989	£443,981	£340,347	£332,817	£327,797
35% SR : 35% THLR : 30% LLR	30%	£427,420	£394,027	£391,999	£288,365	£280,835	£275,815
35% SR : 35% THLR : 30% LLR	35%	£373,157	£342,025	£340,016	£236,382	£228,853	£223,833
35% SR : 35% THLR : 30% LLR	43%	£291,764	£264,051	£262,043	£158,410	£150,880	£145,859
35% SR : 35% THLR : 30% LLR	50%	£210,369	£186,078	£184,069	£80,437	£72,906	£67,886

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z2 Low (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£820,193	£775,807	£773,799	£670,165	£662,635	£657,615
35% SR : 35% THLR : 30% LLR	10%	£723,508	£683,478	£681,471	£577,837	£570,307	£565,287
35% SR : 35% THLR : 30% LLR	20%	£626,822	£591,150	£589,142	£485,509	£477,979	£472,959
35% SR : 35% THLR : 30% LLR	25%	£578,479	£544,986	£542,979	£439,345	£431,814	£426,794
35% SR : 35% THLR : 30% LLR	30%	£530,136	£498,822	£496,814	£393,181	£385,650	£380,631
35% SR : 35% THLR : 30% LLR	35%	£481,795	£452,657	£450,650	£347,016	£339,487	£334,467
35% SR : 35% THLR : 30% LLR	43%	£409,280	£383,412	£381,404	£277,771	£270,240	£265,220
35% SR : 35% THLR : 30% LLR	50%	£336,766	£314,166	£312,158	£208,524	£200,994	£195,974

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£843,926	-£888,312	-£890,320	-£983,953	-£1,001,484	-£1,006,504
35% SR : 35% THLR : 30% LLR	10%	-£940,611	-£980,641	-£982,648	-£1,086,282	-£1,093,811	-£1,098,832
35% SR : 35% THLR : 30% LLR	20%	-£1,037,297	-£1,072,968	-£1,074,977	-£1,178,610	-£1,186,140	-£1,191,160
35% SR : 35% THLR : 30% LLR	25%	-£1,085,640	-£1,119,133	-£1,121,140	-£1,224,774	-£1,232,304	-£1,237,325
35% SR : 35% THLR : 30% LLR	30%	-£1,133,983	-£1,165,297	-£1,167,305	-£1,270,938	-£1,278,469	-£1,283,488
35% SR : 35% THLR : 30% LLR	35%	-£1,182,324	-£1,211,461	-£1,213,469	-£1,317,103	-£1,324,632	-£1,329,652
35% SR : 35% THLR : 30% LLR	43%	-£1,254,839	-£1,280,707	-£1,282,715	-£1,386,348	-£1,393,879	-£1,398,899
35% SR : 35% THLR : 30% LLR	50%	-£1,327,353	-£1,349,953	-£1,351,961	-£1,455,595	-£1,463,125	-£1,468,145

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£98,928	-£143,314	-£145,322	-£248,955	-£256,486	-£261,506
35% SR : 35% THLR : 30% LLR	10%	-£195,613	-£235,643	-£237,650	-£341,284	-£348,813	-£353,834
35% SR : 35% THLR : 30% LLR	20%	-£292,299	-£327,970	-£329,979	-£433,612	-£441,142	-£446,162
35% SR : 35% THLR : 30% LLR	25%	-£340,642	-£374,135	-£376,142	-£479,776	-£487,306	-£492,327
35% SR : 35% THLR : 30% LLR	30%	-£388,985	-£420,299	-£422,307	-£525,940	-£533,471	-£538,490
35% SR : 35% THLR : 30% LLR	35%	-£437,326	-£466,463	-£468,471	-£572,105	-£579,634	-£584,654
35% SR : 35% THLR : 30% LLR	43%	-£509,841	-£535,709	-£537,717	-£641,350	-£648,881	-£653,901
35% SR : 35% THLR : 30% LLR	50%	-£582,355	-£604,955	-£606,963	-£710,597	-£718,127	-£723,147

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£390,965	£346,578	£344,571	£240,937	£233,407	£228,386
35% SR : 35% THLR : 30% LLR	10%	£294,279	£254,250	£252,242	£148,608	£141,079	£136,059
35% SR : 35% THLR : 30% LLR	20%	£197,594	£161,922	£159,914	£56,281	£48,750	£43,730
35% SR : 35% THLR : 30% LLR	25%	£149,251	£115,758	£113,750	£10,116	£2,586	£2,434
35% SR : 35% THLR : 30% LLR	30%	£100,908	£69,593	£67,586	-£36,048	-£43,578	-£48,598
35% SR : 35% THLR : 30% LLR	35%	£52,566	£23,429	£21,422	-£82,212	-£89,742	-£94,762
35% SR : 35% THLR : 30% LLR	43%	-£19,349	-£45,818	-£47,825	-£151,458	-£158,988	-£164,008
35% SR : 35% THLR : 30% LLR	50%	-£92,462	-£115,063	-£117,070	-£220,704	-£228,235	-£233,255

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£595,462	£551,075	£549,068	£445,434	£437,903	£432,883
35% SR : 35% THLR : 30% LLR	10%	£498,776	£458,747	£456,739	£353,105	£345,576	£340,556
35% SR : 35% THLR : 30% LLR	20%	£402,090	£366,419	£364,410	£260,778	£253,247	£248,227
35% SR : 35% THLR : 30% LLR	25%	£353,748	£320,255	£318,247	£214,613	£207,083	£202,063
35% SR : 35% THLR : 30% LLR	30%	£305,405	£274,900	£272,893	£168,449	£160,919	£155,899
35% SR : 35% THLR : 30% LLR	35%	£257,063	£227,926	£225,918	£122,285	£114,755	£109,735
35% SR : 35% THLR : 30% LLR	43%	£184,548	£158,680	£156,672	£53,039	£45,509	£40,488
35% SR : 35% THLR : 30% LLR	50%	£112,034	£89,434	£87,426	-£16,207	-£23,738	-£28,758

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 High (£800 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,082,750	£1,041,499	£1,039,491	£935,858	£928,327	£923,307
35% SR : 35% THLR : 30% LLR	10%	£967,246	£929,910	£927,903	£824,269	£816,740	£811,720
35% SR : 35% THLR : 30% LLR	20%	£851,743	£818,323	£816,315	£712,682	£705,151	£700,131
35% SR : 35% THLR : 30% LLR	25%	£793,991	£762,529	£760,521	£656,888	£649,357	£644,337
35% SR : 35% THLR : 30% LLR	30%	£736,239	£706,735	£704,727	£601,093	£593,564	£588,543
35% SR : 35% THLR : 30% LLR	35%	£678,488	£650,940	£648,933	£545,299	£537,770	£532,750
35% SR : 35% THLR : 30% LLR	43%	£591,859	£567,250	£565,242	£461,608	£454,079	£449,058
35% SR : 35% THLR : 30% LLR	50%	£505,232	£483,559	£481,551	£377,918	£370,387	£365,367

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£581,369	-£622,620	-£624,628	-£728,261	-£735,791	-£740,812
35% SR : 35% THLR : 30% LLR	10%	-£696,873	-£734,208	-£736,216	-£839,850	-£847,379	-£852,399
35% SR : 35% THLR : 30% LLR	20%	-£812,376	-£845,796	-£847,803	-£951,437	-£958,968	-£963,988
35% SR : 35% THLR : 30% LLR	25%	-£870,128	-£901,590	-£903,598	-£1,007,231	-£1,014,761	-£1,019,782
35% SR : 35% THLR : 30% LLR	30%	-£927,880	-£957,384	-£959,392	-£1,063,026	-£1,070,555	-£1,075,576
35% SR : 35% THLR : 30% LLR	35%	-£985,631	-£1,013,178	-£1,015,186	-£1,118,820	-£1,126,349	-£1,131,369
35% SR : 35% THLR : 30% LLR	43%	-£1,072,259	-£1,096,869	-£1,098,877	-£1,202,511	-£1,210,040	-£1,215,061
35% SR : 35% THLR : 30% LLR	50%	-£1,158,887	-£1,180,560	-£1,182,568	-£1,286,201	-£1,293,731	-£1,298,752

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£163,629	£122,378	£120,370	£16,737	£9,207	£4,186
35% SR : 35% THLR : 30% LLR	10%	£48,125	£10,790	£8,782	-£94,852	-£102,381	-£107,401
35% SR : 35% THLR : 30% LLR	20%	-£67,378	-£100,798	-£102,805	-£206,439	-£213,970	-£218,990
35% SR : 35% THLR : 30% LLR	25%	-£125,130	-£156,592	-£158,600	-£262,233	-£269,763	-£274,784
35% SR : 35% THLR : 30% LLR	30%	-£182,882	-£212,386	-£214,394	-£318,028	-£325,557	-£330,578
35% SR : 35% THLR : 30% LLR	35%	-£240,633	-£268,180	-£270,188	-£373,822	-£381,351	-£386,371
35% SR : 35% THLR : 30% LLR	43%	-£327,261	-£351,871	-£353,879	-£457,513	-£465,042	-£470,063
35% SR : 35% THLR : 30% LLR	50%	-£413,889	-£435,562	-£437,570	-£541,203	-£548,733	-£553,754

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£653,522	£612,271	£610,262	£506,629	£499,099	£494,079
35% SR : 35% THLR : 30% LLR	10%	£538,018	£500,682	£498,675	£395,041	£387,511	£382,491
35% SR : 35% THLR : 30% LLR	20%	£422,515	£389,094	£387,087	£283,453	£275,923	£270,903
35% SR : 35% THLR : 30% LLR	25%	£364,762	£333,301	£331,292	£227,659	£220,129	£215,109
35% SR : 35% THLR : 30% LLR	30%	£307,011	£277,507	£275,498	£171,865	£164,335	£159,315
35% SR : 35% THLR : 30% LLR	35%	£249,259	£221,712	£219,705	£116,071	£108,541	£103,521
35% SR : 35% THLR : 30% LLR	43%	£162,631	£138,022	£136,013	£32,380	£24,850	£19,830
35% SR : 35% THLR : 30% LLR	50%	£76,004	£54,331	£52,322	-£51,311	-£58,841	-£63,861

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£858,019	£816,767	£814,759	£711,126	£703,596	£698,576
35% SR : 35% THLR : 30% LLR	10%	£742,515	£705,179	£703,171	£599,538	£592,008	£586,988
35% SR : 35% THLR : 30% LLR	20%	£627,012	£593,591	£591,584	£487,950	£480,420	£475,399
35% SR : 35% THLR : 30% LLR	25%	£569,259	£537,797	£535,789	£432,156	£424,626	£419,606
35% SR : 35% THLR : 30% LLR	30%	£511,508	£482,004	£479,995	£376,361	£368,832	£363,812
35% SR : 35% THLR : 30% LLR	35%	£453,756	£426,209	£424,201	£320,568	£313,038	£308,018
35% SR : 35% THLR : 30% LLR	43%	£367,128	£342,519	£340,510	£236,876	£229,347	£224,327
35% SR : 35% THLR : 30% LLR	50%	£280,501	£258,827	£256,819	£153,186	£145,656	£140,636

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Med (£675 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£820,193	£783,457	£781,449	£677,816	£670,286	£665,265
35% SR : 35% THLR : 30% LLR	10%	£725,917	£692,732	£690,724	£587,091	£579,560	£574,541
35% SR : 35% THLR : 30% LLR	20%	£631,642	£602,008	£599,999	£496,365	£488,836	£483,816
35% SR : 35% THLR : 30% LLR	25%	£584,504	£556,644	£554,637	£451,003	£443,474	£438,453
35% SR : 35% THLR : 30% LLR	30%	£537,366	£511,282	£509,275	£405,641	£398,111	£393,091
35% SR : 35% THLR : 30% LLR	35%	£490,228	£465,920	£463,912	£360,279	£352,748	£347,728
35% SR : 35% THLR : 30% LLR	43%	£419,522	£397,876	£395,868	£292,234	£284,705	£279,685
35% SR : 35% THLR : 30% LLR	50%	£348,815	£329,832	£327,824	£224,191	£216,661	£211,641

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£843,926	-£880,662	-£882,670	-£986,303	-£986,833	-£988,853
35% SR : 35% THLR : 30% LLR	10%	-£938,202	-£971,387	-£973,394	-£1,077,028	-£1,084,559	-£1,089,578
35% SR : 35% THLR : 30% LLR	20%	-£1,032,477	-£1,062,111	-£1,064,120	-£1,167,754	-£1,175,283	-£1,180,303
35% SR : 35% THLR : 30% LLR	25%	-£1,079,615	-£1,107,474	-£1,109,482	-£1,213,116	-£1,220,645	-£1,225,665
35% SR : 35% THLR : 30% LLR	30%	-£1,126,753	-£1,152,837	-£1,154,844	-£1,258,478	-£1,266,008	-£1,271,028
35% SR : 35% THLR : 30% LLR	35%	-£1,173,891	-£1,198,199	-£1,200,207	-£1,303,840	-£1,311,370	-£1,316,391
35% SR : 35% THLR : 30% LLR	43%	-£1,244,597	-£1,266,243	-£1,268,251	-£1,371,884	-£1,379,414	-£1,384,434
35% SR : 35% THLR : 30% LLR	50%	-£1,315,304	-£1,334,286	-£1,336,295	-£1,439,928	-£1,447,458	-£1,452,478

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£98,928	-£135,664	-£137,672	-£241,305	-£248,835	-£253,855
35% SR : 35% THLR : 30% LLR	10%	-£193,204	-£226,389	-£228,396	-£332,030	-£339,560	-£344,580
35% SR : 35% THLR : 30% LLR	20%	-£287,479	-£317,113	-£319,122	-£422,756	-£430,285	-£435,305
35% SR : 35% THLR : 30% LLR	25%	-£334,617	-£362,476	-£364,484	-£468,118	-£475,647	-£480,667
35% SR : 35% THLR : 30% LLR	30%	-£381,755	-£407,839	-£409,846	-£513,480	-£521,010	-£526,030
35% SR : 35% THLR : 30% LLR	35%	-£428,893	-£453,201	-£455,209	-£558,842	-£566,372	-£571,392
35% SR : 35% THLR : 30% LLR	43%	-£499,599	-£521,245	-£523,253	-£626,886	-£634,416	-£639,436
35% SR : 35% THLR : 30% LLR	50%	-£570,306	-£589,288	-£591,297	-£694,930	-£702,460	-£707,480

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£390,965	£354,229	£352,220	£248,588	£241,057	£236,037
35% SR : 35% THLR : 30% LLR	10%	£296,689	£263,504	£261,496	£157,862	£150,332	£145,313
35% SR : 35% THLR : 30% LLR	20%	£202,414	£172,779	£170,771	£67,137	£59,608	£54,587
35% SR : 35% THLR : 30% LLR	25%	£155,276	£127,416	£125,409	£21,775	£14,245	£9,225
35% SR : 35% THLR : 30% LLR	30%	£108,138	£82,054	£80,046	-£23,587	-£31,118	-£36,137
35% SR : 35% THLR : 30% LLR	35%	£61,000	£36,692	£34,683	-£89,950	-£76,480	-£81,500
35% SR : 35% THLR : 30% LLR	43%	-£37,007	-£31,953	-£33,360	-£136,994	-£144,523	-£149,544
35% SR : 35% THLR : 30% LLR	50%	-£80,413	-£99,396	-£101,404	-£205,037	-£212,568	-£217,588

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£595,462	£558,726	£556,717	£453,084	£445,554	£440,534
35% SR : 35% THLR : 30% LLR	10%	£501,186	£468,000	£466,993	£362,359	£354,829	£349,809
35% SR : 35% THLR : 30% LLR	20%	£406,911	£377,276	£375,267	£271,634	£264,104	£259,084
35% SR : 35% THLR : 30% LLR	25%	£359,773	£331,913	£329,905	£226,271	£218,742	£213,722
35% SR : 35% THLR : 30% LLR	30%	£312,635	£286,551	£284,543	£180,909	£173,379	£168,360
35% SR : 35% THLR : 30% LLR	35%	£265,496	£241,188	£239,180	£135,547	£128,017	£122,996
35% SR : 35% THLR : 30% LLR	43%	£194,790	£173,144	£171,137	£67,503	£59,973	£54,953
35% SR : 35% THLR : 30% LLR	50%	£124,083	£105,101	£103,092	-£540	-£8,071	-£13,091

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T1 - 3 Houses

Value Area	CIL Z3 Low (£575 psf)
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No Units	3
Site Area	0.03 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£610,147	£577,024	£575,016	£471,382	£463,853	£458,832
35% SR : 35% THLR : 30% LLR	10%	£534,467	£504,574	£502,566	£398,932	£391,403	£386,382
35% SR : 35% THLR : 30% LLR	20%	£458,785	£432,124	£430,116	£326,482	£318,953	£313,932
35% SR : 35% THLR : 30% LLR	25%	£420,945	£395,899	£393,891	£290,257	£282,728	£277,707
35% SR : 35% THLR : 30% LLR	30%	£383,105	£359,674	£357,666	£254,032	£246,503	£241,482
35% SR : 35% THLR : 30% LLR	35%	£345,264	£323,449	£321,441	£217,807	£210,278	£205,257
35% SR : 35% THLR : 30% LLR	43%	£288,503	£269,111	£267,104	£163,470	£155,940	£150,920
35% SR : 35% THLR : 30% LLR	50%	£231,743	£214,774	£212,766	£109,133	£101,603	£96,582

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,053,972	-£1,087,095	-£1,089,103	-£1,192,737	-£1,200,266	-£1,205,286
35% SR : 35% THLR : 30% LLR	10%	-£1,129,652	-£1,159,545	-£1,161,553	-£1,265,187	-£1,272,716	-£1,277,736
35% SR : 35% THLR : 30% LLR	20%	-£1,205,334	-£1,231,995	-£1,234,003	-£1,337,637	-£1,345,166	-£1,350,186
35% SR : 35% THLR : 30% LLR	25%	-£1,243,174	-£1,268,220	-£1,270,228	-£1,373,862	-£1,381,391	-£1,386,411
35% SR : 35% THLR : 30% LLR	30%	-£1,281,014	-£1,304,445	-£1,306,453	-£1,410,087	-£1,417,616	-£1,422,636
35% SR : 35% THLR : 30% LLR	35%	-£1,318,855	-£1,340,670	-£1,342,678	-£1,446,312	-£1,453,841	-£1,458,861
35% SR : 35% THLR : 30% LLR	43%	-£1,375,616	-£1,395,008	-£1,397,015	-£1,500,649	-£1,508,179	-£1,513,198
35% SR : 35% THLR : 30% LLR	50%	-£1,432,375	-£1,449,345	-£1,451,353	-£1,554,986	-£1,562,516	-£1,567,536

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£308,974	-£342,097	-£344,105	-£447,739	-£455,268	-£460,288
35% SR : 35% THLR : 30% LLR	10%	-£384,654	-£414,547	-£416,555	-£520,189	-£527,718	-£532,738
35% SR : 35% THLR : 30% LLR	20%	-£460,336	-£486,997	-£489,005	-£592,639	-£600,168	-£605,188
35% SR : 35% THLR : 30% LLR	25%	-£498,176	-£523,222	-£525,230	-£628,864	-£636,393	-£641,413
35% SR : 35% THLR : 30% LLR	30%	-£536,016	-£559,447	-£561,455	-£665,089	-£672,618	-£677,638
35% SR : 35% THLR : 30% LLR	35%	-£573,857	-£595,672	-£597,680	-£701,314	-£708,843	-£713,863
35% SR : 35% THLR : 30% LLR	43%	-£630,618	-£650,010	-£652,017	-£755,651	-£763,181	-£768,200
35% SR : 35% THLR : 30% LLR	50%	-£687,377	-£704,347	-£706,355	-£809,988	-£817,518	-£822,538

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£180,919	£147,796	£145,787	£42,154	£34,624	£29,604
35% SR : 35% THLR : 30% LLR	10%	£105,238	£75,346	£73,337	-£30,296	-£37,826	-£42,846
35% SR : 35% THLR : 30% LLR	20%	£29,557	£2,896	£887	-£102,746	-£110,276	-£115,296
35% SR : 35% THLR : 30% LLR	25%	-£58,264	-£33,329	-£33,338	-£138,971	-£146,501	-£151,521
35% SR : 35% THLR : 30% LLR	30%	-£46,124	-£59,954	-£71,563	-£175,196	-£182,726	-£187,746
35% SR : 35% THLR : 30% LLR	35%	-£93,964	-£105,779	-£107,788	-£211,421	-£218,951	-£223,971
35% SR : 35% THLR : 30% LLR	43%	-£140,725	-£160,117	-£162,125	-£265,758	-£273,289	-£278,308
35% SR : 35% THLR : 30% LLR	50%	-£197,485	-£214,454	-£216,463	-£320,095	-£327,626	-£332,646

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£385,416	£352,293	£350,284	£246,650	£239,121	£234,101
35% SR : 35% THLR : 30% LLR	10%	£309,735	£279,843	£277,834	£174,200	£166,671	£161,651
35% SR : 35% THLR : 30% LLR	20%	£234,053	£207,393	£205,384	£101,750	£94,221	£89,201
35% SR : 35% THLR : 30% LLR	25%	£196,213	£171,168	£169,159	£65,525	£57,996	£52,976
35% SR : 35% THLR : 30% LLR	30%	£158,373	£134,943	£132,934	£29,300	£21,771	£16,751
35% SR : 35% THLR : 30% LLR	35%	£120,533	£98,718	£96,709	-£6,925	-£14,454	-£19,474
35% SR : 35% THLR : 30% LLR	43%	£63,772	£44,380	£42,372	-£61,262	-£68,792	-£73,811
35% SR : 35% THLR : 30% LLR	50%	£7,012	-£9,957	-£11,966	-£115,699	-£123,129	-£128,149

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,341,076	£2,188,522	£2,184,841	£2,084,110	£2,070,305	£2,061,100
35% SR : 35% THLR : 30% LLR	10%	£2,072,300	£1,934,932	£1,931,224	£1,829,791	£1,815,888	£1,806,620
35% SR : 35% THLR : 30% LLR	20%	£1,802,622	£1,680,454	£1,676,717	£1,574,473	£1,560,460	£1,551,117
35% SR : 35% THLR : 30% LLR	25%	£1,667,446	£1,552,883	£1,549,130	£1,446,441	£1,432,366	£1,422,982
35% SR : 35% THLR : 30% LLR	30%	£1,532,044	£1,425,091	£1,421,320	£1,318,157	£1,304,018	£1,294,592
35% SR : 35% THLR : 30% LLR	35%	£1,396,417	£1,297,077	£1,293,289	£1,189,625	£1,175,417	£1,165,945
35% SR : 35% THLR : 30% LLR	43%	£1,192,553	£1,104,642	£1,100,824	£996,360	£982,042	£972,496
35% SR : 35% THLR : 30% LLR	50%	£988,182	£911,709	£907,858	£802,532	£788,096	£778,472

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,390,151	£1,237,597	£1,233,916	£1,133,185	£1,119,379	£1,110,175
35% SR : 35% THLR : 30% LLR	10%	£1,121,375	£984,006	£980,299	£878,866	£864,963	£855,695
35% SR : 35% THLR : 30% LLR	20%	£851,697	£729,529	£725,792	£623,548	£609,535	£600,192
35% SR : 35% THLR : 30% LLR	25%	£716,521	£601,958	£598,205	£495,516	£481,441	£472,057
35% SR : 35% THLR : 30% LLR	30%	£581,119	£474,166	£470,395	£367,232	£353,093	£343,667
35% SR : 35% THLR : 30% LLR	35%	£445,492	£346,152	£342,364	£238,700	£224,492	£215,020
35% SR : 35% THLR : 30% LLR	43%	£241,628	£153,717	£149,898	£45,434	£31,117	£21,571
35% SR : 35% THLR : 30% LLR	50%	£37,257	£-39,216	£-43,067	£-148,393	£-162,829	£-172,453

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,815,864	£1,663,310	£1,659,629	£1,558,898	£1,545,093	£1,535,888
35% SR : 35% THLR : 30% LLR	10%	£1,547,088	£1,409,720	£1,406,012	£1,304,579	£1,290,676	£1,281,409
35% SR : 35% THLR : 30% LLR	20%	£1,277,410	£1,155,242	£1,151,505	£1,049,261	£1,035,248	£1,025,905
35% SR : 35% THLR : 30% LLR	25%	£1,142,234	£1,027,671	£1,023,918	£921,229	£907,154	£897,770
35% SR : 35% THLR : 30% LLR	30%	£1,006,832	£899,879	£896,108	£792,945	£778,806	£769,380
35% SR : 35% THLR : 30% LLR	35%	£871,205	£771,865	£768,077	£664,414	£650,206	£640,733
35% SR : 35% THLR : 30% LLR	43%	£667,341	£579,430	£575,612	£471,148	£456,830	£447,284
35% SR : 35% THLR : 30% LLR	50%	£462,971	£386,497	£382,646	£277,320	£262,884	£253,260

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,095,803	£1,943,249	£1,939,568	£1,838,837	£1,825,031	£1,815,826
35% SR : 35% THLR : 30% LLR	10%	£1,827,026	£1,689,658	£1,685,950	£1,584,518	£1,570,615	£1,561,347
35% SR : 35% THLR : 30% LLR	20%	£1,557,349	£1,435,181	£1,431,443	£1,329,200	£1,315,187	£1,305,843
35% SR : 35% THLR : 30% LLR	25%	£1,422,173	£1,307,610	£1,303,856	£1,201,167	£1,187,092	£1,177,709
35% SR : 35% THLR : 30% LLR	30%	£1,286,770	£1,179,818	£1,176,047	£1,072,884	£1,058,745	£1,049,318
35% SR : 35% THLR : 30% LLR	35%	£1,151,143	£1,051,804	£1,048,016	£944,352	£930,144	£920,672
35% SR : 35% THLR : 30% LLR	43%	£947,280	£859,369	£855,550	£751,086	£736,768	£727,222
35% SR : 35% THLR : 30% LLR	50%	£742,909	£666,435	£662,585	£557,259	£542,822	£533,199

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,212,658	£2,060,104	£2,056,423	£1,955,692	£1,941,886	£1,932,682
35% SR : 35% THLR : 30% LLR	10%	£1,943,882	£1,806,513	£1,802,806	£1,701,373	£1,687,470	£1,678,202
35% SR : 35% THLR : 30% LLR	20%	£1,674,204	£1,552,036	£1,548,299	£1,446,055	£1,432,042	£1,422,699
35% SR : 35% THLR : 30% LLR	25%	£1,539,028	£1,424,465	£1,420,712	£1,318,023	£1,303,948	£1,294,564
35% SR : 35% THLR : 30% LLR	30%	£1,403,626	£1,296,673	£1,292,902	£1,189,739	£1,175,600	£1,166,174
35% SR : 35% THLR : 30% LLR	35%	£1,267,999	£1,168,659	£1,164,871	£1,061,207	£1,046,999	£1,037,527
35% SR : 35% THLR : 30% LLR	43%	£1,064,135	£976,224	£972,405	£867,941	£853,624	£844,078
35% SR : 35% THLR : 30% LLR	50%	£859,764	£783,291	£779,440	£674,114	£659,678	£650,054

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,487,413	£1,349,543	£1,345,860	£1,245,131	£1,231,324	£1,222,119
35% SR : 35% THLR : 30% LLR	10%	£1,298,493	£1,174,433	£1,170,725	£1,069,293	£1,055,390	£1,046,122
35% SR : 35% THLR : 30% LLR	20%	£1,108,671	£998,439	£994,701	£892,457	£878,444	£869,101
35% SR : 35% THLR : 30% LLR	25%	£1,013,422	£910,108	£906,355	£803,665	£789,590	£780,207
35% SR : 35% THLR : 30% LLR	30%	£917,948	£821,557	£817,787	£714,624	£700,484	£691,057
35% SR : 35% THLR : 30% LLR	35%	£822,249	£732,785	£728,996	£625,333	£611,125	£601,653
35% SR : 35% THLR : 30% LLR	43%	£678,277	£599,211	£595,392	£490,928	£476,611	£467,065
35% SR : 35% THLR : 30% LLR	50%	£533,797	£465,139	£461,289	£355,962	£341,527	£331,902

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£536,488	£398,618	£394,935	£294,206	£280,396	£271,194
35% SR : 35% THLR : 30% LLR	10%	£347,568	£223,508	£219,800	£118,368	£104,465	£95,197
35% SR : 35% THLR : 30% LLR	20%	£157,746	£47,513	£43,776	£-58,468	£-72,481	£-81,824
35% SR : 35% THLR : 30% LLR	25%	£62,497	£-40,817	£-44,570	£-147,260	£-161,335	£-170,718
35% SR : 35% THLR : 30% LLR	30%	£-32,977	£-129,368	£-133,138	£-236,301	£-250,441	£-259,868
35% SR : 35% THLR : 30% LLR	35%	£-128,676	£-218,140	£-221,930	£-325,592	£-339,800	£-349,272
35% SR : 35% THLR : 30% LLR	43%	£-272,648	£-351,714	£-355,533	£-459,997	£-474,314	£-483,860
35% SR : 35% THLR : 30% LLR	50%	£-417,128	£-485,786	£-489,636	£-594,963	£-609,398	£-619,023

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£962,201	£824,331	£820,648	£719,919	£706,112	£696,907
35% SR : 35% THLR : 30% LLR	10%	£773,281	£649,221	£645,513	£544,081	£530,178	£520,910
35% SR : 35% THLR : 30% LLR	20%	£583,459	£473,227	£469,489	£367,245	£353,232	£343,889
35% SR : 35% THLR : 30% LLR	25%	£488,210	£384,896	£381,143	£278,453	£264,378	£254,995
35% SR : 35% THLR : 30% LLR	30%	£392,736	£296,345	£292,575	£189,412	£175,273	£165,845
35% SR : 35% THLR : 30% LLR	35%	£297,037	£207,573	£203,784	£100,121	£85,913	£76,441
35% SR : 35% THLR : 30% LLR	43%	£153,065	£73,999	£70,180	£-34,284	£-48,601	£-58,147
35% SR : 35% THLR : 30% LLR	50%	£8,586	£-60,073	£-63,923	£-169,250	£-183,685	£-193,310

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,242,140	£1,104,269	£1,100,587	£999,857	£986,051	£976,846
35% SR : 35% THLR : 30% LLR	10%	£1,053,219	£929,160	£925,452	£824,020	£810,117	£800,849
35% SR : 35% THLR : 30% LLR	20%	£863,398	£753,165	£749,427	£647,184	£633,171	£623,628
35% SR : 35% THLR : 30% LLR	25%	£768,148	£664,835	£661,082	£558,392	£544,317	£534,934
35% SR : 35% THLR : 30% LLR	30%	£672,674	£576,284	£572,513	£469,350	£455,211	£445,784
35% SR : 35% THLR : 30% LLR	35%	£576,975	£487,511	£483,722	£380,060	£365,852	£356,379
35% SR : 35% THLR : 30% LLR	43%	£433,003	£353,938	£350,119	£245,655	£231,337	£221,791
35% SR : 35% THLR : 30% LLR	50%	£288,524	£219,865	£216,016	£110,689	£96,253	£86,629

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,358,995	£1,221,125	£1,217,442	£1,116,713	£1,102,906	£1,093,701
35% SR : 35% THLR : 30% LLR	10%	£1,170,075	£1,046,015	£1,042,307	£940,875	£926,972	£917,704
35% SR : 35% THLR : 30% LLR	20%	£980,253	£870,020	£866,283	£764,039	£750,026	£740,683
35% SR : 35% THLR : 30% LLR	25%	£885,004	£781,690	£777,937	£675,247	£661,172	£651,789
35% SR : 35% THLR : 30% LLR	30%	£789,530	£693,139	£689,369	£586,206	£572,066	£562,639
35% SR : 35% THLR : 30% LLR	35%	£693,831	£604,367	£600,577	£496,915	£482,707	£473,235
35% SR : 35% THLR : 30% LLR	43%	£549,859	£470,793	£466,974	£362,510	£348,193	£338,647
35% SR : 35% THLR : 30% LLR	50%	£405,379	£336,721	£332,871	£227,544	£213,109	£203,484

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,131,721	£999,967	£996,286	£895,555	£881,748	£872,544
35% SR : 35% THLR : 30% LLR	10%	£973,957	£855,478	£851,771	£750,338	£736,436	£727,167
35% SR : 35% THLR : 30% LLR	20%	£815,291	£710,104	£706,367	£604,123	£590,110	£580,767
35% SR : 35% THLR : 30% LLR	25%	£735,620	£637,084	£633,331	£530,642	£516,567	£507,183
35% SR : 35% THLR : 30% LLR	30%	£655,724	£563,844	£560,073	£456,910	£442,771	£433,345
35% SR : 35% THLR : 30% LLR	35%	£575,603	£490,382	£486,593	£382,930	£368,722	£359,249
35% SR : 35% THLR : 30% LLR	43%	£454,999	£379,773	£375,955	£271,491	£257,172	£247,627
35% SR : 35% THLR : 30% LLR	50%	£333,887	£268,667	£264,817	£159,490	£145,054	£135,430

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£180,796	£49,042	£45,361	£55,370	£69,177	£78,381
35% SR : 35% THLR : 30% LLR	10%	£23,032	£95,447	£99,154	£200,587	£214,489	£223,758
35% SR : 35% THLR : 30% LLR	20%	£-135,634	£-240,821	£-244,559	£-346,802	£-360,815	£-370,158
35% SR : 35% THLR : 30% LLR	25%	£-215,305	£-313,841	£-317,594	£-420,283	£-434,358	£-443,742
35% SR : 35% THLR : 30% LLR	30%	£-295,201	£-387,081	£-390,852	£-494,015	£-508,154	£-517,581
35% SR : 35% THLR : 30% LLR	35%	£-375,322	£-460,543	£-464,332	£-567,995	£-582,203	£-591,676
35% SR : 35% THLR : 30% LLR	43%	£-495,926	£-571,152	£-574,970	£-679,434	£-693,753	£-703,298
35% SR : 35% THLR : 30% LLR	50%	£-617,038	£-682,259	£-686,108	£-791,435	£-805,871	£-815,495

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£606,509	£474,755	£471,074	£370,343	£356,536	£347,333
35% SR : 35% THLR : 30% LLR	10%	£448,745	£320,266	£326,560	£225,126	£211,224	£201,955
35% SR : 35% THLR : 30% LLR	20%	£290,079	£184,892	£181,155	£78,911	£64,898	£55,555
35% SR : 35% THLR : 30% LLR	25%	£210,408	£111,872	£108,119	£5,430	£-8,645	£-18,029
35% SR : 35% THLR : 30% LLR	30%	£130,512	£38,632	£34,861	£-68,302	£-82,441	£-91,867
35% SR : 35% THLR : 30% LLR	35%	£50,391	£-34,830	£-38,619	£-142,282	£-156,490	£-165,982
35% SR : 35% THLR : 30% LLR	43%	£-70,213	£-145,439	£-149,257	£-253,721	£-268,040	£-277,585
35% SR : 35% THLR : 30% LLR	50%	£-191,325	£-256,545	£-260,395	£-365,722	£-380,157	£-389,782

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£886,447	£754,694	£751,012	£650,282	£636,475	£627,271
35% SR : 35% THLR : 30% LLR	10%	£728,684	£610,205	£606,498	£505,065	£491,163	£481,894
35% SR : 35% THLR : 30% LLR	20%	£570,018	£464,831	£461,093	£358,850	£344,836	£335,493
35% SR : 35% THLR : 30% LLR	25%	£490,347	£391,811	£388,058	£285,369	£271,294	£261,910
35% SR : 35% THLR : 30% LLR	30%	£410,451	£318,570	£314,800	£211,637	£197,497	£188,071
35% SR : 35% THLR : 30% LLR	35%	£330,330	£245,108	£241,320	£137,656	£123,448	£113,976
35% SR : 35% THLR : 30% LLR	43%	£209,726	£134,499	£130,682	£26,218	£11,899	£2,354
35% SR : 35% THLR : 30% LLR	50%	£88,614	£23,393	£19,544	£-85,783	£-100,219	£-109,849

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,003,303	£871,549	£867,868	£767,137	£753,330	£744,126
35% SR : 35% THLR : 30% LLR	10%	£845,539	£727,060	£723,353	£621,920	£608,018	£598,749
35% SR : 35% THLR : 30% LLR	20%	£686,873	£581,686	£577,948	£475,705	£461,692	£452,349
35% SR : 35% THLR : 30% LLR	25%	£607,202	£508,666	£504,913	£402,224	£388,149	£378,765
35% SR : 35% THLR : 30% LLR	30%	£527,306	£435,426	£431,655	£328,492	£314,353	£304,926
35% SR : 35% THLR : 30% LLR	35%	£447,185	£361,963	£358,175	£254,512	£240,304	£230,831
35% SR : 35% THLR : 30% LLR	43%	£326,581	£251,355	£247,537	£143,073	£128,754	£119,209
35% SR : 35% THLR : 30% LLR	50%	£205,469	£140,248	£136,399	£31,072	£16,636	£7,012

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,345,137	£1,268,964	£1,265,282	£1,164,552	£1,150,746	£1,141,542
35% SR : 35% THLR : 30% LLR	10%	£1,175,955	£1,107,329	£1,103,621	£1,002,188	£988,285	£979,018
35% SR : 35% THLR : 30% LLR	20%	£1,005,870	£944,808	£941,070	£838,827	£824,813	£815,470
35% SR : 35% THLR : 30% LLR	25%	£920,491	£863,215	£859,462	£756,772	£742,697	£733,313
35% SR : 35% THLR : 30% LLR	30%	£834,886	£781,400	£777,630	£674,467	£660,327	£650,900
35% SR : 35% THLR : 30% LLR	35%	£749,056	£699,364	£695,576	£591,912	£577,704	£568,232
35% SR : 35% THLR : 30% LLR	43%	£619,887	£575,896	£572,077	£467,613	£453,295	£443,750
35% SR : 35% THLR : 30% LLR	50%	£490,212	£451,929	£448,080	£342,753	£328,317	£318,693

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£394,212	£318,039	£314,357	£213,627	£199,821	£190,617
35% SR : 35% THLR : 30% LLR	10%	£225,029	£156,404	£152,696	£51,263	£37,360	£28,093
35% SR : 35% THLR : 30% LLR	20%	£54,945	-\$6,117	-\$9,855	-\$112,099	-\$126,112	-\$135,455
35% SR : 35% THLR : 30% LLR	25%	-\$30,434	-\$87,710	-\$91,463	-\$194,154	-\$208,228	-\$217,612
35% SR : 35% THLR : 30% LLR	30%	-\$116,039	-\$169,525	-\$173,295	-\$276,458	-\$290,598	-\$300,025
35% SR : 35% THLR : 30% LLR	35%	-\$201,869	-\$251,561	-\$255,349	-\$369,013	-\$373,221	-\$382,693
35% SR : 35% THLR : 30% LLR	43%	-\$331,038	-\$375,029	-\$378,848	-\$483,312	-\$497,630	-\$507,175
35% SR : 35% THLR : 30% LLR	50%	-\$460,713	-\$498,996	-\$502,845	-\$608,172	-\$622,608	-\$632,232

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£819,925	£743,752	£740,070	£639,340	£625,534	£616,330
35% SR : 35% THLR : 30% LLR	10%	£650,743	£582,117	£578,409	£476,976	£463,073	£453,806
35% SR : 35% THLR : 30% LLR	20%	£480,659	£419,596	£415,858	£313,615	£299,601	£290,258
35% SR : 35% THLR : 30% LLR	25%	£395,279	£338,003	£334,250	£231,560	£217,485	£208,101
35% SR : 35% THLR : 30% LLR	30%	£309,674	£256,188	£252,418	£149,255	£135,115	£125,688
35% SR : 35% THLR : 30% LLR	35%	£223,844	£174,152	£170,364	£66,700	£52,492	£43,020
35% SR : 35% THLR : 30% LLR	43%	£94,675	£50,684	£46,865	-\$57,599	-\$71,916	-\$81,462
35% SR : 35% THLR : 30% LLR	50%	-\$35,000	-\$73,283	-\$77,132	-\$182,459	-\$196,895	-\$206,519

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,099,863	£1,023,691	£1,020,009	£919,279	£905,472	£896,269
35% SR : 35% THLR : 30% LLR	10%	£930,681	£862,055	£858,348	£756,915	£743,012	£733,744
35% SR : 35% THLR : 30% LLR	20%	£760,597	£699,534	£695,797	£593,553	£579,540	£570,197
35% SR : 35% THLR : 30% LLR	25%	£675,218	£617,941	£614,188	£511,498	£497,423	£488,039
35% SR : 35% THLR : 30% LLR	30%	£589,613	£536,127	£532,356	£429,193	£415,054	£405,627
35% SR : 35% THLR : 30% LLR	35%	£503,782	£454,091	£450,303	£346,639	£332,431	£322,959
35% SR : 35% THLR : 30% LLR	43%	£374,614	£330,623	£326,804	£222,340	£208,022	£198,476
35% SR : 35% THLR : 30% LLR	50%	£244,939	£206,656	£202,806	£97,479	£83,044	£73,419

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,216,719	£1,140,546	£1,136,864	£1,036,134	£1,022,328	£1,013,124
35% SR : 35% THLR : 30% LLR	10%	£1,047,636	£978,911	£975,203	£873,770	£859,967	£850,600
35% SR : 35% THLR : 30% LLR	20%	£877,452	£816,390	£812,652	£710,408	£696,395	£687,052
35% SR : 35% THLR : 30% LLR	25%	£792,073	£734,797	£731,044	£628,353	£614,279	£604,895
35% SR : 35% THLR : 30% LLR	30%	£706,468	£652,982	£649,212	£546,049	£531,909	£522,482
35% SR : 35% THLR : 30% LLR	35%	£620,638	£570,946	£567,158	£463,494	£449,286	£439,814
35% SR : 35% THLR : 30% LLR	43%	£491,469	£447,478	£443,659	£339,195	£324,877	£315,332
35% SR : 35% THLR : 30% LLR	50%	£361,794	£323,511	£319,662	£214,335	£199,899	£190,275

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,060,582	£989,304	£985,623	£884,892	£871,085	£861,881
35% SR : 35% THLR : 30% LLR	10%	£912,257	£848,166	£844,458	£743,026	£729,123	£719,854
35% SR : 35% THLR : 30% LLR	20%	£763,028	£706,142	£702,405	£600,161	£586,148	£576,805
35% SR : 35% THLR : 30% LLR	25%	£688,077	£634,798	£631,044	£528,355	£514,279	£504,897
35% SR : 35% THLR : 30% LLR	30%	£612,900	£563,233	£559,462	£456,299	£442,159	£432,732
35% SR : 35% THLR : 30% LLR	35%	£537,497	£491,445	£487,657	£383,993	£369,785	£360,313
35% SR : 35% THLR : 30% LLR	43%	£423,971	£383,349	£379,532	£275,068	£260,749	£251,204
35% SR : 35% THLR : 30% LLR	50%	£309,938	£274,755	£270,906	£165,580	£151,143	£141,520

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£109,657	£38,379	£34,698	-£66,033	-£79,840	-£89,044
35% SR : 35% THLR : 30% LLR	10%	-£38,668	-£102,759	-£106,467	-£207,899	-£221,802	-£231,071
35% SR : 35% THLR : 30% LLR	20%	-£187,897	-£244,783	-£248,520	-£350,764	-£364,777	-£374,120
35% SR : 35% THLR : 30% LLR	25%	-£262,848	-£316,127	-£319,881	-£422,570	-£436,646	-£446,028
35% SR : 35% THLR : 30% LLR	30%	-£338,025	-£387,693	-£391,463	-£494,626	-£508,766	-£518,193
35% SR : 35% THLR : 30% LLR	35%	-£413,428	-£459,480	-£463,269	-£566,932	-£581,140	-£590,612
35% SR : 35% THLR : 30% LLR	43%	-£526,954	-£567,576	-£571,393	-£675,857	-£690,176	-£699,721
35% SR : 35% THLR : 30% LLR	50%	-£640,987	-£676,170	-£680,019	-£785,345	-£799,782	-£809,405

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£535,370	£464,092	£460,411	£359,680	£345,873	£336,669
35% SR : 35% THLR : 30% LLR	10%	£387,045	£322,954	£319,246	£217,814	£203,911	£194,642
35% SR : 35% THLR : 30% LLR	20%	£237,816	£180,930	£177,193	£74,949	£60,936	£51,594
35% SR : 35% THLR : 30% LLR	25%	£162,865	£109,586	£105,833	£3,143	-£10,932	-£20,315
35% SR : 35% THLR : 30% LLR	30%	£87,688	£38,021	£34,250	-£68,913	-£83,053	-£92,480
35% SR : 35% THLR : 30% LLR	35%	£12,285	-£33,767	-£37,555	-£141,219	-£155,427	-£164,899
35% SR : 35% THLR : 30% LLR	43%	-£101,241	-£141,863	-£145,680	-£250,144	-£264,463	-£274,008
35% SR : 35% THLR : 30% LLR	50%	-£216,274	-£250,457	-£254,306	-£359,632	-£374,069	-£383,692

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£815,309	£744,031	£740,349	£639,618	£625,812	£616,608
35% SR : 35% THLR : 30% LLR	10%	£666,983	£602,893	£599,185	£497,752	£483,849	£474,581
35% SR : 35% THLR : 30% LLR	20%	£517,755	£460,869	£457,132	£354,887	£340,874	£331,532
35% SR : 35% THLR : 30% LLR	25%	£442,804	£389,524	£385,771	£283,082	£269,006	£259,623
35% SR : 35% THLR : 30% LLR	30%	£367,627	£317,959	£314,188	£211,026	£196,885	£187,459
35% SR : 35% THLR : 30% LLR	35%	£292,224	£246,171	£242,363	£138,720	£124,512	£115,039
35% SR : 35% THLR : 30% LLR	43%	£176,698	£138,076	£134,258	£29,794	£15,475	£5,331
35% SR : 35% THLR : 30% LLR	50%	£64,665	£29,482	£25,632	-£79,694	-£94,190	-£102,754

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£932,164	£860,886	£857,205	£756,474	£742,867	£733,463
35% SR : 35% THLR : 30% LLR	10%	£783,839	£719,748	£716,040	£614,608	£600,705	£591,436
35% SR : 35% THLR : 30% LLR	20%	£634,610	£577,724	£573,987	£471,743	£457,730	£448,387
35% SR : 35% THLR : 30% LLR	25%	£559,659	£506,380	£502,626	£399,937	£385,861	£376,478
35% SR : 35% THLR : 30% LLR	30%	£484,482	£434,814	£431,044	£327,881	£313,741	£304,314
35% SR : 35% THLR : 30% LLR	35%	£409,079	£363,027	£359,238	£256,575	£241,367	£231,895
35% SR : 35% THLR : 30% LLR	43%	£295,553	£254,931	£251,114	£146,650	£132,331	£122,786
35% SR : 35% THLR : 30% LLR	50%	£181,520	£146,337	£142,488	£37,162	£22,725	£13,102

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£847,167	£779,558	£775,877	£675,146	£661,341	£652,136
35% SR : 35% THLR : 30% LLR	10%	£714,134	£653,450	£649,743	£548,311	£534,408	£525,139
35% SR : 35% THLR : 30% LLR	20%	£580,199	£526,457	£522,720	£420,476	£406,462	£397,120
35% SR : 35% THLR : 30% LLR	25%	£512,894	£462,627	£458,874	£356,184	£342,109	£332,726
35% SR : 35% THLR : 30% LLR	30%	£445,363	£398,576	£394,806	£291,643	£277,504	£268,077
35% SR : 35% THLR : 30% LLR	35%	£377,607	£334,305	£330,516	£226,853	£212,644	£203,172
35% SR : 35% THLR : 30% LLR	43%	£275,550	£237,481	£233,664	£129,199	£114,881	£105,336
35% SR : 35% THLR : 30% LLR	50%	£172,988	£140,160	£136,311	£30,984	£16,548	£6,924

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£103,758	-£171,367	-£175,048	-£275,779	-£289,584	-£298,789
35% SR : 35% THLR : 30% LLR	10%	-£236,792	-£297,475	-£301,182	-£402,614	-£416,517	-£425,786
35% SR : 35% THLR : 30% LLR	20%	-£370,726	-£424,469	-£428,205	-£530,449	-£544,663	-£553,805
35% SR : 35% THLR : 30% LLR	25%	-£438,031	-£488,298	-£492,051	-£594,741	-£608,816	-£618,199
35% SR : 35% THLR : 30% LLR	30%	-£505,562	-£552,349	-£556,119	-£659,282	-£673,422	-£682,848
35% SR : 35% THLR : 30% LLR	35%	-£573,318	-£616,620	-£620,409	-£724,072	-£738,281	-£747,753
35% SR : 35% THLR : 30% LLR	43%	-£675,375	-£713,444	-£717,261	-£821,726	-£836,044	-£845,589
35% SR : 35% THLR : 30% LLR	50%	-£777,937	-£810,765	-£814,614	-£919,941	-£934,377	-£944,001

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£321,955	£254,347	£250,665	£149,935	£136,129	£126,924
35% SR : 35% THLR : 30% LLR	10%	£188,922	£128,238	£124,531	£3,099	£9,196	-£73
35% SR : 35% THLR : 30% LLR	20%	£54,987	£1,245	-£2,492	-£104,736	-£118,750	-£128,092
35% SR : 35% THLR : 30% LLR	25%	-£12,318	-£62,585	-£66,338	-£169,028	-£183,103	-£192,486
35% SR : 35% THLR : 30% LLR	30%	-£79,849	-£126,635	-£130,406	-£233,569	-£247,708	-£257,135
35% SR : 35% THLR : 30% LLR	35%	-£147,605	-£190,907	-£194,696	-£298,359	-£312,568	-£322,040
35% SR : 35% THLR : 30% LLR	43%	-£249,662	-£287,731	-£291,548	-£396,013	-£410,331	-£419,876
35% SR : 35% THLR : 30% LLR	50%	-£352,224	-£385,052	-£388,901	-£494,228	-£508,664	-£518,288

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£601,894	£534,285	£530,604	£429,873	£416,067	£406,863
35% SR : 35% THLR : 30% LLR	10%	£468,860	£408,177	£404,470	£303,037	£289,134	£279,866
35% SR : 35% THLR : 30% LLR	20%	£334,926	£281,183	£277,446	£175,203	£161,189	£151,847
35% SR : 35% THLR : 30% LLR	25%	£267,621	£217,354	£213,601	£110,911	£96,836	£87,453
35% SR : 35% THLR : 30% LLR	30%	£200,090	£153,303	£149,532	£46,370	£32,230	£22,804
35% SR : 35% THLR : 30% LLR	35%	£132,333	£89,032	£85,242	-£18,420	-£32,823	-£42,101
35% SR : 35% THLR : 30% LLR	43%	£30,277	-£17,892	-£11,610	-£116,075	-£130,393	-£139,937
35% SR : 35% THLR : 30% LLR	50%	-£72,285	-£105,113	-£108,963	-£214,290	-£228,725	-£238,350

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£718,749	£651,140	£647,459	£546,728	£532,923	£523,718
35% SR : 35% THLR : 30% LLR	10%	£585,715	£525,032	£521,325	£419,893	£405,990	£396,721
35% SR : 35% THLR : 30% LLR	20%	£451,781	£398,038	£394,302	£292,058	£278,044	£268,702
35% SR : 35% THLR : 30% LLR	25%	£384,476	£334,209	£330,456	£227,766	£213,691	£204,308
35% SR : 35% THLR : 30% LLR	30%	£316,945	£270,158	£266,388	£163,225	£149,085	£139,659
35% SR : 35% THLR : 30% LLR	35%	£249,189	£205,887	£202,098	£98,435	£84,226	£74,754
35% SR : 35% THLR : 30% LLR	43%	£147,132	£109,063	£105,246	£781	-£13,537	-£23,082
35% SR : 35% THLR : 30% LLR	50%	£44,570	£11,742	£7,893	-£97,434	-£111,870	-£121,494

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,202,860	£1,142,301	£1,138,620	£1,037,889	£1,024,083	£1,014,878
35% SR : 35% THLR : 30% LLR	10%	£1,045,752	£991,216	£987,509	£886,076	£872,173	£862,904
35% SR : 35% THLR : 30% LLR	20%	£887,743	£839,246	£835,508	£733,264	£719,250	£709,908
35% SR : 35% THLR : 30% LLR	25%	£808,401	£762,928	£759,175	£656,484	£642,410	£633,027
35% SR : 35% THLR : 30% LLR	30%	£728,833	£686,388	£682,618	£579,455	£565,315	£555,889
35% SR : 35% THLR : 30% LLR	35%	£649,040	£609,628	£605,839	£502,176	£487,967	£478,495
35% SR : 35% THLR : 30% LLR	43%	£528,928	£494,072	£490,254	£385,789	£371,472	£361,926
35% SR : 35% THLR : 30% LLR	50%	£408,309	£378,018	£374,168	£268,842	£254,406	£244,781

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£251,935	£191,376	£187,695	£86,964	£73,158	£63,953
35% SR : 35% THLR : 30% LLR	10%	£94,827	£40,291	£36,584	£-64,849	£-78,752	£-88,021
35% SR : 35% THLR : 30% LLR	20%	£-63,182	£-111,679	£-115,417	£-217,661	£-231,675	£-241,017
35% SR : 35% THLR : 30% LLR	25%	£-142,524	£-187,997	£-191,750	£-294,441	£-308,515	£-317,898
35% SR : 35% THLR : 30% LLR	30%	£-222,092	£-264,537	£-268,307	£-371,470	£-385,610	£-395,036
35% SR : 35% THLR : 30% LLR	35%	£-301,885	£-341,297	£-345,086	£-448,749	£-462,958	£-472,430
35% SR : 35% THLR : 30% LLR	43%	£-421,997	£-456,853	£-460,672	£-565,136	£-579,453	£-588,999
35% SR : 35% THLR : 30% LLR	50%	£-542,816	£-572,907	£-576,757	£-682,083	£-696,520	£-706,144

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£677,648	£617,089	£613,408	£512,677	£498,871	£489,667
35% SR : 35% THLR : 30% LLR	10%	£520,541	£466,005	£462,297	£360,864	£346,961	£337,692
35% SR : 35% THLR : 30% LLR	20%	£362,531	£314,034	£310,296	£208,052	£194,038	£184,696
35% SR : 35% THLR : 30% LLR	25%	£283,189	£237,716	£233,963	£131,273	£117,198	£107,815
35% SR : 35% THLR : 30% LLR	30%	£203,621	£161,176	£157,406	£54,243	£40,103	£30,677
35% SR : 35% THLR : 30% LLR	35%	£123,828	£84,416	£80,627	£-23,035	£-37,244	£-46,717
35% SR : 35% THLR : 30% LLR	43%	£3,717	£-31,140	£-34,958	£-139,422	£-153,740	£-163,286
35% SR : 35% THLR : 30% LLR	50%	£-116,903	£-147,194	£-151,044	£-256,370	£-270,806	£-280,431

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£957,586	£897,028	£893,346	£792,616	£778,810	£769,605
35% SR : 35% THLR : 30% LLR	10%	£800,479	£745,943	£742,235	£640,803	£626,900	£617,631
35% SR : 35% THLR : 30% LLR	20%	£642,470	£593,972	£590,235	£487,991	£473,977	£464,635
35% SR : 35% THLR : 30% LLR	25%	£563,127	£517,654	£513,901	£411,211	£397,136	£387,753
35% SR : 35% THLR : 30% LLR	30%	£483,559	£441,115	£437,344	£334,181	£320,042	£310,616
35% SR : 35% THLR : 30% LLR	35%	£403,767	£364,355	£360,566	£256,903	£242,694	£233,222
35% SR : 35% THLR : 30% LLR	43%	£283,655	£248,799	£244,980	£140,516	£126,198	£116,652
35% SR : 35% THLR : 30% LLR	50%	£163,036	£132,744	£128,895	£23,569	£9,132	£-482

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,074,442	£1,013,883	£1,010,202	£909,471	£895,665	£886,460
35% SR : 35% THLR : 30% LLR	10%	£917,334	£862,798	£859,091	£757,658	£743,755	£734,486
35% SR : 35% THLR : 30% LLR	20%	£759,325	£710,828	£707,090	£604,846	£590,832	£581,490
35% SR : 35% THLR : 30% LLR	25%	£679,983	£634,510	£630,757	£528,066	£513,992	£504,609
35% SR : 35% THLR : 30% LLR	30%	£600,415	£557,970	£554,200	£451,037	£436,897	£427,471
35% SR : 35% THLR : 30% LLR	35%	£520,622	£481,210	£477,421	£373,758	£359,549	£350,077
35% SR : 35% THLR : 30% LLR	43%	£400,510	£365,654	£361,835	£257,371	£243,054	£233,508
35% SR : 35% THLR : 30% LLR	50%	£279,891	£249,600	£245,750	£140,424	£125,987	£116,363

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£847,167	£792,726	£789,044	£688,314	£674,508	£665,304
35% SR : 35% THLR : 30% LLR	10%	£717,858	£668,962	£665,254	£563,821	£549,918	£540,650
35% SR : 35% THLR : 30% LLR	20%	£587,647	£544,311	£540,574	£438,331	£424,316	£414,974
35% SR : 35% THLR : 30% LLR	25%	£522,205	£481,654	£477,901	£375,211	£361,136	£351,753
35% SR : 35% THLR : 30% LLR	30%	£456,536	£418,775	£415,005	£311,842	£297,702	£288,275
35% SR : 35% THLR : 30% LLR	35%	£390,643	£355,674	£351,886	£248,223	£234,015	£224,542
35% SR : 35% THLR : 30% LLR	43%	£291,380	£260,610	£256,791	£152,327	£138,009	£128,463
35% SR : 35% THLR : 30% LLR	50%	£191,610	£165,046	£161,196	£55,870	£41,434	£31,809

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£103,758	-£158,199	-£161,881	-£262,611	-£276,418	-£285,621
35% SR : 35% THLR : 30% LLR	10%	-£233,067	-£281,963	-£285,671	-£387,104	-£401,007	-£410,275
35% SR : 35% THLR : 30% LLR	20%	-£363,278	-£406,614	-£410,351	-£512,594	-£526,609	-£535,951
35% SR : 35% THLR : 30% LLR	25%	-£428,720	-£469,271	-£473,024	-£575,714	-£589,789	-£599,172
35% SR : 35% THLR : 30% LLR	30%	-£494,389	-£532,150	-£535,920	-£639,083	-£653,223	-£662,650
35% SR : 35% THLR : 30% LLR	35%	-£560,282	-£595,251	-£599,039	-£702,702	-£716,910	-£726,383
35% SR : 35% THLR : 30% LLR	43%	-£659,545	-£690,315	-£694,134	-£798,598	-£812,916	-£822,462
35% SR : 35% THLR : 30% LLR	50%	-£759,315	-£785,879	-£789,729	-£895,055	-£909,491	-£919,116

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£321,955	£267,514	£263,832	£163,102	£149,296	£140,092
35% SR : 35% THLR : 30% LLR	10%	£192,646	£143,750	£140,042	£38,609	£24,706	£15,438
35% SR : 35% THLR : 30% LLR	20%	£62,436	£19,099	£15,362	-£86,881	-£100,896	-£110,238
35% SR : 35% THLR : 30% LLR	25%	-£3,007	-£43,558	-£47,311	-£150,001	-£164,076	-£173,459
35% SR : 35% THLR : 30% LLR	30%	-£68,676	-£106,436	-£110,207	-£213,370	-£227,510	-£236,937
35% SR : 35% THLR : 30% LLR	35%	-£134,569	-£169,537	-£173,326	-£276,989	-£291,197	-£300,670
35% SR : 35% THLR : 30% LLR	43%	-£233,831	-£264,602	-£268,421	-£372,885	-£387,203	-£396,748
35% SR : 35% THLR : 30% LLR	50%	-£333,602	-£360,166	-£364,016	-£469,342	-£483,778	-£493,403

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£601,894	£547,453	£543,771	£443,041	£429,234	£420,030
35% SR : 35% THLR : 30% LLR	10%	£472,584	£423,688	£419,980	£318,548	£304,645	£295,376
35% SR : 35% THLR : 30% LLR	20%	£342,374	£299,037	£295,301	£193,057	£179,043	£169,701
35% SR : 35% THLR : 30% LLR	25%	£276,931	£236,381	£232,627	£129,937	£115,862	£106,480
35% SR : 35% THLR : 30% LLR	30%	£211,263	£173,502	£169,731	£66,569	£52,428	£43,002
35% SR : 35% THLR : 30% LLR	35%	£145,369	£110,401	£106,613	£2,949	-£11,859	-£20,731
35% SR : 35% THLR : 30% LLR	43%	£48,107	£15,336	£11,518	-£92,346	-£107,284	-£116,810
35% SR : 35% THLR : 30% LLR	50%	-£53,663	-£80,228	-£84,077	-£169,403	-£203,840	-£213,464

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£718,749	£664,308	£660,626	£559,886	£546,089	£536,886
35% SR : 35% THLR : 30% LLR	10%	£589,440	£540,544	£536,836	£435,403	£421,500	£412,232
35% SR : 35% THLR : 30% LLR	20%	£459,229	£415,993	£412,156	£309,913	£295,998	£286,556
35% SR : 35% THLR : 30% LLR	25%	£393,787	£353,236	£349,483	£246,793	£232,718	£223,335
35% SR : 35% THLR : 30% LLR	30%	£328,118	£290,357	£286,587	£183,424	£169,284	£159,857
35% SR : 35% THLR : 30% LLR	35%	£262,225	£227,256	£223,468	£119,805	£105,597	£96,124
35% SR : 35% THLR : 30% LLR	43%	£162,962	£132,192	£128,373	£23,909	£9,591	£45
35% SR : 35% THLR : 30% LLR	50%	£63,192	£36,628	£32,778	-£72,548	-£86,984	-£96,609

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T2 - 6 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	6
Site Area	0.02 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£562,613	£513,066	£509,384	£408,654	£394,847	£385,643
35% SR : 35% THLR : 30% LLR	10%	£458,034	£413,607	£409,899	£308,467	£294,564	£285,295
35% SR : 35% THLR : 30% LLR	20%	£352,555	£313,262	£309,525	£207,281	£193,268	£183,926
35% SR : 35% THLR : 30% LLR	25%	£299,478	£262,758	£259,005	£156,314	£142,240	£132,857
35% SR : 35% THLR : 30% LLR	30%	£246,175	£212,032	£208,261	£105,098	£90,959	£81,532
35% SR : 35% THLR : 30% LLR	35%	£192,647	£161,084	£157,296	£53,632	£39,424	£29,952
35% SR : 35% THLR : 30% LLR	43%	£111,932	£84,248	£80,430	£-24,428	£-38,980	£-48,681
35% SR : 35% THLR : 30% LLR	50%	£30,710	£6,914	£3,063	£-103,935	£-118,607	£-128,389

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-388,313	£-437,859	£-441,541	£-542,271	£-556,078	£-565,282
35% SR : 35% THLR : 30% LLR	10%	£-492,891	£-537,318	£-541,026	£-642,458	£-656,361	£-665,630
35% SR : 35% THLR : 30% LLR	20%	£-598,370	£-637,663	£-641,400	£-743,644	£-757,657	£-767,000
35% SR : 35% THLR : 30% LLR	25%	£-651,447	£-688,167	£-691,920	£-794,611	£-808,685	£-818,068
35% SR : 35% THLR : 30% LLR	30%	£-704,750	£-738,893	£-742,664	£-845,827	£-859,964	£-869,394
35% SR : 35% THLR : 30% LLR	35%	£-758,278	£-789,841	£-793,629	£-897,293	£-911,501	£-920,973
35% SR : 35% THLR : 30% LLR	43%	£-838,993	£-866,677	£-870,495	£-975,353	£-989,905	£-999,606
35% SR : 35% THLR : 30% LLR	50%	£-920,215	£-944,011	£-947,862	£-1,054,860	£-1,069,532	£-1,079,314

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£37,401	£-12,146	£-15,827	£-116,558	£-130,365	£-139,589
35% SR : 35% THLR : 30% LLR	10%	£-67,177	£-111,605	£-115,313	£-216,745	£-230,648	£-239,917
35% SR : 35% THLR : 30% LLR	20%	£-172,657	£-211,950	£-215,686	£-317,931	£-331,944	£-341,286
35% SR : 35% THLR : 30% LLR	25%	£-225,734	£-262,454	£-266,207	£-368,897	£-382,972	£-392,355
35% SR : 35% THLR : 30% LLR	30%	£-279,037	£-313,180	£-316,951	£-420,114	£-434,253	£-443,680
35% SR : 35% THLR : 30% LLR	35%	£-332,565	£-364,128	£-367,916	£-471,580	£-485,788	£-495,280
35% SR : 35% THLR : 30% LLR	43%	£-413,280	£-440,964	£-444,782	£-549,640	£-564,192	£-573,893
35% SR : 35% THLR : 30% LLR	50%	£-494,502	£-518,298	£-522,149	£-629,147	£-643,819	£-653,601

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£317,339	£267,792	£264,111	£163,380	£149,574	£140,370
35% SR : 35% THLR : 30% LLR	10%	£212,761	£168,334	£164,626	£63,193	£49,290	£40,022
35% SR : 35% THLR : 30% LLR	20%	£107,282	£67,989	£64,252	£-37,992	£-52,006	£-61,348
35% SR : 35% THLR : 30% LLR	25%	£54,205	£17,484	£13,731	£-89,959	£-103,034	£-112,417
35% SR : 35% THLR : 30% LLR	30%	£902	£-33,242	£-37,012	£-140,175	£-154,315	£-163,742
35% SR : 35% THLR : 30% LLR	35%	£-52,627	£-94,189	£-97,978	£-191,641	£-205,849	£-215,321
35% SR : 35% THLR : 30% LLR	43%	£-133,342	£-161,026	£-164,843	£-269,701	£-284,253	£-293,955
35% SR : 35% THLR : 30% LLR	50%	£-214,563	£-238,360	£-242,210	£-349,209	£-363,881	£-373,663

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£434,194	£384,648	£380,966	£280,236	£266,429	£257,225
35% SR : 35% THLR : 30% LLR	10%	£329,616	£285,189	£281,481	£180,049	£166,146	£156,877
35% SR : 35% THLR : 30% LLR	20%	£224,137	£184,844	£181,107	£78,863	£64,850	£55,507
35% SR : 35% THLR : 30% LLR	25%	£171,060	£134,340	£130,587	£27,896	£13,822	£4,439
35% SR : 35% THLR : 30% LLR	30%	£117,757	£83,614	£79,843	£-23,320	£-37,459	£-46,887
35% SR : 35% THLR : 30% LLR	35%	£64,229	£32,666	£28,878	£-74,786	£-88,994	£-98,466
35% SR : 35% THLR : 30% LLR	43%	£-16,486	£-44,170	£-47,958	£-152,846	£-167,398	£-177,099
35% SR : 35% THLR : 30% LLR	50%	£-97,708	£-121,504	£-125,355	£-232,353	£-247,025	£-256,808

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,901,794	£3,647,538	£3,641,401	£3,540,672	£3,517,661	£3,502,320
35% SR : 35% THLR : 30% LLR	10%	£3,453,834	£3,224,886	£3,218,707	£3,117,273	£3,094,103	£3,078,655
35% SR : 35% THLR : 30% LLR	20%	£3,004,371	£2,800,757	£2,794,528	£2,692,285	£2,668,928	£2,653,357
35% SR : 35% THLR : 30% LLR	25%	£2,779,076	£2,588,139	£2,581,883	£2,479,194	£2,455,735	£2,440,097
35% SR : 35% THLR : 30% LLR	30%	£2,553,406	£2,375,153	£2,368,868	£2,265,705	£2,242,138	£2,226,428
35% SR : 35% THLR : 30% LLR	35%	£2,327,361	£2,161,796	£2,155,481	£2,051,819	£2,028,137	£2,012,351
35% SR : 35% THLR : 30% LLR	43%	£1,987,588	£1,841,070	£1,834,706	£1,730,242	£1,706,379	£1,690,470
35% SR : 35% THLR : 30% LLR	50%	£1,646,971	£1,519,514	£1,513,097	£1,407,771	£1,383,711	£1,367,671

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,541,342	£1,287,086	£1,280,949	£1,180,219	£1,157,209	£1,141,868
35% SR : 35% THLR : 30% LLR	10%	£1,093,381	£864,433	£858,254	£756,821	£733,650	£718,203
35% SR : 35% THLR : 30% LLR	20%	£643,919	£440,305	£434,076	£331,832	£308,476	£292,905
35% SR : 35% THLR : 30% LLR	25%	£418,624	£227,687	£221,431	£118,742	£95,283	£79,644
35% SR : 35% THLR : 30% LLR	30%	£192,954	£14,700	£8,415	£-94,747	£-118,314	£-134,024
35% SR : 35% THLR : 30% LLR	35%	£-33,091	£-198,657	£-204,971	£-308,634	£-332,315	£-348,102
35% SR : 35% THLR : 30% LLR	43%	£-372,864	£-519,382	£-525,746	£-630,210	£-664,074	£-669,982
35% SR : 35% THLR : 30% LLR	50%	£-713,481	£-840,939	£-847,355	£-952,681	£-976,741	£-992,782

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,598,076	£2,343,821	£2,337,684	£2,236,954	£2,213,944	£2,198,603
35% SR : 35% THLR : 30% LLR	10%	£2,150,116	£1,921,168	£1,914,989	£1,813,556	£1,790,385	£1,774,938
35% SR : 35% THLR : 30% LLR	20%	£1,700,653	£1,497,039	£1,490,811	£1,388,567	£1,365,211	£1,349,640
35% SR : 35% THLR : 30% LLR	25%	£1,475,359	£1,284,422	£1,278,166	£1,175,477	£1,152,018	£1,136,379
35% SR : 35% THLR : 30% LLR	30%	£1,249,689	£1,071,435	£1,065,150	£961,987	£938,421	£922,711
35% SR : 35% THLR : 30% LLR	35%	£1,023,643	£858,078	£851,764	£748,101	£724,420	£708,633
35% SR : 35% THLR : 30% LLR	43%	£683,871	£537,353	£530,989	£426,525	£402,661	£386,752
35% SR : 35% THLR : 30% LLR	50%	£343,253	£215,796	£209,380	£104,054	£79,994	£63,953

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,292,959	£3,038,703	£3,032,567	£2,931,837	£2,908,826	£2,893,486
35% SR : 35% THLR : 30% LLR	10%	£2,844,999	£2,616,051	£2,609,872	£2,508,439	£2,485,268	£2,469,821
35% SR : 35% THLR : 30% LLR	20%	£2,395,536	£2,191,922	£2,185,694	£2,083,450	£2,060,094	£2,044,523
35% SR : 35% THLR : 30% LLR	25%	£2,170,242	£1,979,305	£1,973,049	£1,870,360	£1,846,901	£1,831,262
35% SR : 35% THLR : 30% LLR	30%	£1,944,572	£1,766,318	£1,760,033	£1,656,870	£1,633,304	£1,617,593
35% SR : 35% THLR : 30% LLR	35%	£1,718,526	£1,552,961	£1,546,647	£1,442,984	£1,419,303	£1,403,516
35% SR : 35% THLR : 30% LLR	43%	£1,378,754	£1,232,236	£1,225,872	£1,121,408	£1,097,544	£1,081,635
35% SR : 35% THLR : 30% LLR	50%	£1,038,136	£910,679	£904,263	£798,937	£774,877	£758,836

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,583,026	£3,328,770	£3,322,633	£3,221,903	£3,198,893	£3,183,552
35% SR : 35% THLR : 30% LLR	10%	£3,135,065	£2,906,117	£2,899,939	£2,798,505	£2,775,334	£2,759,887
35% SR : 35% THLR : 30% LLR	20%	£2,685,603	£2,481,989	£2,475,760	£2,373,516	£2,350,160	£2,334,589
35% SR : 35% THLR : 30% LLR	25%	£2,460,308	£2,269,371	£2,263,115	£2,160,426	£2,136,967	£2,121,328
35% SR : 35% THLR : 30% LLR	30%	£2,234,638	£2,056,384	£2,050,099	£1,946,937	£1,923,370	£1,907,660
35% SR : 35% THLR : 30% LLR	35%	£2,008,593	£1,843,028	£1,836,713	£1,733,050	£1,709,369	£1,693,582
35% SR : 35% THLR : 30% LLR	43%	£1,668,820	£1,522,302	£1,515,938	£1,411,474	£1,387,610	£1,371,702
35% SR : 35% THLR : 30% LLR	50%	£1,328,203	£1,200,745	£1,194,329	£1,089,003	£1,064,943	£1,048,903

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,479,023	£2,249,237	£2,243,101	£2,142,371	£2,119,360	£2,104,020
35% SR : 35% THLR : 30% LLR	10%	£2,164,155	£1,957,388	£1,951,209	£1,849,777	£1,826,605	£1,811,158
35% SR : 35% THLR : 30% LLR	20%	£1,847,785	£1,664,064	£1,657,835	£1,555,592	£1,532,235	£1,516,664
35% SR : 35% THLR : 30% LLR	25%	£1,689,037	£1,516,848	£1,510,592	£1,407,903	£1,384,444	£1,368,805
35% SR : 35% THLR : 30% LLR	30%	£1,529,913	£1,369,263	£1,362,978	£1,259,815	£1,236,249	£1,220,538
35% SR : 35% THLR : 30% LLR	35%	£1,370,414	£1,221,308	£1,214,993	£1,111,330	£1,087,650	£1,071,862
35% SR : 35% THLR : 30% LLR	43%	£1,130,461	£998,685	£992,321	£887,857	£863,994	£848,085
35% SR : 35% THLR : 30% LLR	50%	£889,663	£775,231	£768,815	£663,489	£639,428	£623,388

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£118,570	-£111,215	-£117,352	-£218,081	-£241,092	-£256,433
35% SR : 35% THLR : 30% LLR	10%	-£196,298	-£403,064	-£409,243	-£510,675	-£533,847	-£549,295
35% SR : 35% THLR : 30% LLR	20%	-£512,667	-£696,388	-£702,617	-£804,861	-£828,217	-£843,788
35% SR : 35% THLR : 30% LLR	25%	-£671,415	-£843,605	-£849,860	-£952,550	-£976,008	-£991,647
35% SR : 35% THLR : 30% LLR	30%	-£830,539	-£991,180	-£997,475	-£1,100,637	-£1,124,203	-£1,139,914
35% SR : 35% THLR : 30% LLR	35%	-£990,038	-£1,139,144	-£1,145,459	-£1,249,122	-£1,272,802	-£1,288,590
35% SR : 35% THLR : 30% LLR	43%	-£1,229,991	-£1,361,767	-£1,368,131	-£1,472,595	-£1,496,459	-£1,512,367
35% SR : 35% THLR : 30% LLR	50%	-£1,470,789	-£1,585,221	-£1,591,637	-£1,696,963	-£1,721,024	-£1,737,064

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,175,305	£945,520	£939,383	£838,653	£815,643	£800,302
35% SR : 35% THLR : 30% LLR	10%	£860,437	£653,671	£647,492	£546,059	£522,888	£507,440
35% SR : 35% THLR : 30% LLR	20%	£544,068	£360,346	£354,118	£251,874	£228,518	£212,947
35% SR : 35% THLR : 30% LLR	25%	£385,320	£213,130	£206,874	£104,185	£80,726	£65,088
35% SR : 35% THLR : 30% LLR	30%	£228,195	£65,545	£59,260	-£43,903	-£67,468	-£83,179
35% SR : 35% THLR : 30% LLR	35%	£66,697	-£82,409	-£88,725	-£192,387	-£216,067	-£231,855
35% SR : 35% THLR : 30% LLR	43%	-£173,257	-£305,032	-£311,396	-£415,860	-£439,724	-£455,633
35% SR : 35% THLR : 30% LLR	50%	-£414,054	-£528,486	-£534,903	-£640,229	-£664,290	-£680,329

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,870,188	£1,640,403	£1,634,266	£1,533,536	£1,510,526	£1,495,185
35% SR : 35% THLR : 30% LLR	10%	£1,555,320	£1,348,554	£1,342,375	£1,240,942	£1,217,771	£1,202,323
35% SR : 35% THLR : 30% LLR	20%	£1,238,951	£1,055,229	£1,049,000	£946,757	£923,401	£907,830
35% SR : 35% THLR : 30% LLR	25%	£1,060,203	£908,013	£901,757	£799,068	£775,609	£759,970
35% SR : 35% THLR : 30% LLR	30%	£921,078	£760,428	£754,143	£650,980	£627,415	£611,703
35% SR : 35% THLR : 30% LLR	35%	£781,580	£612,474	£606,158	£502,496	£478,815	£463,028
35% SR : 35% THLR : 30% LLR	43%	£521,626	£369,851	£363,487	£279,023	£255,159	£239,250
35% SR : 35% THLR : 30% LLR	50%	£280,828	£166,396	£159,980	£54,654	£30,593	£14,554

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,160,254	£1,930,469	£1,924,332	£1,823,603	£1,800,592	£1,785,251
35% SR : 35% THLR : 30% LLR	10%	£1,845,387	£1,638,620	£1,632,441	£1,531,009	£1,507,837	£1,492,389
35% SR : 35% THLR : 30% LLR	20%	£1,529,017	£1,345,296	£1,339,067	£1,236,823	£1,213,467	£1,197,896
35% SR : 35% THLR : 30% LLR	25%	£1,370,269	£1,198,079	£1,191,824	£1,089,134	£1,065,676	£1,050,037
35% SR : 35% THLR : 30% LLR	30%	£1,211,145	£1,050,494	£1,044,209	£941,047	£917,481	£901,770
35% SR : 35% THLR : 30% LLR	35%	£1,051,646	£902,540	£896,225	£792,562	£768,882	£753,094
35% SR : 35% THLR : 30% LLR	43%	£811,693	£679,917	£673,553	£569,089	£545,225	£529,312
35% SR : 35% THLR : 30% LLR	50%	£570,895	£456,463	£450,047	£344,721	£320,660	£304,620

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,886,201	£1,666,612	£1,660,475	£1,559,745	£1,536,735	£1,521,394
35% SR : 35% THLR : 30% LLR	10%	£1,623,262	£1,425,797	£1,419,619	£1,318,185	£1,295,015	£1,279,567
35% SR : 35% THLR : 30% LLR	20%	£1,358,819	£1,183,507	£1,177,278	£1,075,035	£1,051,678	£1,036,107
35% SR : 35% THLR : 30% LLR	25%	£1,226,034	£1,061,808	£1,055,552	£952,863	£929,404	£913,765
35% SR : 35% THLR : 30% LLR	30%	£1,092,874	£939,740	£933,456	£830,293	£806,726	£791,015
35% SR : 35% THLR : 30% LLR	35%	£959,338	£817,302	£810,988	£707,325	£683,644	£667,857
35% SR : 35% THLR : 30% LLR	43%	£758,331	£632,955	£626,592	£522,127	£498,264	£482,355
35% SR : 35% THLR : 30% LLR	50%	£556,479	£447,778	£441,361	£336,034	£311,974	£295,934

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£474,251	-£693,840	-£699,977	-£800,707	-£823,717	-£839,058
35% SR : 35% THLR : 30% LLR	10%	-£737,191	-£934,655	-£940,834	-£1,042,267	-£1,065,438	-£1,080,885
35% SR : 35% THLR : 30% LLR	20%	-£1,001,633	-£1,176,945	-£1,183,174	-£1,285,418	-£1,308,774	-£1,324,345
35% SR : 35% THLR : 30% LLR	25%	-£1,134,418	-£1,298,645	-£1,304,900	-£1,407,590	-£1,431,048	-£1,446,687
35% SR : 35% THLR : 30% LLR	30%	-£1,267,579	-£1,420,713	-£1,426,997	-£1,530,159	-£1,553,726	-£1,569,437
35% SR : 35% THLR : 30% LLR	35%	-£1,401,114	-£1,543,150	-£1,549,465	-£1,653,127	-£1,676,808	-£1,692,595
35% SR : 35% THLR : 30% LLR	43%	-£1,602,121	-£1,727,497	-£1,733,861	-£1,838,325	-£1,862,188	-£1,878,097
35% SR : 35% THLR : 30% LLR	50%	-£1,803,973	-£1,912,675	-£1,919,091	-£2,024,418	-£2,048,478	-£2,064,518

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£582,484	£362,894	£356,758	£256,028	£233,017	£217,677
35% SR : 35% THLR : 30% LLR	10%	£319,544	£122,080	£115,901	£14,468	-£8,703	-£24,150
35% SR : 35% THLR : 30% LLR	20%	£55,101	-£120,211	-£126,439	-£228,683	-£252,039	-£267,610
35% SR : 35% THLR : 30% LLR	25%	-£77,683	-£241,910	-£248,166	-£350,855	-£374,314	-£389,952
35% SR : 35% THLR : 30% LLR	30%	-£210,844	-£363,978	-£370,282	-£473,425	-£496,991	-£512,702
35% SR : 35% THLR : 30% LLR	35%	-£344,379	-£486,415	-£492,730	-£596,392	-£620,074	-£635,880
35% SR : 35% THLR : 30% LLR	43%	-£545,387	-£670,762	-£677,126	-£781,590	-£805,454	-£821,382
35% SR : 35% THLR : 30% LLR	50%	-£747,239	-£855,940	-£862,356	-£967,683	-£991,743	-£1,007,784

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,277,367	£1,057,777	£1,051,641	£950,911	£927,900	£912,560
35% SR : 35% THLR : 30% LLR	10%	£1,014,427	£816,963	£810,784	£709,351	£686,180	£670,732
35% SR : 35% THLR : 30% LLR	20%	£749,984	£574,672	£568,444	£466,200	£442,844	£427,273
35% SR : 35% THLR : 30% LLR	25%	£617,200	£452,973	£446,717	£344,028	£320,569	£304,951
35% SR : 35% THLR : 30% LLR	30%	£484,039	£330,905	£324,621	£221,458	£197,892	£182,160
35% SR : 35% THLR : 30% LLR	35%	£350,504	£208,468	£202,153	£96,491	£74,809	£59,022
35% SR : 35% THLR : 30% LLR	43%	£149,496	£24,121	£17,757	-£86,707	-£110,671	-£126,480
35% SR : 35% THLR : 30% LLR	50%	-£52,356	-£161,057	-£167,479	-£272,600	-£296,860	-£312,901

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,567,433	£1,347,844	£1,341,707	£1,240,977	£1,217,967	£1,202,626
35% SR : 35% THLR : 30% LLR	10%	£1,304,493	£1,107,029	£1,100,850	£999,417	£976,246	£960,799
35% SR : 35% THLR : 30% LLR	20%	£1,040,051	£864,739	£858,510	£756,266	£732,910	£717,339
35% SR : 35% THLR : 30% LLR	25%	£907,266	£743,039	£736,784	£634,094	£610,636	£594,997
35% SR : 35% THLR : 30% LLR	30%	£774,105	£620,971	£614,687	£511,525	£487,958	£472,247
35% SR : 35% THLR : 30% LLR	35%	£640,570	£498,634	£492,219	£388,557	£364,876	£349,089
35% SR : 35% THLR : 30% LLR	43%	£439,563	£314,187	£307,823	£203,359	£179,496	£163,587
35% SR : 35% THLR : 30% LLR	50%	£237,711	£129,009	£122,593	£17,266	-£6,794	-£22,834

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,241,894	£2,114,940	£2,108,804	£2,008,073	£1,985,063	£1,969,722
35% SR : 35% THLR : 30% LLR	10%	£1,959,924	£1,845,547	£1,839,369	£1,737,936	£1,714,764	£1,699,317
35% SR : 35% THLR : 30% LLR	20%	£1,676,451	£1,574,679	£1,568,451	£1,466,207	£1,442,851	£1,427,280
35% SR : 35% THLR : 30% LLR	25%	£1,534,151	£1,438,691	£1,432,436	£1,329,746	£1,306,287	£1,290,649
35% SR : 35% THLR : 30% LLR	30%	£1,391,477	£1,302,334	£1,296,049	£1,192,886	£1,169,321	£1,153,609
35% SR : 35% THLR : 30% LLR	35%	£1,248,426	£1,165,608	£1,159,292	£1,055,630	£1,031,950	£1,016,162
35% SR : 35% THLR : 30% LLR	43%	£1,033,146	£959,827	£953,463	£848,999	£825,135	£809,226
35% SR : 35% THLR : 30% LLR	50%	£817,021	£753,215	£746,799	£641,472	£617,412	£601,372

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£118,558	-£245,512	-£251,648	-£352,379	-£375,389	-£390,730
35% SR : 35% THLR : 30% LLR	10%	-£400,529	-£514,905	-£521,084	-£622,516	-£645,688	-£661,135
35% SR : 35% THLR : 30% LLR	20%	-£684,001	-£785,774	-£792,001	-£894,245	-£917,601	-£933,172
35% SR : 35% THLR : 30% LLR	25%	-£826,301	-£921,762	-£928,016	-£1,030,707	-£1,054,185	-£1,069,803
35% SR : 35% THLR : 30% LLR	30%	-£968,976	-£1,058,118	-£1,064,403	-£1,167,566	-£1,191,132	-£1,206,843
35% SR : 35% THLR : 30% LLR	35%	-£1,112,027	-£1,194,844	-£1,201,160	-£1,304,822	-£1,328,503	-£1,344,290
35% SR : 35% THLR : 30% LLR	43%	-£1,327,307	-£1,400,626	-£1,406,989	-£1,511,453	-£1,535,317	-£1,551,226
35% SR : 35% THLR : 30% LLR	50%	-£1,543,431	-£1,607,238	-£1,613,653	-£1,718,980	-£1,743,040	-£1,759,081

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£938,176	£811,222	£805,087	£704,356	£681,345	£666,005
35% SR : 35% THLR : 30% LLR	10%	£656,206	£541,830	£535,651	£434,218	£411,047	£395,599
35% SR : 35% THLR : 30% LLR	20%	£372,734	£270,961	£264,733	£162,490	£139,133	£123,562
35% SR : 35% THLR : 30% LLR	25%	£230,434	£134,973	£128,718	£26,028	£2,569	-£13,068
35% SR : 35% THLR : 30% LLR	30%	£87,759	-£1,384	-£7,669	-£110,831	-£134,397	-£150,108
35% SR : 35% THLR : 30% LLR	35%	-£55,292	-£138,110	-£144,425	-£248,088	-£271,768	-£287,556
35% SR : 35% THLR : 30% LLR	43%	-£270,572	-£343,891	-£350,255	-£454,719	-£478,582	-£494,491
35% SR : 35% THLR : 30% LLR	50%	-£486,697	-£550,503	-£556,918	-£662,245	-£686,305	-£702,346

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,633,059	£1,506,105	£1,499,970	£1,399,239	£1,376,228	£1,360,888
35% SR : 35% THLR : 30% LLR	10%	£1,351,089	£1,236,713	£1,230,534	£1,129,101	£1,105,930	£1,090,482
35% SR : 35% THLR : 30% LLR	20%	£1,067,617	£965,844	£959,616	£857,373	£834,016	£818,445
35% SR : 35% THLR : 30% LLR	25%	£925,317	£829,856	£823,601	£720,911	£697,452	£681,814
35% SR : 35% THLR : 30% LLR	30%	£782,642	£693,499	£687,214	£584,052	£560,486	£544,775
35% SR : 35% THLR : 30% LLR	35%	£639,591	£556,773	£550,458	£446,795	£423,115	£407,327
35% SR : 35% THLR : 30% LLR	43%	£424,311	£330,992	£344,628	£240,164	£216,301	£200,392
35% SR : 35% THLR : 30% LLR	50%	£208,186	£144,380	£137,965	£32,638	£8,578	-£7,463

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,923,126	£1,796,172	£1,790,036	£1,689,305	£1,666,295	£1,650,954
35% SR : 35% THLR : 30% LLR	10%	£1,641,155	£1,526,779	£1,520,600	£1,419,168	£1,395,996	£1,380,549
35% SR : 35% THLR : 30% LLR	20%	£1,357,683	£1,255,910	£1,249,683	£1,147,439	£1,124,083	£1,108,512
35% SR : 35% THLR : 30% LLR	25%	£1,215,383	£1,119,922	£1,113,668	£1,010,977	£987,519	£971,881
35% SR : 35% THLR : 30% LLR	30%	£1,072,708	£983,566	£977,281	£874,118	£850,552	£834,841
35% SR : 35% THLR : 30% LLR	35%	£929,658	£846,840	£840,524	£736,862	£713,181	£697,394
35% SR : 35% THLR : 30% LLR	43%	£714,377	£641,059	£634,695	£530,231	£506,367	£490,458
35% SR : 35% THLR : 30% LLR	50%	£498,253	£434,446	£428,031	£322,704	£298,644	£282,603

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,767,638	£1,648,839	£1,642,704	£1,541,974	£1,518,962	£1,503,623
35% SR : 35% THLR : 30% LLR	10%	£1,520,427	£1,413,610	£1,407,431	£1,305,998	£1,282,827	£1,267,379
35% SR : 35% THLR : 30% LLR	20%	£1,271,715	£1,176,904	£1,170,675	£1,068,431	£1,045,075	£1,029,504
35% SR : 35% THLR : 30% LLR	25%	£1,146,795	£1,057,996	£1,051,741	£949,051	£925,593	£909,954
35% SR : 35% THLR : 30% LLR	30%	£1,021,500	£938,721	£932,436	£829,273	£805,708	£789,996
35% SR : 35% THLR : 30% LLR	35%	£895,829	£819,075	£812,761	£709,097	£685,417	£669,630
35% SR : 35% THLR : 30% LLR	43%	£706,619	£638,916	£632,552	£528,088	£504,225	£488,316
35% SR : 35% THLR : 30% LLR	50%	£516,565	£457,926	£451,510	£346,184	£322,123	£306,083

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£592,815	£711,613	£717,749	£818,478	£841,490	£856,829
35% SR : 35% THLR : 30% LLR	10%	£840,025	£946,843	£953,021	£1,054,454	£1,077,626	£1,093,073
35% SR : 35% THLR : 30% LLR	20%	£1,088,738	£1,183,549	£1,189,777	£1,292,021	£1,315,377	£1,330,948
35% SR : 35% THLR : 30% LLR	25%	£1,213,657	£1,302,456	£1,308,711	£1,411,401	£1,434,860	£1,450,499
35% SR : 35% THLR : 30% LLR	30%	£1,338,952	£1,421,731	£1,428,016	£1,531,179	£1,554,745	£1,570,456
35% SR : 35% THLR : 30% LLR	35%	£1,464,623	£1,541,377	£1,547,691	£1,651,355	£1,675,035	£1,690,822
35% SR : 35% THLR : 30% LLR	43%	£1,653,833	£1,721,536	£1,727,900	£1,832,364	£1,856,228	£1,872,136
35% SR : 35% THLR : 30% LLR	50%	£1,843,887	£1,902,526	£1,908,942	£2,014,268	£2,038,329	£2,054,369

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£463,920	£345,122	£338,986	£238,256	£215,245	£199,905
35% SR : 35% THLR : 30% LLR	10%	£216,710	£109,892	£103,713	£2,281	£20,891	£36,338
35% SR : 35% THLR : 30% LLR	20%	£32,003	£126,814	£133,043	£235,286	£258,643	£274,213
35% SR : 35% THLR : 30% LLR	25%	£156,923	£245,721	£251,976	£354,666	£378,125	£393,784
35% SR : 35% THLR : 30% LLR	30%	£282,217	£364,997	£371,282	£474,444	£498,010	£513,721
35% SR : 35% THLR : 30% LLR	35%	£407,888	£484,642	£490,957	£594,620	£618,300	£634,087
35% SR : 35% THLR : 30% LLR	43%	£597,098	£664,801	£671,185	£775,629	£799,493	£815,402
35% SR : 35% THLR : 30% LLR	50%	£787,153	£845,791	£852,208	£957,534	£981,594	£997,634

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,158,803	£1,040,005	£1,033,869	£933,139	£910,128	£894,768
35% SR : 35% THLR : 30% LLR	10%	£911,593	£804,775	£798,596	£697,164	£673,992	£658,545
35% SR : 35% THLR : 30% LLR	20%	£662,880	£568,069	£561,840	£459,597	£436,240	£420,669
35% SR : 35% THLR : 30% LLR	25%	£537,960	£449,162	£442,907	£340,217	£316,758	£301,119
35% SR : 35% THLR : 30% LLR	30%	£412,665	£329,886	£323,601	£220,439	£196,873	£181,162
35% SR : 35% THLR : 30% LLR	35%	£296,995	£210,241	£203,926	£100,263	£76,582	£60,796
35% SR : 35% THLR : 30% LLR	43%	£97,785	£30,082	£23,718	£80,746	£104,610	£120,519
35% SR : 35% THLR : 30% LLR	50%	£92,270	£150,908	£157,925	£262,651	£286,712	£302,751

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,448,869	£1,330,071	£1,323,935	£1,223,206	£1,200,194	£1,184,855
35% SR : 35% THLR : 30% LLR	10%	£1,201,659	£1,084,841	£1,088,663	£987,230	£964,058	£948,611
35% SR : 35% THLR : 30% LLR	20%	£952,946	£858,135	£851,907	£749,663	£726,307	£710,736
35% SR : 35% THLR : 30% LLR	25%	£828,027	£739,228	£732,973	£630,283	£606,824	£591,185
35% SR : 35% THLR : 30% LLR	30%	£702,732	£619,953	£613,668	£510,505	£486,939	£471,228
35% SR : 35% THLR : 30% LLR	35%	£577,061	£500,307	£493,993	£390,329	£366,849	£350,862
35% SR : 35% THLR : 30% LLR	43%	£387,851	£320,148	£313,784	£209,320	£185,456	£169,548
35% SR : 35% THLR : 30% LLR	50%	£197,797	£139,158	£132,742	£27,416	£3,355	£-12,685

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,411,945	£1,299,265	£1,293,129	£1,192,398	£1,169,388	£1,154,047
35% SR : 35% THLR : 30% LLR	10%	£1,190,223	£1,089,084	£1,082,906	£981,472	£958,301	£942,854
35% SR : 35% THLR : 30% LLR	20%	£966,998	£877,428	£871,199	£768,956	£745,599	£730,028
35% SR : 35% THLR : 30% LLR	25%	£854,823	£771,045	£764,790	£662,100	£638,642	£623,004
35% SR : 35% THLR : 30% LLR	30%	£742,272	£664,294	£658,011	£554,848	£531,281	£515,570
35% SR : 35% THLR : 30% LLR	35%	£629,345	£557,175	£550,860	£447,197	£423,516	£407,730
35% SR : 35% THLR : 30% LLR	43%	£459,251	£395,803	£389,439	£284,975	£261,111	£245,202
35% SR : 35% THLR : 30% LLR	50%	£288,312	£233,600	£227,183	£121,857	£97,797	£81,757

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£948,507	£1,061,187	£1,067,323	£1,168,054	£1,191,065	£1,206,405
35% SR : 35% THLR : 30% LLR	10%	£1,170,230	£1,271,368	£1,277,547	£1,378,980	£1,402,151	£1,417,598
35% SR : 35% THLR : 30% LLR	20%	£1,393,455	£1,483,024	£1,489,253	£1,591,497	£1,614,853	£1,630,424
35% SR : 35% THLR : 30% LLR	25%	£1,505,630	£1,589,407	£1,595,662	£1,698,352	£1,721,810	£1,737,449
35% SR : 35% THLR : 30% LLR	30%	£1,618,180	£1,696,158	£1,702,442	£1,805,604	£1,829,171	£1,844,882
35% SR : 35% THLR : 30% LLR	35%	£1,731,107	£1,803,278	£1,809,592	£1,913,256	£1,936,936	£1,952,723
35% SR : 35% THLR : 30% LLR	43%	£1,901,201	£1,964,650	£1,971,014	£2,075,478	£2,099,341	£2,115,250
35% SR : 35% THLR : 30% LLR	50%	£2,072,140	£2,126,853	£2,133,269	£2,238,595	£2,262,655	£2,278,695

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£108,227	£4,453	£10,589	£111,319	£134,330	£149,670
35% SR : 35% THLR : 30% LLR	10%	£113,495	£214,633	£220,812	£322,245	£345,416	£360,864
35% SR : 35% THLR : 30% LLR	20%	£336,720	£426,290	£432,518	£534,762	£558,118	£573,689
35% SR : 35% THLR : 30% LLR	25%	£448,895	£532,672	£538,927	£641,817	£665,075	£680,714
35% SR : 35% THLR : 30% LLR	30%	£561,446	£639,423	£645,707	£748,870	£772,436	£788,148
35% SR : 35% THLR : 30% LLR	35%	£674,373	£746,543	£752,857	£856,521	£880,201	£895,988
35% SR : 35% THLR : 30% LLR	43%	£844,467	£907,915	£914,279	£1,018,743	£1,042,606	£1,058,515
35% SR : 35% THLR : 30% LLR	50%	£1,015,405	£1,070,118	£1,076,534	£1,181,860	£1,205,920	£1,221,961

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£803,110	£690,430	£684,294	£583,564	£560,553	£545,213
35% SR : 35% THLR : 30% LLR	10%	£581,388	£480,250	£474,071	£372,637	£349,467	£334,019
35% SR : 35% THLR : 30% LLR	20%	£358,163	£268,593	£262,364	£160,121	£136,765	£121,194
35% SR : 35% THLR : 30% LLR	25%	£245,988	£162,211	£155,956	£53,265	£29,808	£14,169
35% SR : 35% THLR : 30% LLR	30%	£133,437	£55,460	£49,176	£53,987	£77,954	£93,265
35% SR : 35% THLR : 30% LLR	35%	£20,510	£51,860	£57,974	£161,638	£185,318	£201,105
35% SR : 35% THLR : 30% LLR	43%	£149,384	£213,032	£219,396	£323,860	£347,724	£363,632
35% SR : 35% THLR : 30% LLR	50%	£320,522	£375,235	£381,651	£466,977	£511,037	£527,078

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,093,177	£980,497	£974,361	£873,630	£850,620	£835,279
35% SR : 35% THLR : 30% LLR	10%	£871,454	£770,316	£764,137	£662,704	£639,533	£624,086
35% SR : 35% THLR : 30% LLR	20%	£648,229	£558,660	£552,431	£450,187	£426,931	£411,260
35% SR : 35% THLR : 30% LLR	25%	£536,054	£452,277	£446,022	£343,332	£319,874	£304,235
35% SR : 35% THLR : 30% LLR	30%	£423,504	£345,526	£339,242	£236,080	£212,513	£196,802
35% SR : 35% THLR : 30% LLR	35%	£310,577	£238,406	£232,092	£128,428	£104,748	£88,961
35% SR : 35% THLR : 30% LLR	43%	£140,483	£77,034	£70,670	£33,794	£57,657	£73,566
35% SR : 35% THLR : 30% LLR	50%	£30,456	£65,169	£61,585	£196,911	£220,971	£237,011

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,004,766	£1,903,836	£1,897,699	£1,796,969	£1,773,959	£1,758,618
35% SR : 35% THLR : 30% LLR	10%	£1,742,920	£1,652,027	£1,645,848	£1,544,414	£1,521,244	£1,505,796
35% SR : 35% THLR : 30% LLR	20%	£1,479,572	£1,398,742	£1,392,513	£1,290,270	£1,266,913	£1,251,342
35% SR : 35% THLR : 30% LLR	25%	£1,347,335	£1,271,546	£1,265,291	£1,162,601	£1,139,143	£1,123,504
35% SR : 35% THLR : 30% LLR	30%	£1,214,722	£1,143,981	£1,137,696	£1,034,534	£1,010,967	£995,257
35% SR : 35% THLR : 30% LLR	35%	£1,081,733	£1,016,047	£1,009,732	£906,069	£882,388	£866,602
35% SR : 35% THLR : 30% LLR	43%	£881,547	£823,454	£817,090	£712,626	£688,762	£672,853
35% SR : 35% THLR : 30% LLR	50%	£680,516	£630,030	£623,613	£518,287	£494,228	£478,187

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£355,686	£456,617	£462,754	£563,483	£566,494	£601,834
35% SR : 35% THLR : 30% LLR	10%	£617,533	£708,426	£714,604	£816,038	£839,208	£854,856
35% SR : 35% THLR : 30% LLR	20%	£880,881	£961,710	£967,939	£1,070,183	£1,093,539	£1,109,110
35% SR : 35% THLR : 30% LLR	25%	£1,013,117	£1,088,907	£1,095,162	£1,197,852	£1,221,309	£1,236,948
35% SR : 35% THLR : 30% LLR	30%	£1,145,731	£1,216,471	£1,222,756	£1,325,919	£1,349,485	£1,365,196
35% SR : 35% THLR : 30% LLR	35%	£1,278,719	£1,344,405	£1,350,720	£1,454,384	£1,478,064	£1,493,851
35% SR : 35% THLR : 30% LLR	43%	£1,478,905	£1,536,999	£1,543,362	£1,647,826	£1,671,690	£1,687,599
35% SR : 35% THLR : 30% LLR	50%	£1,679,937	£1,730,423	£1,736,839	£1,842,165	£1,866,225	£1,882,265

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£701,049	£600,118	£593,981	£493,251	£470,241	£454,900
35% SR : 35% THLR : 30% LLR	10%	£439,202	£348,309	£342,130	£240,697	£217,526	£202,079
35% SR : 35% THLR : 30% LLR	20%	£175,854	£95,024	£88,796	£13,448	£36,804	£52,375
35% SR : 35% THLR : 30% LLR	25%	£43,618	£32,172	£38,427	£141,117	£164,575	£180,214
35% SR : 35% THLR : 30% LLR	30%	£88,996	£159,736	£166,021	£269,184	£292,751	£308,461
35% SR : 35% THLR : 30% LLR	35%	£221,984	£287,649	£293,985	£397,649	£421,329	£437,116
35% SR : 35% THLR : 30% LLR	43%	£422,171	£480,264	£486,628	£591,092	£614,955	£630,864
35% SR : 35% THLR : 30% LLR	50%	£623,202	£673,688	£680,104	£785,430	£809,490	£825,531

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,395,932	£1,295,001	£1,288,864	£1,188,134	£1,165,124	£1,149,783
35% SR : 35% THLR : 30% LLR	10%	£1,134,085	£1,043,192	£1,037,013	£935,580	£912,409	£896,962
35% SR : 35% THLR : 30% LLR	20%	£870,737	£789,907	£783,679	£681,435	£658,079	£642,508
35% SR : 35% THLR : 30% LLR	25%	£738,500	£662,711	£656,456	£553,766	£530,308	£514,669
35% SR : 35% THLR : 30% LLR	30%	£605,887	£535,147	£528,862	£425,699	£402,132	£386,422
35% SR : 35% THLR : 30% LLR	35%	£472,899	£407,212	£400,898	£297,234	£273,554	£257,767
35% SR : 35% THLR : 30% LLR	43%	£272,712	£214,619	£208,255	£103,791	£79,928	£64,019
35% SR : 35% THLR : 30% LLR	50%	£71,681	£21,195	£14,779	£90,547	£114,607	£130,648

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,685,998	£1,585,067	£1,578,930	£1,478,201	£1,455,190	£1,439,850
35% SR : 35% THLR : 30% LLR	10%	£1,424,151	£1,333,258	£1,327,080	£1,225,646	£1,202,476	£1,187,028
35% SR : 35% THLR : 30% LLR	20%	£1,160,803	£1,079,974	£1,073,745	£971,501	£948,145	£932,574
35% SR : 35% THLR : 30% LLR	25%	£1,028,567	£952,777	£946,522	£843,832	£820,375	£804,736
35% SR : 35% THLR : 30% LLR	30%	£895,953	£825,213	£818,928	£715,765	£692,199	£676,488
35% SR : 35% THLR : 30% LLR	35%	£762,965	£697,279	£690,964	£587,301	£563,620	£547,833
35% SR : 35% THLR : 30% LLR	43%	£562,779	£504,685	£498,322	£393,858	£369,994	£354,085
35% SR : 35% THLR : 30% LLR	50%	£361,747	£311,261	£304,845	£199,519	£175,459	£159,419

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,411,945	£1,321,210	£1,315,073	£1,214,344	£1,191,333	£1,175,992
35% SR : 35% THLR : 30% LLR	10%	£1,196,430	£1,114,936	£1,108,757	£1,007,324	£984,153	£968,706
35% SR : 35% THLR : 30% LLR	20%	£979,413	£907,186	£900,957	£798,713	£775,357	£759,786
35% SR : 35% THLR : 30% LLR	25%	£870,342	£802,757	£796,501	£693,812	£670,353	£654,714
35% SR : 35% THLR : 30% LLR	30%	£760,894	£697,958	£691,675	£588,511	£564,945	£549,234
35% SR : 35% THLR : 30% LLR	35%	£651,072	£592,791	£586,477	£482,813	£459,133	£443,346
35% SR : 35% THLR : 30% LLR	43%	£485,634	£434,349	£427,986	£323,521	£299,658	£283,748
35% SR : 35% THLR : 30% LLR	50%	£319,350	£275,076	£268,660	£163,334	£139,273	£123,233

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£948,507	-£1,039,242	-£1,045,379	-£1,146,109	-£1,169,119	-£1,184,460
35% SR : 35% THLR : 30% LLR	10%	-£1,164,022	-£1,245,516	-£1,251,695	-£1,353,129	-£1,376,299	-£1,391,747
35% SR : 35% THLR : 30% LLR	20%	-£1,381,039	-£1,453,267	-£1,459,495	-£1,561,739	-£1,585,095	-£1,600,666
35% SR : 35% THLR : 30% LLR	25%	-£1,490,111	-£1,557,696	-£1,563,952	-£1,666,641	-£1,690,099	-£1,705,738
35% SR : 35% THLR : 30% LLR	30%	-£1,599,558	-£1,662,494	-£1,668,778	-£1,771,941	-£1,795,507	-£1,811,218
35% SR : 35% THLR : 30% LLR	35%	-£1,709,381	-£1,767,661	-£1,773,975	-£1,877,639	-£1,901,319	-£1,917,106
35% SR : 35% THLR : 30% LLR	43%	-£1,874,819	-£1,926,104	-£1,932,466	-£2,036,931	-£2,060,794	-£2,076,704
35% SR : 35% THLR : 30% LLR	50%	-£2,041,102	-£2,085,376	-£2,091,792	-£2,197,118	-£2,221,179	-£2,237,219

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£108,227	£17,493	£11,356	-£89,374	-£112,384	-£127,725
35% SR : 35% THLR : 30% LLR	10%	-£107,288	-£188,782	-£194,960	-£296,394	-£319,565	-£335,012
35% SR : 35% THLR : 30% LLR	20%	-£324,304	-£396,532	-£402,781	-£505,004	-£528,361	-£543,931
35% SR : 35% THLR : 30% LLR	25%	-£433,376	-£500,961	-£507,217	-£609,906	-£633,365	-£649,004
35% SR : 35% THLR : 30% LLR	30%	-£542,823	-£605,759	-£612,043	-£715,207	-£738,772	-£754,484
35% SR : 35% THLR : 30% LLR	35%	-£652,646	-£710,926	-£717,241	-£820,904	-£844,584	-£860,371
35% SR : 35% THLR : 30% LLR	43%	-£818,084	-£869,369	-£875,732	-£980,197	-£1,004,059	-£1,019,969
35% SR : 35% THLR : 30% LLR	50%	-£984,367	-£1,028,641	-£1,035,058	-£1,140,364	-£1,164,445	-£1,180,484

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£803,110	£712,375	£706,239	£605,509	£582,498	£567,158
35% SR : 35% THLR : 30% LLR	10%	£587,595	£506,101	£499,922	£398,489	£375,318	£359,871
35% SR : 35% THLR : 30% LLR	20%	£370,579	£298,351	£292,122	£189,879	£166,522	£150,951
35% SR : 35% THLR : 30% LLR	25%	£261,507	£193,922	£187,666	£84,977	£61,518	£45,879
35% SR : 35% THLR : 30% LLR	30%	£152,059	£89,124	£82,840	-£20,324	-£43,869	-£59,601
35% SR : 35% THLR : 30% LLR	35%	£42,237	-£16,943	-£22,358	-£126,021	-£149,702	-£165,498
35% SR : 35% THLR : 30% LLR	43%	-£123,201	-£174,486	-£180,849	-£285,314	-£309,176	-£325,086
35% SR : 35% THLR : 30% LLR	50%	-£289,484	-£333,758	-£340,175	-£445,501	-£469,562	-£485,601

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,093,177	£1,002,442	£996,305	£895,575	£872,565	£857,224
35% SR : 35% THLR : 30% LLR	10%	£877,662	£796,168	£789,989	£688,555	£665,385	£649,937
35% SR : 35% THLR : 30% LLR	20%	£660,645	£588,417	£582,189	£479,945	£456,589	£441,018
35% SR : 35% THLR : 30% LLR	25%	£551,573	£483,988	£477,732	£375,043	£351,585	£335,946
35% SR : 35% THLR : 30% LLR	30%	£442,126	£379,190	£372,906	£269,743	£246,177	£230,466
35% SR : 35% THLR : 30% LLR	35%	£332,303	£274,023	£267,709	£164,045	£140,365	£124,578
35% SR : 35% THLR : 30% LLR	43%	£166,865	£116,581	£109,218	£4,753	-£19,110	-£35,020
35% SR : 35% THLR : 30% LLR	50%	£582	-£43,692	-£50,106	-£155,434	-£179,495	-£195,535

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T3 - 10 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	10
Site Area	0.04 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£937,688	£855,110	£848,974	£748,243	£725,233	£709,892
35% SR : 35% THLR : 30% LLR	10%	£763,391	£689,344	£683,165	£581,733	£558,562	£543,115
35% SR : 35% THLR : 30% LLR	20%	£587,592	£522,104	£515,875	£413,632	£390,275	£374,704
35% SR : 35% THLR : 30% LLR	25%	£499,130	£437,929	£431,673	£328,984	£305,525	£289,887
35% SR : 35% THLR : 30% LLR	30%	£410,292	£353,386	£347,102	£243,939	£220,372	£204,662
35% SR : 35% THLR : 30% LLR	35%	£321,078	£268,474	£262,159	£158,496	£134,816	£119,029
35% SR : 35% THLR : 30% LLR	43%	£186,554	£140,413	£134,050	£29,585	£5,722	£-10,354
35% SR : 35% THLR : 30% LLR	50%	£51,184	£11,522	£5,106	£-101,859	£-126,313	£-142,616

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,422,765	£-1,505,343	£-1,511,479	£-1,612,209	£-1,635,220	£-1,650,560
35% SR : 35% THLR : 30% LLR	10%	£-1,597,061	£-1,671,108	£-1,677,287	£-1,778,719	£-1,801,890	£-1,817,337
35% SR : 35% THLR : 30% LLR	20%	£-1,772,860	£-1,838,348	£-1,844,577	£-1,946,821	£-1,970,177	£-1,985,748
35% SR : 35% THLR : 30% LLR	25%	£-1,861,322	£-1,922,523	£-1,928,779	£-2,031,468	£-2,054,927	£-2,070,566
35% SR : 35% THLR : 30% LLR	30%	£-1,950,160	£-2,007,067	£-2,013,351	£-2,116,513	£-2,140,080	£-2,155,790
35% SR : 35% THLR : 30% LLR	35%	£-2,039,374	£-2,091,978	£-2,098,293	£-2,201,956	£-2,225,637	£-2,241,424
35% SR : 35% THLR : 30% LLR	43%	£-2,173,899	£-2,220,039	£-2,226,402	£-2,330,867	£-2,354,730	£-2,370,806
35% SR : 35% THLR : 30% LLR	50%	£-2,309,268	£-2,348,930	£-2,355,347	£-2,462,311	£-2,486,765	£-2,503,068

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-366,030	£-448,608	£-454,744	£-555,475	£-578,485	£-593,826
35% SR : 35% THLR : 30% LLR	10%	£-540,326	£-614,373	£-620,552	£-721,985	£-745,155	£-760,603
35% SR : 35% THLR : 30% LLR	20%	£-716,126	£-781,614	£-787,842	£-890,086	£-913,442	£-929,013
35% SR : 35% THLR : 30% LLR	25%	£-804,587	£-865,788	£-872,044	£-974,733	£-998,192	£-1,013,831
35% SR : 35% THLR : 30% LLR	30%	£-893,425	£-950,332	£-956,616	£-1,059,779	£-1,083,345	£-1,099,055
35% SR : 35% THLR : 30% LLR	35%	£-982,639	£-1,035,244	£-1,041,558	£-1,145,222	£-1,168,902	£-1,184,689
35% SR : 35% THLR : 30% LLR	43%	£-1,117,164	£-1,163,305	£-1,169,667	£-1,274,133	£-1,297,995	£-1,314,072
35% SR : 35% THLR : 30% LLR	50%	£-1,252,533	£-1,292,196	£-1,298,612	£-1,406,576	£-1,430,031	£-1,446,334

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£328,853	£246,275	£240,139	£139,408	£116,398	£101,057
35% SR : 35% THLR : 30% LLR	10%	£154,556	£80,510	£74,331	£-27,102	£-50,272	£-65,720
35% SR : 35% THLR : 30% LLR	20%	£-21,243	£-86,731	£-92,960	£-195,203	£-218,559	£-234,130
35% SR : 35% THLR : 30% LLR	25%	£-109,705	£-170,905	£-177,161	£-279,850	£-303,309	£-319,948
35% SR : 35% THLR : 30% LLR	30%	£-198,542	£-255,449	£-261,733	£-364,896	£-388,462	£-404,173
35% SR : 35% THLR : 30% LLR	35%	£-287,756	£-340,361	£-346,675	£-450,339	£-474,019	£-489,806
35% SR : 35% THLR : 30% LLR	43%	£-422,381	£-468,422	£-474,785	£-579,250	£-603,112	£-619,189
35% SR : 35% THLR : 30% LLR	50%	£-557,650	£-597,313	£-603,729	£-710,694	£-735,148	£-751,451

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£818,919	£536,341	£530,205	£429,475	£406,464	£391,124
35% SR : 35% THLR : 30% LLR	10%	£444,623	£370,576	£364,397	£262,965	£239,794	£224,347
35% SR : 35% THLR : 30% LLR	20%	£268,824	£203,336	£197,107	£94,863	£71,507	£55,936
35% SR : 35% THLR : 30% LLR	25%	£180,362	£119,161	£112,905	£10,216	£-13,243	£-28,882
35% SR : 35% THLR : 30% LLR	30%	£91,524	£34,617	£28,333	£-14,829	£-98,396	£-114,106
35% SR : 35% THLR : 30% LLR	35%	£-2,310	£-50,294	£-56,609	£-160,272	£-183,953	£-199,740
35% SR : 35% THLR : 30% LLR	43%	£-132,215	£-178,355	£-184,718	£-289,183	£-313,046	£-329,122
35% SR : 35% THLR : 30% LLR	50%	£-267,584	£-307,246	£-313,663	£-420,627	£-445,081	£-461,384

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,291,973	£4,012,292	£4,005,542	£3,904,812	£3,879,499	£3,862,626
35% SR : 35% THLR : 30% LLR	10%	£3,799,217	£3,547,374	£3,540,578	£3,439,144	£3,413,656	£3,396,664
35% SR : 35% THLR : 30% LLR	20%	£3,304,808	£3,080,832	£3,073,981	£2,971,738	£2,946,045	£2,928,918
35% SR : 35% THLR : 30% LLR	25%	£3,056,984	£2,846,953	£2,840,071	£2,737,382	£2,711,579	£2,694,376
35% SR : 35% THLR : 30% LLR	30%	£2,808,747	£2,612,667	£2,605,755	£2,502,591	£2,476,669	£2,459,387
35% SR : 35% THLR : 30% LLR	35%	£2,560,097	£2,377,976	£2,371,029	£2,267,367	£2,241,317	£2,223,952
35% SR : 35% THLR : 30% LLR	43%	£2,186,347	£2,025,177	£2,018,177	£1,913,713	£1,887,463	£1,869,963
35% SR : 35% THLR : 30% LLR	50%	£1,811,667	£1,671,465	£1,664,408	£1,559,081	£1,532,614	£1,514,971

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,695,476	£1,415,794	£1,409,044	£1,308,314	£1,283,002	£1,266,128
35% SR : 35% THLR : 30% LLR	10%	£1,202,719	£950,877	£944,080	£842,647	£817,159	£800,167
35% SR : 35% THLR : 30% LLR	20%	£708,311	£484,335	£477,484	£375,240	£349,548	£332,420
35% SR : 35% THLR : 30% LLR	25%	£460,486	£250,455	£243,574	£140,885	£115,081	£97,878
35% SR : 35% THLR : 30% LLR	30%	£212,249	£16,170	£9,258	£-89,906	£-119,829	£-137,110
35% SR : 35% THLR : 30% LLR	35%	£-36,401	£-218,521	£-225,468	£-329,131	£-355,180	£-372,546
35% SR : 35% THLR : 30% LLR	43%	£-410,151	£-571,321	£-578,320	£-682,784	£-709,034	£-726,534
35% SR : 35% THLR : 30% LLR	50%	£-784,830	£-925,032	£-932,090	£-1,037,417	£-1,063,883	£-1,081,527

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,857,884	£2,578,203	£2,571,452	£2,470,723	£2,445,410	£2,428,537
35% SR : 35% THLR : 30% LLR	10%	£2,365,127	£2,113,285	£2,106,488	£2,005,055	£1,979,567	£1,962,575
35% SR : 35% THLR : 30% LLR	20%	£1,870,719	£1,646,743	£1,639,892	£1,537,649	£1,511,956	£1,494,828
35% SR : 35% THLR : 30% LLR	25%	£1,622,894	£1,412,863	£1,405,982	£1,303,293	£1,277,489	£1,260,287
35% SR : 35% THLR : 30% LLR	30%	£1,374,658	£1,178,578	£1,171,666	£1,068,502	£1,042,580	£1,025,298
35% SR : 35% THLR : 30% LLR	35%	£1,126,007	£943,887	£936,940	£833,277	£807,228	£789,862
35% SR : 35% THLR : 30% LLR	43%	£752,257	£591,088	£584,088	£479,624	£453,374	£435,874
35% SR : 35% THLR : 30% LLR	50%	£377,578	£237,376	£230,319	£124,992	£98,525	£80,881

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,622,255	£3,342,574	£3,335,823	£3,235,094	£3,209,781	£3,192,908
35% SR : 35% THLR : 30% LLR	10%	£3,129,499	£2,877,656	£2,870,859	£2,769,426	£2,743,938	£2,726,946
35% SR : 35% THLR : 30% LLR	20%	£2,635,090	£2,411,114	£2,404,263	£2,302,020	£2,276,327	£2,259,200
35% SR : 35% THLR : 30% LLR	25%	£2,387,266	£2,177,235	£2,170,353	£2,067,664	£2,041,861	£2,024,658
35% SR : 35% THLR : 30% LLR	30%	£2,139,029	£1,942,949	£1,936,037	£1,832,873	£1,806,951	£1,789,669
35% SR : 35% THLR : 30% LLR	35%	£1,890,379	£1,708,258	£1,701,311	£1,597,648	£1,571,599	£1,554,234
35% SR : 35% THLR : 30% LLR	43%	£1,516,629	£1,355,459	£1,348,459	£1,243,995	£1,217,745	£1,200,245
35% SR : 35% THLR : 30% LLR	50%	£1,141,949	£1,001,747	£994,690	£889,363	£862,896	£845,253

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,941,328	£3,661,647	£3,654,896	£3,554,167	£3,528,854	£3,511,981
35% SR : 35% THLR : 30% LLR	10%	£3,448,572	£3,196,729	£3,189,932	£3,088,489	£3,063,011	£3,046,019
35% SR : 35% THLR : 30% LLR	20%	£2,954,163	£2,730,187	£2,723,336	£2,621,093	£2,595,400	£2,578,273
35% SR : 35% THLR : 30% LLR	25%	£2,706,339	£2,496,308	£2,489,426	£2,386,737	£2,360,934	£2,343,731
35% SR : 35% THLR : 30% LLR	30%	£2,458,102	£2,262,022	£2,255,110	£2,151,946	£2,126,024	£2,108,742
35% SR : 35% THLR : 30% LLR	35%	£2,209,452	£2,027,331	£2,020,384	£1,916,721	£1,890,672	£1,873,307
35% SR : 35% THLR : 30% LLR	43%	£1,835,702	£1,674,532	£1,667,532	£1,563,068	£1,536,818	£1,519,318
35% SR : 35% THLR : 30% LLR	50%	£1,461,022	£1,320,820	£1,313,763	£1,208,436	£1,181,969	£1,164,326

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,726,925	£2,474,161	£2,467,411	£2,366,681	£2,341,370	£2,324,495
35% SR : 35% THLR : 30% LLR	10%	£2,380,570	£2,153,127	£2,146,331	£2,044,897	£2,019,409	£2,002,417
35% SR : 35% THLR : 30% LLR	20%	£2,032,563	£1,830,469	£1,823,618	£1,721,375	£1,695,683	£1,678,555
35% SR : 35% THLR : 30% LLR	25%	£1,857,941	£1,668,533	£1,661,651	£1,558,961	£1,533,158	£1,515,955
35% SR : 35% THLR : 30% LLR	30%	£1,682,905	£1,506,188	£1,499,276	£1,396,113	£1,370,190	£1,352,908
35% SR : 35% THLR : 30% LLR	35%	£1,507,455	£1,343,439	£1,336,493	£1,232,830	£1,206,781	£1,189,416
35% SR : 35% THLR : 30% LLR	43%	£1,243,507	£1,098,553	£1,091,554	£987,090	£960,839	£943,340
35% SR : 35% THLR : 30% LLR	50%	£978,629	£852,754	£845,697	£740,371	£713,904	£696,260

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£130,428	-£122,337	-£129,087	-£229,817	-£255,128	-£272,003
35% SR : 35% THLR : 30% LLR	10%	-£215,927	-£443,370	-£450,167	-£551,600	-£577,088	-£594,080
35% SR : 35% THLR : 30% LLR	20%	-£563,934	-£786,028	-£772,879	-£875,123	-£900,814	-£917,943
35% SR : 35% THLR : 30% LLR	25%	-£738,557	-£927,965	-£934,846	-£1,037,536	-£1,063,340	-£1,080,543
35% SR : 35% THLR : 30% LLR	30%	-£913,593	-£1,090,309	-£1,097,222	-£1,200,384	-£1,226,308	-£1,243,589
35% SR : 35% THLR : 30% LLR	35%	-£1,089,042	-£1,253,058	-£1,260,005	-£1,363,668	-£1,389,716	-£1,407,822
35% SR : 35% THLR : 30% LLR	43%	-£1,352,990	-£1,497,944	-£1,504,944	-£1,609,408	-£1,635,658	-£1,653,158
35% SR : 35% THLR : 30% LLR	50%	-£1,617,868	-£1,743,743	-£1,750,801	-£1,856,127	-£1,882,593	-£1,900,238

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,292,836	£1,040,072	£1,033,321	£932,592	£907,280	£890,406
35% SR : 35% THLR : 30% LLR	10%	£946,481	£719,038	£712,241	£610,808	£585,320	£568,328
35% SR : 35% THLR : 30% LLR	20%	£598,474	£396,380	£389,529	£287,286	£261,594	£244,465
35% SR : 35% THLR : 30% LLR	25%	£423,851	£234,443	£227,562	£124,872	£99,068	£81,866
35% SR : 35% THLR : 30% LLR	30%	£248,815	£72,099	£65,187	-£37,976	-£63,899	-£81,181
35% SR : 35% THLR : 30% LLR	35%	£73,366	-£90,650	-£97,596	-£201,260	-£227,308	-£244,674
35% SR : 35% THLR : 30% LLR	43%	-£190,582	-£335,536	-£342,536	-£447,000	-£473,250	-£490,750
35% SR : 35% THLR : 30% LLR	50%	-£455,460	-£581,335	-£588,393	-£693,719	-£720,165	-£737,830

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,057,207	£1,804,443	£1,797,693	£1,696,963	£1,671,651	£1,654,777
35% SR : 35% THLR : 30% LLR	10%	£1,710,852	£1,483,409	£1,476,613	£1,375,179	£1,349,691	£1,332,699
35% SR : 35% THLR : 30% LLR	20%	£1,362,845	£1,160,751	£1,153,900	£1,051,657	£1,025,965	£1,008,837
35% SR : 35% THLR : 30% LLR	25%	£1,168,223	£998,815	£991,933	£899,243	£863,440	£846,237
35% SR : 35% THLR : 30% LLR	30%	£1,013,187	£836,470	£829,558	£726,395	£700,472	£683,190
35% SR : 35% THLR : 30% LLR	35%	£837,737	£673,721	£666,775	£563,111	£537,063	£519,698
35% SR : 35% THLR : 30% LLR	43%	£573,799	£428,835	£421,836	£317,371	£291,121	£273,622
35% SR : 35% THLR : 30% LLR	50%	£308,911	£183,036	£175,979	£70,653	£44,186	£26,541

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,376,280	£2,123,516	£2,116,766	£2,016,036	£1,990,724	£1,973,850
35% SR : 35% THLR : 30% LLR	10%	£2,029,925	£1,802,482	£1,795,686	£1,694,252	£1,668,764	£1,651,772
35% SR : 35% THLR : 30% LLR	20%	£1,681,918	£1,479,824	£1,472,973	£1,370,730	£1,345,038	£1,327,910
35% SR : 35% THLR : 30% LLR	25%	£1,507,296	£1,317,888	£1,311,006	£1,208,316	£1,182,513	£1,165,310
35% SR : 35% THLR : 30% LLR	30%	£1,332,260	£1,155,543	£1,148,631	£1,045,468	£1,019,545	£1,002,263
35% SR : 35% THLR : 30% LLR	35%	£1,156,810	£992,794	£985,848	£882,184	£856,136	£838,771
35% SR : 35% THLR : 30% LLR	43%	£892,862	£747,908	£740,909	£636,444	£610,194	£592,695
35% SR : 35% THLR : 30% LLR	50%	£627,984	£502,109	£495,052	£389,726	£363,259	£345,614

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,074,822	£1,833,273	£1,826,523	£1,725,793	£1,700,482	£1,683,607
35% SR : 35% THLR : 30% LLR	10%	£1,785,587	£1,568,377	£1,561,580	£1,460,148	£1,434,659	£1,417,667
35% SR : 35% THLR : 30% LLR	20%	£1,494,701	£1,301,858	£1,295,007	£1,192,762	£1,167,071	£1,149,943
35% SR : 35% THLR : 30% LLR	25%	£1,348,638	£1,167,989	£1,161,108	£1,058,417	£1,032,614	£1,015,411
35% SR : 35% THLR : 30% LLR	30%	£1,202,162	£1,033,714	£1,026,801	£923,638	£897,715	£880,433
35% SR : 35% THLR : 30% LLR	35%	£1,055,272	£899,033	£892,087	£788,424	£762,375	£745,009
35% SR : 35% THLR : 30% LLR	43%	£834,164	£696,251	£689,250	£584,786	£558,536	£541,036
35% SR : 35% THLR : 30% LLR	50%	£612,126	£492,555	£485,497	£380,171	£353,704	£336,060

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£521,676	-£763,225	-£769,975	-£870,704	-£896,016	-£912,890
35% SR : 35% THLR : 30% LLR	10%	-£810,910	-£1,028,120	-£1,034,917	-£1,136,350	-£1,161,839	-£1,178,830
35% SR : 35% THLR : 30% LLR	20%	-£1,101,797	-£1,294,640	-£1,301,491	-£1,403,735	-£1,429,427	-£1,446,554
35% SR : 35% THLR : 30% LLR	25%	-£1,247,859	-£1,428,509	-£1,435,390	-£1,538,080	-£1,563,884	-£1,581,087
35% SR : 35% THLR : 30% LLR	30%	-£1,394,336	-£1,562,784	-£1,569,697	-£1,672,859	-£1,698,783	-£1,716,065
35% SR : 35% THLR : 30% LLR	35%	-£1,541,225	-£1,697,465	-£1,704,411	-£1,808,073	-£1,834,123	-£1,851,488
35% SR : 35% THLR : 30% LLR	43%	-£1,762,334	-£1,900,246	-£1,907,247	-£2,011,711	-£2,037,961	-£2,055,461
35% SR : 35% THLR : 30% LLR	50%	-£1,984,371	-£2,103,942	-£2,111,001	-£2,216,327	-£2,242,793	-£2,260,437

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£640,732	£399,184	£392,433	£291,704	£266,392	£249,518
35% SR : 35% THLR : 30% LLR	10%	£351,498	£134,288	£127,491	£26,058	£570	-£16,422
35% SR : 35% THLR : 30% LLR	20%	£60,612	-£132,232	-£139,083	-£241,327	-£267,019	-£284,146
35% SR : 35% THLR : 30% LLR	25%	-£85,451	-£266,101	-£272,982	-£375,672	-£401,476	-£418,678
35% SR : 35% THLR : 30% LLR	30%	-£231,927	-£400,375	-£407,288	-£510,451	-£536,375	-£553,656
35% SR : 35% THLR : 30% LLR	35%	-£378,817	-£535,057	-£542,003	-£645,665	-£671,714	-£689,080
35% SR : 35% THLR : 30% LLR	43%	-£599,925	-£737,838	-£744,839	-£849,303	-£875,553	-£893,053
35% SR : 35% THLR : 30% LLR	50%	-£821,963	-£941,534	-£948,593	-£1,053,919	-£1,080,385	-£1,098,029

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,405,103	£1,163,555	£1,156,805	£1,056,075	£1,030,764	£1,013,889
35% SR : 35% THLR : 30% LLR	10%	£1,115,869	£898,659	£891,862	£790,430	£764,941	£747,949
35% SR : 35% THLR : 30% LLR	20%	£824,983	£632,140	£625,289	£523,044	£497,353	£480,225
35% SR : 35% THLR : 30% LLR	25%	£678,920	£498,271	£491,369	£398,699	£362,896	£345,693
35% SR : 35% THLR : 30% LLR	30%	£532,444	£363,996	£357,063	£253,920	£227,997	£210,715
35% SR : 35% THLR : 30% LLR	35%	£385,554	£229,315	£222,369	£118,706	£92,657	£75,291
35% SR : 35% THLR : 30% LLR	43%	£164,446	£26,533	£19,532	£84,932	£11,182	£128,682
35% SR : 35% THLR : 30% LLR	50%	-£57,592	-£177,163	-£184,221	-£289,547	-£316,014	-£332,658

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,724,176	£1,482,628	£1,475,878	£1,375,148	£1,349,837	£1,332,962
35% SR : 35% THLR : 30% LLR	10%	£1,434,942	£1,217,732	£1,210,935	£1,109,503	£1,084,014	£1,067,022
35% SR : 35% THLR : 30% LLR	20%	£1,144,056	£951,213	£944,362	£842,117	£816,426	£799,298
35% SR : 35% THLR : 30% LLR	25%	£997,993	£817,344	£810,462	£707,772	£681,969	£664,766
35% SR : 35% THLR : 30% LLR	30%	£851,517	£683,069	£676,156	£572,993	£547,070	£529,798
35% SR : 35% THLR : 30% LLR	35%	£704,627	£548,388	£541,442	£437,779	£411,730	£394,364
35% SR : 35% THLR : 30% LLR	43%	£483,519	£345,606	£338,605	£234,141	£207,891	£190,391
35% SR : 35% THLR : 30% LLR	50%	£261,481	£141,910	£134,852	£29,526	£3,059	-£14,585

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,466,084	£2,326,434	£2,319,685	£2,218,954	£2,193,643	£2,176,768
35% SR : 35% THLR : 30% LLR	10%	£2,155,916	£2,030,102	£2,023,306	£1,921,873	£1,896,384	£1,879,392
35% SR : 35% THLR : 30% LLR	20%	£1,844,096	£1,732,147	£1,725,295	£1,623,052	£1,597,360	£1,580,232
35% SR : 35% THLR : 30% LLR	25%	£1,687,567	£1,582,560	£1,575,679	£1,472,989	£1,447,185	£1,429,983
35% SR : 35% THLR : 30% LLR	30%	£1,530,625	£1,432,567	£1,425,654	£1,322,491	£1,296,569	£1,279,286
35% SR : 35% THLR : 30% LLR	35%	£1,373,268	£1,282,168	£1,275,222	£1,171,559	£1,145,511	£1,128,145
35% SR : 35% THLR : 30% LLR	43%	£1,136,460	£1,055,809	£1,048,809	£944,345	£918,096	£900,595
35% SR : 35% THLR : 30% LLR	50%	£898,723	£828,537	£821,479	£716,153	£689,686	£672,042

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£130,414	-£270,064	-£276,813	-£377,544	-£402,855	-£419,730
35% SR : 35% THLR : 30% LLR	10%	-£440,582	-£566,395	-£573,192	-£674,624	-£700,113	-£717,105
35% SR : 35% THLR : 30% LLR	20%	-£752,401	-£864,351	-£871,202	-£973,446	-£999,138	-£1,016,266
35% SR : 35% THLR : 30% LLR	25%	-£908,931	-£1,013,938	-£1,020,819	-£1,123,508	-£1,149,313	-£1,166,515
35% SR : 35% THLR : 30% LLR	30%	-£1,065,873	-£1,163,930	-£1,170,843	-£1,274,006	-£1,299,928	-£1,317,211
35% SR : 35% THLR : 30% LLR	35%	-£1,223,229	-£1,314,329	-£1,321,275	-£1,424,939	-£1,450,987	-£1,468,353
35% SR : 35% THLR : 30% LLR	43%	-£1,460,037	-£1,540,688	-£1,547,689	-£1,652,153	-£1,678,402	-£1,695,903
35% SR : 35% THLR : 30% LLR	50%	-£1,697,775	-£1,767,981	-£1,775,019	-£1,880,345	-£1,906,811	-£1,924,456

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,031,994	£892,345	£885,595	£784,865	£759,553	£742,679
35% SR : 35% THLR : 30% LLR	10%	£721,826	£596,013	£589,216	£487,784	£462,295	£445,303
35% SR : 35% THLR : 30% LLR	20%	£410,007	£298,057	£291,206	£188,963	£163,270	£146,143
35% SR : 35% THLR : 30% LLR	25%	£253,478	£148,470	£141,589	£38,900	£13,095	£4,106
35% SR : 35% THLR : 30% LLR	30%	£96,535	-£1,522	-£8,435	-£111,598	-£137,520	-£154,803
35% SR : 35% THLR : 30% LLR	35%	-£60,821	-£151,921	-£158,887	-£262,531	-£288,579	-£305,945
35% SR : 35% THLR : 30% LLR	43%	-£297,629	-£378,280	-£385,281	-£488,745	-£515,994	-£533,494
35% SR : 35% THLR : 30% LLR	50%	-£535,366	-£605,553	-£612,610	-£717,936	-£744,403	-£762,048

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,796,365	£1,656,716	£1,649,967	£1,549,236	£1,523,924	£1,507,050
35% SR : 35% THLR : 30% LLR	10%	£1,486,198	£1,360,384	£1,353,588	£1,252,155	£1,226,666	£1,209,674
35% SR : 35% THLR : 30% LLR	20%	£1,174,378	£1,062,428	£1,055,577	£953,334	£927,641	£910,514
35% SR : 35% THLR : 30% LLR	25%	£1,017,849	£912,842	£905,960	£803,271	£777,467	£760,265
35% SR : 35% THLR : 30% LLR	30%	£860,907	£762,849	£755,936	£652,773	£626,951	£609,568
35% SR : 35% THLR : 30% LLR	35%	£703,550	£612,450	£605,504	£501,841	£475,792	£458,427
35% SR : 35% THLR : 30% LLR	43%	£466,742	£386,091	£379,091	£274,627	£248,378	£230,877
35% SR : 35% THLR : 30% LLR	50%	£229,005	£158,818	£151,761	£46,435	£19,968	£2,324

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,115,438	£1,975,789	£1,969,040	£1,868,309	£1,842,997	£1,826,123
35% SR : 35% THLR : 30% LLR	10%	£1,805,271	£1,679,457	£1,672,661	£1,571,228	£1,545,739	£1,528,747
35% SR : 35% THLR : 30% LLR	20%	£1,493,451	£1,381,501	£1,374,650	£1,272,407	£1,246,714	£1,229,587
35% SR : 35% THLR : 30% LLR	25%	£1,336,922	£1,231,915	£1,225,034	£1,122,344	£1,096,540	£1,079,338
35% SR : 35% THLR : 30% LLR	30%	£1,179,980	£1,081,922	£1,075,009	£971,846	£945,924	£928,641
35% SR : 35% THLR : 30% LLR	35%	£1,022,623	£931,523	£924,577	£820,914	£794,865	£777,500
35% SR : 35% THLR : 30% LLR	43%	£785,815	£705,164	£698,164	£593,700	£567,451	£549,950
35% SR : 35% THLR : 30% LLR	50%	£548,078	£477,891	£470,834	£365,508	£339,041	£321,397

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,944,401	£1,813,724	£1,806,974	£1,706,244	£1,680,932	£1,664,058
35% SR : 35% THLR : 30% LLR	10%	£1,672,469	£1,554,970	£1,548,174	£1,446,741	£1,421,252	£1,404,260
35% SR : 35% THLR : 30% LLR	20%	£1,398,886	£1,294,594	£1,287,743	£1,185,498	£1,159,807	£1,142,679
35% SR : 35% THLR : 30% LLR	25%	£1,261,474	£1,163,796	£1,156,915	£1,054,225	£1,028,421	£1,011,218
35% SR : 35% THLR : 30% LLR	30%	£1,123,650	£1,032,593	£1,025,680	£922,517	£896,594	£879,312
35% SR : 35% THLR : 30% LLR	35%	£985,412	£900,983	£894,037	£790,374	£764,325	£746,960
35% SR : 35% THLR : 30% LLR	43%	£777,281	£702,808	£695,808	£591,344	£565,094	£547,594
35% SR : 35% THLR : 30% LLR	50%	£568,221	£503,719	£496,661	£391,335	£364,869	£347,224

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£652,096	-£782,774	-£789,523	-£890,254	-£915,565	-£932,440
35% SR : 35% THLR : 30% LLR	10%	-£924,028	-£1,041,527	-£1,048,324	-£1,149,756	-£1,175,245	-£1,192,237
35% SR : 35% THLR : 30% LLR	20%	-£1,197,612	-£1,301,904	-£1,308,755	-£1,410,999	-£1,436,691	-£1,453,818
35% SR : 35% THLR : 30% LLR	25%	-£1,335,023	-£1,432,701	-£1,439,582	-£1,542,273	-£1,568,076	-£1,585,279
35% SR : 35% THLR : 30% LLR	30%	-£1,472,847	-£1,563,905	-£1,570,818	-£1,673,980	-£1,699,904	-£1,717,186
35% SR : 35% THLR : 30% LLR	35%	-£1,611,085	-£1,695,514	-£1,702,461	-£1,806,124	-£1,832,172	-£1,849,538
35% SR : 35% THLR : 30% LLR	43%	-£1,819,217	-£1,893,690	-£1,900,690	-£2,005,154	-£2,031,404	-£2,048,904
35% SR : 35% THLR : 30% LLR	50%	-£2,028,276	-£2,092,779	-£2,099,836	-£2,205,162	-£2,231,629	-£2,249,273

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£510,312	£379,634	£372,885	£272,154	£246,843	£229,968
35% SR : 35% THLR : 30% LLR	10%	£238,380	£120,881	£114,084	£12,652	-£12,837	-£29,829
35% SR : 35% THLR : 30% LLR	20%	-£35,204	-£139,495	-£146,346	-£248,591	-£274,282	-£291,410
35% SR : 35% THLR : 30% LLR	25%	-£172,615	-£270,293	-£277,174	-£379,864	-£405,668	-£422,871
35% SR : 35% THLR : 30% LLR	30%	-£310,439	-£401,496	-£408,409	-£511,572	-£537,496	-£554,777
35% SR : 35% THLR : 30% LLR	35%	-£448,677	-£533,106	-£540,052	-£643,716	-£669,764	-£687,130
35% SR : 35% THLR : 30% LLR	43%	-£656,808	-£731,282	-£738,281	-£842,745	-£868,996	-£886,495
35% SR : 35% THLR : 30% LLR	50%	-£865,868	-£930,370	-£937,428	-£1,042,754	-£1,069,221	-£1,086,865

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,274,683	£1,144,006	£1,137,256	£1,036,526	£1,011,214	£994,340
35% SR : 35% THLR : 30% LLR	10%	£1,002,751	£885,252	£878,456	£777,023	£751,534	£734,542
35% SR : 35% THLR : 30% LLR	20%	£729,168	£624,876	£618,025	£515,780	£490,089	£472,961
35% SR : 35% THLR : 30% LLR	25%	£591,756	£494,078	£487,197	£394,507	£358,703	£341,500
35% SR : 35% THLR : 30% LLR	30%	£453,932	£362,875	£355,962	£252,799	£226,876	£209,594
35% SR : 35% THLR : 30% LLR	35%	£315,694	£231,265	£224,319	£120,655	£94,607	£77,242
35% SR : 35% THLR : 30% LLR	43%	£107,563	£33,089	£26,090	-£78,974	-£104,624	-£122,124
35% SR : 35% THLR : 30% LLR	50%	-£101,497	-£165,999	-£173,057	-£276,383	-£304,849	-£322,494

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,593,756	£1,483,079	£1,456,329	£1,355,599	£1,330,287	£1,313,413
35% SR : 35% THLR : 30% LLR	10%	£1,321,824	£1,204,325	£1,197,529	£1,096,096	£1,070,607	£1,053,615
35% SR : 35% THLR : 30% LLR	20%	£1,048,241	£943,949	£937,098	£834,853	£809,162	£792,034
35% SR : 35% THLR : 30% LLR	25%	£910,829	£813,151	£806,270	£703,580	£677,776	£660,573
35% SR : 35% THLR : 30% LLR	30%	£773,005	£681,948	£675,035	£571,872	£545,949	£528,667
35% SR : 35% THLR : 30% LLR	35%	£634,767	£550,338	£543,392	£439,728	£413,680	£396,315
35% SR : 35% THLR : 30% LLR	43%	£426,636	£352,162	£345,163	£240,699	£214,449	£196,949
35% SR : 35% THLR : 30% LLR	50%	£217,576	£153,074	£146,016	£40,690	£14,224	-£3,421

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,553,139	£1,429,191	£1,422,442	£1,321,711	£1,296,400	£1,279,525
35% SR : 35% THLR : 30% LLR	10%	£1,309,245	£1,197,993	£1,191,196	£1,089,763	£1,064,275	£1,047,283
35% SR : 35% THLR : 30% LLR	20%	£1,063,698	£965,170	£958,319	£856,076	£830,383	£813,256
35% SR : 35% THLR : 30% LLR	25%	£940,305	£848,150	£841,269	£738,579	£712,775	£695,573
35% SR : 35% THLR : 30% LLR	30%	£816,499	£730,724	£723,812	£620,649	£594,726	£577,444
35% SR : 35% THLR : 30% LLR	35%	£692,279	£612,892	£605,945	£502,283	£476,234	£458,868
35% SR : 35% THLR : 30% LLR	43%	£505,177	£435,383	£428,383	£323,918	£297,669	£280,169
35% SR : 35% THLR : 30% LLR	50%	£317,144	£256,960	£249,902	£144,576	£118,110	£100,465

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,043,358	-£1,167,307	-£1,174,056	-£1,274,787	-£1,300,098	-£1,316,973
35% SR : 35% THLR : 30% LLR	10%	-£1,287,253	-£1,398,505	-£1,405,301	-£1,506,735	-£1,532,223	-£1,549,215
35% SR : 35% THLR : 30% LLR	20%	-£1,532,800	-£1,631,327	-£1,638,178	-£1,740,422	-£1,766,114	-£1,783,242
35% SR : 35% THLR : 30% LLR	25%	-£1,656,193	-£1,748,347	-£1,755,228	-£1,857,918	-£1,883,722	-£1,900,925
35% SR : 35% THLR : 30% LLR	30%	-£1,779,999	-£1,865,774	-£1,872,686	-£1,975,849	-£2,001,772	-£2,019,054
35% SR : 35% THLR : 30% LLR	35%	-£1,904,218	-£1,983,605	-£1,990,552	-£2,094,215	-£2,120,264	-£2,137,630
35% SR : 35% THLR : 30% LLR	43%	-£2,091,321	-£2,161,115	-£2,168,114	-£2,272,580	-£2,298,629	-£2,316,328
35% SR : 35% THLR : 30% LLR	50%	-£2,279,354	-£2,339,538	-£2,346,595	-£2,451,921	-£2,478,388	-£2,496,032

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£119,050	-£4,898	-£11,648	-£112,378	-£137,690	-£154,584
35% SR : 35% THLR : 30% LLR	10%	-£124,844	-£236,096	-£242,893	-£344,327	-£369,815	-£386,806
35% SR : 35% THLR : 30% LLR	20%	-£370,392	-£468,919	-£475,770	-£578,013	-£603,706	-£620,833
35% SR : 35% THLR : 30% LLR	25%	-£493,784	-£585,939	-£592,820	-£695,510	-£721,314	-£738,517
35% SR : 35% THLR : 30% LLR	30%	-£617,591	-£703,366	-£710,278	-£813,441	-£839,364	-£856,646
35% SR : 35% THLR : 30% LLR	35%	-£741,810	-£821,197	-£828,144	-£931,806	-£957,856	-£975,221
35% SR : 35% THLR : 30% LLR	43%	-£928,913	-£998,707	-£1,005,706	-£1,110,171	-£1,136,420	-£1,153,920
35% SR : 35% THLR : 30% LLR	50%	-£1,116,945	-£1,177,129	-£1,184,187	-£1,289,513	-£1,315,980	-£1,333,624

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£883,421	£759,473	£752,724	£651,993	£626,681	£609,807
35% SR : 35% THLR : 30% LLR	10%	£639,527	£528,275	£521,478	£420,045	£394,557	£377,565
35% SR : 35% THLR : 30% LLR	20%	£393,980	£295,452	£288,601	£186,358	£160,665	£143,538
35% SR : 35% THLR : 30% LLR	25%	£270,587	£178,432	£171,551	£68,861	£43,057	£25,855
35% SR : 35% THLR : 30% LLR	30%	£146,781	£61,006	£54,093	-£49,069	-£74,995	-£92,274
35% SR : 35% THLR : 30% LLR	35%	£22,561	-£56,826	-£63,773	-£167,435	-£193,484	-£210,850
35% SR : 35% THLR : 30% LLR	43%	-£164,941	-£234,335	-£241,335	-£345,800	-£372,049	-£389,549
35% SR : 35% THLR : 30% LLR	50%	-£362,574	-£412,758	-£419,816	-£525,142	-£551,608	-£569,253

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,202,494	£1,078,546	£1,071,797	£971,066	£945,754	£928,880
35% SR : 35% THLR : 30% LLR	10%	£958,600	£847,348	£840,551	£739,118	£713,630	£696,638
35% SR : 35% THLR : 30% LLR	20%	£713,053	£614,525	£607,674	£505,431	£479,738	£462,611
35% SR : 35% THLR : 30% LLR	25%	£589,660	£497,505	£490,624	£387,934	£362,130	£344,928
35% SR : 35% THLR : 30% LLR	30%	£465,854	£380,079	£373,166	£270,004	£244,080	£226,799
35% SR : 35% THLR : 30% LLR	35%	£341,634	£262,247	£255,300	£151,638	£125,589	£108,223
35% SR : 35% THLR : 30% LLR	43%	£154,532	£84,738	£77,738	-£26,727	-£52,976	-£70,476
35% SR : 35% THLR : 30% LLR	50%	-£33,501	-£93,685	-£100,743	-£206,069	-£232,535	-£250,180

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,205,242	£2,094,219	£2,087,468	£1,986,739	£1,961,427	£1,944,553
35% SR : 35% THLR : 30% LLR	10%	£1,917,212	£1,817,229	£1,810,432	£1,709,000	£1,683,512	£1,666,519
35% SR : 35% THLR : 30% LLR	20%	£1,627,529	£1,538,616	£1,531,765	£1,429,521	£1,403,830	£1,386,701
35% SR : 35% THLR : 30% LLR	25%	£1,482,068	£1,398,701	£1,391,819	£1,289,129	£1,263,326	£1,246,123
35% SR : 35% THLR : 30% LLR	30%	£1,336,194	£1,258,379	£1,251,466	£1,148,303	£1,122,381	£1,105,099
35% SR : 35% THLR : 30% LLR	35%	£1,189,907	£1,117,652	£1,110,705	£1,007,042	£980,993	£963,627
35% SR : 35% THLR : 30% LLR	43%	£969,701	£905,799	£898,798	£794,334	£768,084	£750,585
35% SR : 35% THLR : 30% LLR	50%	£748,567	£693,032	£685,975	£580,649	£554,182	£536,538

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£391,256	£502,279	£509,029	£609,759	£635,070	£651,945
35% SR : 35% THLR : 30% LLR	10%	£679,285	£779,269	£786,065	£887,498	£912,966	£929,979
35% SR : 35% THLR : 30% LLR	20%	£968,969	£1,057,882	£1,064,733	£1,166,977	£1,192,668	£1,209,797
35% SR : 35% THLR : 30% LLR	25%	£1,114,430	£1,197,797	£1,204,678	£1,307,368	£1,333,172	£1,350,375
35% SR : 35% THLR : 30% LLR	30%	£1,260,304	£1,338,119	£1,345,032	£1,448,195	£1,474,117	£1,491,399
35% SR : 35% THLR : 30% LLR	35%	£1,406,590	£1,478,846	£1,485,793	£1,589,455	£1,615,505	£1,632,870
35% SR : 35% THLR : 30% LLR	43%	£1,626,796	£1,690,698	£1,697,699	£1,802,163	£1,828,413	£1,845,913
35% SR : 35% THLR : 30% LLR	50%	£1,847,930	£1,903,465	£1,910,523	£2,015,849	£2,042,315	£2,059,960

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£771,153	£660,129	£653,379	£552,649	£527,338	£510,463
35% SR : 35% THLR : 30% LLR	10%	£483,123	£383,140	£376,343	£274,910	£249,422	£232,430
35% SR : 35% THLR : 30% LLR	20%	£193,440	£104,526	£97,675	£4,568	£30,280	£17,388
35% SR : 35% THLR : 30% LLR	25%	£47,979	£35,389	£42,270	£144,960	£170,764	£187,967
35% SR : 35% THLR : 30% LLR	30%	£97,896	£175,710	£182,624	£285,786	£311,709	£328,990
35% SR : 35% THLR : 30% LLR	35%	£244,182	£316,438	£323,385	£427,047	£453,096	£470,462
35% SR : 35% THLR : 30% LLR	43%	£464,388	£528,290	£535,291	£639,755	£666,005	£683,505
35% SR : 35% THLR : 30% LLR	50%	£685,522	£741,057	£748,115	£853,440	£879,907	£897,552

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,535,524	£1,424,501	£1,417,750	£1,317,021	£1,291,709	£1,274,835
35% SR : 35% THLR : 30% LLR	10%	£1,247,494	£1,147,511	£1,140,714	£1,039,281	£1,013,794	£996,801
35% SR : 35% THLR : 30% LLR	20%	£957,811	£868,897	£862,046	£759,803	£734,111	£716,983
35% SR : 35% THLR : 30% LLR	25%	£812,350	£728,982	£722,101	£619,411	£593,607	£576,405
35% SR : 35% THLR : 30% LLR	30%	£666,476	£588,661	£581,748	£478,585	£452,663	£435,381
35% SR : 35% THLR : 30% LLR	35%	£520,189	£447,934	£440,987	£337,324	£311,275	£293,909
35% SR : 35% THLR : 30% LLR	43%	£299,983	£236,081	£229,080	£124,616	£98,366	£80,866
35% SR : 35% THLR : 30% LLR	50%	£78,849	£23,314	£16,257	£89,069	£115,536	£139,180

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,854,597	£1,743,574	£1,736,823	£1,636,094	£1,610,742	£1,593,808
35% SR : 35% THLR : 30% LLR	10%	£1,566,567	£1,466,584	£1,459,787	£1,358,354	£1,332,867	£1,315,874
35% SR : 35% THLR : 30% LLR	20%	£1,276,884	£1,187,970	£1,181,119	£1,078,876	£1,053,184	£1,036,056
35% SR : 35% THLR : 30% LLR	25%	£1,131,423	£1,048,055	£1,041,174	£938,484	£912,680	£895,478
35% SR : 35% THLR : 30% LLR	30%	£985,549	£907,734	£900,821	£797,658	£771,736	£754,454
35% SR : 35% THLR : 30% LLR	35%	£839,262	£767,007	£760,060	£656,397	£630,348	£612,982
35% SR : 35% THLR : 30% LLR	43%	£619,056	£555,154	£548,153	£443,689	£417,439	£399,939
35% SR : 35% THLR : 30% LLR	50%	£397,922	£342,387	£335,330	£230,004	£203,537	£185,893

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,553,139	£1,453,331	£1,446,581	£1,345,851	£1,320,539	£1,303,665
35% SR : 35% THLR : 30% LLR	10%	£1,316,073	£1,226,429	£1,219,632	£1,118,200	£1,092,711	£1,075,719
35% SR : 35% THLR : 30% LLR	20%	£1,077,355	£997,904	£991,052	£888,809	£863,117	£845,988
35% SR : 35% THLR : 30% LLR	25%	£957,376	£883,032	£876,151	£773,461	£747,657	£730,454
35% SR : 35% THLR : 30% LLR	30%	£836,984	£767,755	£760,842	£657,679	£631,756	£614,474
35% SR : 35% THLR : 30% LLR	35%	£716,179	£652,071	£645,125	£541,461	£515,413	£498,047
35% SR : 35% THLR : 30% LLR	43%	£534,196	£477,784	£470,784	£366,320	£340,070	£322,570
35% SR : 35% THLR : 30% LLR	50%	£351,285	£302,584	£295,526	£190,200	£163,734	£146,089

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,043,358	-£1,143,167	-£1,149,917	-£1,250,647	-£1,275,958	-£1,292,833
35% SR : 35% THLR : 30% LLR	10%	-£1,280,424	-£1,370,068	-£1,376,865	-£1,478,298	-£1,503,786	-£1,520,778
35% SR : 35% THLR : 30% LLR	20%	-£1,519,143	-£1,598,593	-£1,605,445	-£1,707,689	-£1,733,380	-£1,750,509
35% SR : 35% THLR : 30% LLR	25%	-£1,639,122	-£1,713,465	-£1,720,346	-£1,823,037	-£1,848,840	-£1,866,043
35% SR : 35% THLR : 30% LLR	30%	-£1,759,513	-£1,828,743	-£1,835,656	-£1,938,819	-£1,964,742	-£1,982,024
35% SR : 35% THLR : 30% LLR	35%	-£1,880,319	-£1,944,427	-£1,951,373	-£2,055,036	-£2,081,085	-£2,098,450
35% SR : 35% THLR : 30% LLR	43%	-£2,062,301	-£2,118,714	-£2,125,713	-£2,230,178	-£2,256,428	-£2,273,927
35% SR : 35% THLR : 30% LLR	50%	-£2,245,212	-£2,293,914	-£2,300,971	-£2,406,297	-£2,432,764	-£2,450,409

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£119,050	£19,242	£12,491	-£88,238	-£113,550	-£130,424
35% SR : 35% THLR : 30% LLR	10%	-£118,016	-£207,660	-£214,457	-£315,889	-£341,378	-£358,370
35% SR : 35% THLR : 30% LLR	20%	-£356,735	-£436,185	-£443,037	-£545,281	-£570,972	-£588,101
35% SR : 35% THLR : 30% LLR	25%	-£476,713	-£551,057	-£557,938	-£660,628	-£686,432	-£703,635
35% SR : 35% THLR : 30% LLR	30%	-£597,105	-£666,335	-£673,248	-£776,410	-£802,334	-£819,616
35% SR : 35% THLR : 30% LLR	35%	-£717,910	-£782,019	-£788,985	-£892,628	-£918,676	-£936,042
35% SR : 35% THLR : 30% LLR	43%	-£899,893	-£956,306	-£963,305	-£1,067,769	-£1,094,019	-£1,111,519
35% SR : 35% THLR : 30% LLR	50%	-£1,082,804	-£1,131,506	-£1,138,563	-£1,243,889	-£1,270,356	-£1,288,000

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£883,421	£783,613	£776,862	£676,133	£650,821	£633,947
35% SR : 35% THLR : 30% LLR	10%	£646,355	£556,711	£549,914	£448,482	£422,993	£406,001
35% SR : 35% THLR : 30% LLR	20%	£407,637	£328,186	£321,334	£219,090	£193,399	£176,270
35% SR : 35% THLR : 30% LLR	25%	£287,658	£213,314	£206,433	£103,743	£77,939	£60,736
35% SR : 35% THLR : 30% LLR	30%	£167,266	£98,037	£91,124	-£12,039	-£37,963	-£55,244
35% SR : 35% THLR : 30% LLR	35%	£46,461	-£17,847	-£24,594	-£128,257	-£154,305	-£171,671
35% SR : 35% THLR : 30% LLR	43%	-£135,822	-£191,934	-£198,934	-£303,395	-£329,648	-£347,148
35% SR : 35% THLR : 30% LLR	50%	-£316,433	-£367,134	-£374,192	-£479,516	-£505,985	-£523,629

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,202,494	£1,102,686	£1,095,936	£995,206	£989,894	£953,020
35% SR : 35% THLR : 30% LLR	10%	£965,428	£875,784	£868,987	£767,555	£742,066	£725,074
35% SR : 35% THLR : 30% LLR	20%	£726,710	£647,259	£640,407	£538,163	£512,472	£495,343
35% SR : 35% THLR : 30% LLR	25%	£606,731	£532,387	£525,506	£422,816	£397,012	£379,809
35% SR : 35% THLR : 30% LLR	30%	£486,339	£417,110	£410,197	£307,034	£281,110	£263,829
35% SR : 35% THLR : 30% LLR	35%	£365,534	£301,426	£294,479	£190,816	£164,768	£147,402
35% SR : 35% THLR : 30% LLR	43%	£183,551	£127,139	£120,139	£15,675	-£10,575	-£28,075
35% SR : 35% THLR : 30% LLR	50%	£640	-£48,061	-£55,119	-£160,445	-£186,912	-£204,556

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T4 - 11 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	11
Site Area	0.05 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,031,457	£940,621	£933,871	£833,141	£807,829	£790,955
35% SR : 35% THLR : 30% LLR	10%	£839,730	£758,279	£751,482	£650,049	£624,561	£607,569
35% SR : 35% THLR : 30% LLR	20%	£646,351	£574,314	£567,463	£465,219	£439,528	£422,399
35% SR : 35% THLR : 30% LLR	25%	£549,043	£481,722	£474,841	£372,151	£346,347	£329,145
35% SR : 35% THLR : 30% LLR	30%	£451,321	£388,725	£381,811	£278,649	£252,726	£235,444
35% SR : 35% THLR : 30% LLR	35%	£353,186	£295,321	£288,375	£184,712	£158,663	£141,298
35% SR : 35% THLR : 30% LLR	43%	£205,209	£154,455	£147,455	£42,990	£16,741	-£772
35% SR : 35% THLR : 30% LLR	50%	£56,302	£12,674	£5,617	-£101,340	-£128,239	-£146,172

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,565,041	-£1,655,877	-£1,662,626	-£1,763,357	-£1,788,668	-£1,805,543
35% SR : 35% THLR : 30% LLR	10%	-£1,756,767	-£1,838,218	-£1,845,015	-£1,946,449	-£1,971,936	-£1,988,928
35% SR : 35% THLR : 30% LLR	20%	-£1,950,146	-£2,022,184	-£2,029,035	-£2,131,279	-£2,156,970	-£2,174,099
35% SR : 35% THLR : 30% LLR	25%	-£2,047,455	-£2,114,775	-£2,121,656	-£2,224,346	-£2,250,150	-£2,267,353
35% SR : 35% THLR : 30% LLR	30%	-£2,145,177	-£2,207,773	-£2,214,686	-£2,317,849	-£2,343,771	-£2,361,053
35% SR : 35% THLR : 30% LLR	35%	-£2,243,312	-£2,301,176	-£2,308,123	-£2,411,786	-£2,437,834	-£2,455,200
35% SR : 35% THLR : 30% LLR	43%	-£2,391,288	-£2,442,043	-£2,449,042	-£2,553,508	-£2,579,757	-£2,597,270
35% SR : 35% THLR : 30% LLR	50%	-£2,540,195	-£2,583,823	-£2,590,881	-£2,697,838	-£2,724,737	-£2,742,670

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£402,833	-£493,469	-£500,218	-£600,949	-£626,260	-£643,135
35% SR : 35% THLR : 30% LLR	10%	-£594,359	-£675,810	-£682,607	-£784,040	-£809,528	-£826,520
35% SR : 35% THLR : 30% LLR	20%	-£787,738	-£859,776	-£866,627	-£968,870	-£994,562	-£1,011,690
35% SR : 35% THLR : 30% LLR	25%	-£885,047	-£952,367	-£959,248	-£1,061,938	-£1,087,742	-£1,104,945
35% SR : 35% THLR : 30% LLR	30%	-£982,768	-£1,045,385	-£1,052,278	-£1,155,441	-£1,181,383	-£1,198,645
35% SR : 35% THLR : 30% LLR	35%	-£1,080,903	-£1,138,788	-£1,145,714	-£1,249,378	-£1,275,426	-£1,292,792
35% SR : 35% THLR : 30% LLR	43%	-£1,228,880	-£1,279,635	-£1,286,634	-£1,391,099	-£1,417,348	-£1,434,861
35% SR : 35% THLR : 30% LLR	50%	-£1,377,787	-£1,421,415	-£1,428,473	-£1,535,429	-£1,562,328	-£1,580,262

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£361,739	£270,902	£264,153	£163,422	£138,111	£121,236
35% SR : 35% THLR : 30% LLR	10%	£170,012	£88,561	£81,764	-£19,669	-£45,157	-£62,149
35% SR : 35% THLR : 30% LLR	20%	-£23,367	-£95,405	-£102,256	-£204,499	-£230,191	-£247,319
35% SR : 35% THLR : 30% LLR	25%	-£120,675	-£197,996	-£194,877	-£297,567	-£323,371	-£340,573
35% SR : 35% THLR : 30% LLR	30%	-£218,397	-£290,994	-£287,907	-£391,069	-£416,992	-£434,274
35% SR : 35% THLR : 30% LLR	35%	-£316,532	-£374,397	-£381,343	-£485,007	-£511,055	-£528,420
35% SR : 35% THLR : 30% LLR	43%	-£464,509	-£515,263	-£522,263	-£626,728	-£652,977	-£670,490
35% SR : 35% THLR : 30% LLR	50%	-£613,416	-£657,044	-£664,101	-£771,058	-£797,957	-£815,890

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£880,812	£589,975	£583,226	£482,495	£457,194	£440,309
35% SR : 35% THLR : 30% LLR	10%	£489,085	£407,634	£400,837	£299,404	£273,916	£256,924
35% SR : 35% THLR : 30% LLR	20%	£295,706	£223,668	£216,817	£114,574	£88,882	£71,754
35% SR : 35% THLR : 30% LLR	25%	£198,398	£131,077	£124,196	£21,506	-£4,298	-£21,500
35% SR : 35% THLR : 30% LLR	30%	£100,676	£38,079	£31,166	-£71,996	-£97,919	-£115,201
35% SR : 35% THLR : 30% LLR	35%	£2,541	-£55,324	-£62,270	-£165,934	-£191,982	-£209,347
35% SR : 35% THLR : 30% LLR	43%	-£145,436	-£196,190	-£203,190	-£307,655	-£333,904	-£351,417
35% SR : 35% THLR : 30% LLR	50%	-£294,343	-£337,971	-£345,028	-£451,985	-£478,884	-£496,817

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,656,907	£8,038,668	£8,020,007	£8,020,007	£7,950,031	£7,903,380
35% SR : 35% THLR : 30% LLR	10%	£7,532,025	£6,977,338	£6,958,540	£6,958,540	£6,888,048	£6,841,053
35% SR : 35% THLR : 30% LLR	20%	£6,401,994	£5,910,946	£5,891,990	£5,891,990	£5,820,903	£5,773,512
35% SR : 35% THLR : 30% LLR	25%	£5,835,047	£5,375,852	£5,356,809	£5,356,809	£5,285,394	£5,237,785
35% SR : 35% THLR : 30% LLR	30%	£5,266,812	£4,839,493	£4,820,357	£4,820,357	£4,748,596	£4,700,754
35% SR : 35% THLR : 30% LLR	35%	£4,697,290	£4,301,869	£4,282,634	£4,282,634	£4,210,606	£4,162,420
35% SR : 35% THLR : 30% LLR	43%	£3,840,593	£3,493,060	£3,473,668	£3,473,668	£3,400,952	£3,352,475
35% SR : 35% THLR : 30% LLR	50%	£2,980,998	£2,681,402	£2,661,843	£2,661,843	£2,588,494	£2,539,596

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,958,865	£4,340,626	£4,321,965	£4,321,965	£4,251,989	£4,205,338
35% SR : 35% THLR : 30% LLR	10%	£3,833,984	£3,279,296	£3,260,498	£3,260,498	£3,190,006	£3,143,011
35% SR : 35% THLR : 30% LLR	20%	£2,703,952	£2,212,904	£2,193,948	£2,193,948	£2,122,861	£2,075,470
35% SR : 35% THLR : 30% LLR	25%	£2,137,005	£1,677,810	£1,658,767	£1,658,767	£1,587,352	£1,539,743
35% SR : 35% THLR : 30% LLR	30%	£1,568,770	£1,141,452	£1,122,315	£1,122,315	£1,050,554	£1,002,712
35% SR : 35% THLR : 30% LLR	35%	£999,248	£603,827	£584,593	£584,593	£512,465	£464,379
35% SR : 35% THLR : 30% LLR	43%	£142,551	£-204,822	£-224,374	£-224,374	£-297,080	£-345,567
35% SR : 35% THLR : 30% LLR	50%	£-717,044	£-1,016,640	£-1,036,199	£-1,036,199	£-1,109,547	£-1,158,446

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,614,416	£5,996,177	£5,977,516	£5,977,516	£5,907,540	£5,860,889
35% SR : 35% THLR : 30% LLR	10%	£5,489,535	£4,934,847	£4,916,049	£4,916,049	£4,845,558	£4,798,562
35% SR : 35% THLR : 30% LLR	20%	£4,359,503	£3,868,455	£3,849,499	£3,849,499	£3,778,412	£3,731,024
35% SR : 35% THLR : 30% LLR	25%	£3,792,556	£3,333,361	£3,314,318	£3,314,318	£3,242,903	£3,195,294
35% SR : 35% THLR : 30% LLR	30%	£3,224,321	£2,797,003	£2,777,866	£2,777,866	£2,706,105	£2,658,263
35% SR : 35% THLR : 30% LLR	35%	£2,654,799	£2,259,378	£2,240,144	£2,240,144	£2,168,016	£2,119,930
35% SR : 35% THLR : 30% LLR	43%	£1,798,102	£1,450,569	£1,431,177	£1,431,177	£1,358,461	£1,309,984
35% SR : 35% THLR : 30% LLR	50%	£938,507	£638,912	£619,352	£619,352	£546,004	£497,105

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,703,066	£7,084,827	£7,066,166	£7,066,166	£6,996,190	£6,949,539
35% SR : 35% THLR : 30% LLR	10%	£6,578,185	£6,023,497	£6,004,699	£6,004,699	£5,934,207	£5,887,212
35% SR : 35% THLR : 30% LLR	20%	£5,448,153	£4,957,105	£4,938,149	£4,938,149	£4,867,062	£4,819,671
35% SR : 35% THLR : 30% LLR	25%	£4,881,206	£4,422,011	£4,402,968	£4,402,968	£4,331,553	£4,283,944
35% SR : 35% THLR : 30% LLR	30%	£4,312,971	£3,885,653	£3,866,516	£3,866,516	£3,794,755	£3,746,913
35% SR : 35% THLR : 30% LLR	35%	£3,743,449	£3,348,028	£3,328,794	£3,328,794	£3,256,666	£3,208,580
35% SR : 35% THLR : 30% LLR	43%	£2,886,752	£2,539,219	£2,519,827	£2,519,827	£2,447,111	£2,398,634
35% SR : 35% THLR : 30% LLR	50%	£2,027,157	£1,727,561	£1,708,002	£1,708,002	£1,634,654	£1,585,755

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,157,503	£7,539,265	£7,520,604	£7,520,604	£7,450,627	£7,403,976
35% SR : 35% THLR : 30% LLR	10%	£7,032,622	£6,477,935	£6,459,136	£6,459,136	£6,388,645	£6,341,649
35% SR : 35% THLR : 30% LLR	20%	£5,902,591	£5,411,543	£5,392,586	£5,392,586	£5,321,499	£5,274,108
35% SR : 35% THLR : 30% LLR	25%	£5,335,643	£4,876,449	£4,857,405	£4,857,405	£4,785,912	£4,738,381
35% SR : 35% THLR : 30% LLR	30%	£4,767,409	£4,340,090	£4,320,953	£4,320,953	£4,249,192	£4,201,351
35% SR : 35% THLR : 30% LLR	35%	£4,197,886	£3,802,466	£3,783,231	£3,783,231	£3,711,103	£3,663,017
35% SR : 35% THLR : 30% LLR	43%	£3,341,189	£2,983,655	£2,974,264	£2,974,264	£2,901,549	£2,853,071
35% SR : 35% THLR : 30% LLR	50%	£2,481,595	£2,181,999	£2,162,439	£2,162,439	£2,089,091	£2,040,192

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,126,347	£4,568,830	£4,550,169	£4,550,169	£4,480,193	£4,433,542
35% SR : 35% THLR : 30% LLR	10%	£4,331,939	£3,832,289	£3,813,491	£3,813,491	£3,742,999	£3,696,004
35% SR : 35% THLR : 30% LLR	20%	£3,532,380	£3,090,687	£3,071,730	£3,071,730	£3,000,643	£2,953,252
35% SR : 35% THLR : 30% LLR	25%	£3,130,669	£2,717,988	£2,698,943	£2,698,943	£2,627,530	£2,579,920
35% SR : 35% THLR : 30% LLR	30%	£2,727,671	£2,344,023	£2,324,887	£2,324,887	£2,253,125	£2,205,284
35% SR : 35% THLR : 30% LLR	35%	£2,323,386	£1,968,793	£1,949,559	£1,949,559	£1,877,430	£1,829,344
35% SR : 35% THLR : 30% LLR	43%	£1,714,543	£1,403,575	£1,384,184	£1,384,184	£1,311,468	£1,262,990
35% SR : 35% THLR : 30% LLR	50%	£1,102,803	£835,511	£815,951	£815,951	£742,603	£693,703

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,428,305	£870,788	£852,127	£852,127	£782,151	£735,500
35% SR : 35% THLR : 30% LLR	10%	£633,897	£134,247	£115,449	£115,449	£44,958	£-2,038
35% SR : 35% THLR : 30% LLR	20%	£-165,662	£-607,355	£-626,312	£-626,312	£-697,399	£-744,790
35% SR : 35% THLR : 30% LLR	25%	£-567,373	£-980,054	£-999,098	£-999,098	£-1,070,512	£-1,118,122
35% SR : 35% THLR : 30% LLR	30%	£-970,371	£-1,354,019	£-1,373,155	£-1,373,155	£-1,444,917	£-1,492,758
35% SR : 35% THLR : 30% LLR	35%	£-1,374,656	£-1,729,249	£-1,748,483	£-1,748,483	£-1,820,612	£-1,868,698
35% SR : 35% THLR : 30% LLR	43%	£-1,983,499	£-2,294,467	£-2,313,858	£-2,313,858	£-2,386,574	£-2,435,052
35% SR : 35% THLR : 30% LLR	50%	£-2,595,239	£-2,862,531	£-2,882,091	£-2,882,091	£-2,955,439	£-3,004,339

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,083,856	£2,526,339	£2,507,678	£2,507,678	£2,437,702	£2,391,051
35% SR : 35% THLR : 30% LLR	10%	£2,289,448	£1,789,798	£1,771,000	£1,771,000	£1,700,509	£1,653,513
35% SR : 35% THLR : 30% LLR	20%	£1,489,889	£1,048,196	£1,029,239	£1,029,239	£958,153	£910,761
35% SR : 35% THLR : 30% LLR	25%	£1,088,178	£675,497	£656,453	£656,453	£585,039	£537,429
35% SR : 35% THLR : 30% LLR	30%	£685,180	£301,532	£282,396	£282,396	£210,635	£162,793
35% SR : 35% THLR : 30% LLR	35%	£280,895	£-73,688	£-92,932	£-92,932	£-185,061	£-213,147
35% SR : 35% THLR : 30% LLR	43%	£-327,948	£-638,916	£-658,306	£-658,306	£-731,023	£-779,500
35% SR : 35% THLR : 30% LLR	50%	£-939,687	£-1,206,980	£-1,226,540	£-1,226,540	£-1,299,888	£-1,348,788

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,172,506	£3,614,989	£3,596,328	£3,596,328	£3,526,352	£3,479,701
35% SR : 35% THLR : 30% LLR	10%	£3,378,098	£2,878,448	£2,859,650	£2,859,650	£2,789,159	£2,742,163
35% SR : 35% THLR : 30% LLR	20%	£2,578,539	£2,136,846	£2,117,889	£2,117,889	£2,046,802	£1,999,411
35% SR : 35% THLR : 30% LLR	25%	£2,176,828	£1,764,147	£1,745,103	£1,745,103	£1,673,689	£1,626,079
35% SR : 35% THLR : 30% LLR	30%	£1,773,830	£1,390,182	£1,371,046	£1,371,046	£1,299,284	£1,251,443
35% SR : 35% THLR : 30% LLR	35%	£1,369,945	£1,014,952	£995,718	£995,718	£923,589	£875,503
35% SR : 35% THLR : 30% LLR	43%	£760,702	£449,734	£430,343	£430,343	£357,627	£309,149
35% SR : 35% THLR : 30% LLR	50%	£148,962	£-118,330	£-137,890	£-137,890	£-211,238	£-260,138

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,626,944	£4,069,426	£4,050,765	£4,050,765	£3,980,789	£3,934,138
35% SR : 35% THLR : 30% LLR	10%	£3,832,535	£3,332,886	£3,314,087	£3,314,087	£3,243,596	£3,196,600
35% SR : 35% THLR : 30% LLR	20%	£3,032,977	£2,591,283	£2,572,326	£2,572,326	£2,501,240	£2,453,849
35% SR : 35% THLR : 30% LLR	25%	£2,631,266	£2,218,584	£2,199,540	£2,199,540	£2,128,126	£2,080,516
35% SR : 35% THLR : 30% LLR	30%	£2,228,267	£1,844,620	£1,825,483	£1,825,483	£1,753,722	£1,705,880
35% SR : 35% THLR : 30% LLR	35%	£1,823,982	£1,469,389	£1,450,156	£1,450,156	£1,378,027	£1,329,941
35% SR : 35% THLR : 30% LLR	43%	£1,215,140	£904,172	£884,781	£884,781	£812,064	£763,587
35% SR : 35% THLR : 30% LLR	50%	£603,400	£336,107	£316,547	£316,547	£243,199	£194,299

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,655,280	£3,123,064	£3,104,403	£3,104,403	£3,034,427	£2,987,776
35% SR : 35% THLR : 30% LLR	10%	£2,989,894	£2,513,327	£2,494,529	£2,494,529	£2,424,037	£2,377,042
35% SR : 35% THLR : 30% LLR	20%	£2,319,358	£1,898,528	£1,879,571	£1,879,571	£1,808,485	£1,761,093
35% SR : 35% THLR : 30% LLR	25%	£1,982,159	£1,589,231	£1,570,186	£1,570,186	£1,498,773	£1,451,163
35% SR : 35% THLR : 30% LLR	30%	£1,643,671	£1,278,668	£1,259,531	£1,259,531	£1,187,770	£1,139,928
35% SR : 35% THLR : 30% LLR	35%	£1,303,898	£966,839	£947,604	£947,604	£875,476	£827,320
35% SR : 35% THLR : 30% LLR	43%	£791,822	£496,724	£477,333	£477,333	£404,617	£356,140
35% SR : 35% THLR : 30% LLR	50%	£276,849	£23,761	£4,202	£4,202	£-70,277	£-119,976

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-42,761	£-574,978	£-593,639	£-593,639	£-663,615	£-710,266
35% SR : 35% THLR : 30% LLR	10%	£-708,148	£-1,184,715	£-1,203,513	£-1,203,513	£-1,274,005	£-1,321,000
35% SR : 35% THLR : 30% LLR	20%	£-1,378,684	£-1,799,514	£-1,818,470	£-1,818,470	£-1,889,557	£-1,936,949
35% SR : 35% THLR : 30% LLR	25%	£-1,715,883	£-2,108,811	£-2,127,855	£-2,127,855	£-2,199,289	£-2,246,879
35% SR : 35% THLR : 30% LLR	30%	£-2,054,371	£-2,419,374	£-2,438,511	£-2,438,511	£-2,510,272	£-2,558,113
35% SR : 35% THLR : 30% LLR	35%	£-2,394,144	£-2,731,203	£-2,750,438	£-2,750,438	£-2,822,565	£-2,870,651
35% SR : 35% THLR : 30% LLR	43%	£-2,906,220	£-3,201,318	£-3,220,709	£-3,220,709	£-3,293,425	£-3,341,902
35% SR : 35% THLR : 30% LLR	50%	£-3,421,193	£-3,674,280	£-3,693,840	£-3,693,840	£-3,768,319	£-3,818,018

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,612,790	£1,080,573	£1,061,912	£1,061,912	£991,936	£945,285
35% SR : 35% THLR : 30% LLR	10%	£947,403	£470,836	£452,038	£452,038	£381,546	£334,551
35% SR : 35% THLR : 30% LLR	20%	£276,867	£-143,963	£-162,919	£-162,919	£-234,006	£-281,398
35% SR : 35% THLR : 30% LLR	25%	£-60,332	£-453,260	£-472,304	£-472,304	£-543,718	£-591,328
35% SR : 35% THLR : 30% LLR	30%	£-398,819	£-763,823	£-782,960	£-782,960	£-854,721	£-902,582
35% SR : 35% THLR : 30% LLR	35%	£-738,593	£-1,075,652	£-1,094,886	£-1,094,886	£-1,167,014	£-1,215,100
35% SR : 35% THLR : 30% LLR	43%	£-1,250,669	£-1,545,767	£-1,565,158	£-1,565,158	£-1,637,873	£-1,686,351
35% SR : 35% THLR : 30% LLR	50%	£-1,765,642	£-2,018,729	£-2,038,289	£-2,038,289	£-2,112,768	£-2,162,467

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,701,440	£2,169,223	£2,150,562	£2,150,562	£2,080,586	£2,033,935
35% SR : 35% THLR : 30% LLR	10%	£2,036,053	£1,559,466	£1,540,688	£1,540,688	£1,470,196	£1,423,201
35% SR : 35% THLR : 30% LLR	20%	£1,365,517	£944,687	£925,731	£925,731	£854,644	£807,252
35% SR : 35% THLR : 30% LLR	25%	£1,028,318	£635,390	£616,346	£616,346	£544,932	£497,322
35% SR : 35% THLR : 30% LLR	30%	£689,830	£324,827	£305,690	£305,690	£233,929	£186,068
35% SR : 35% THLR : 30% LLR	35%	£350,057	£12,998	£-6,237	£-6,237	£-78,364	£-126,450
35% SR : 35% THLR : 30% LLR	43%	£-162,019	£-457,117	£-476,508	£-476,508	£-549,224	£-597,701
35% SR : 35% THLR : 30% LLR	50%	£-676,982	£-930,079	£-949,639	£-949,639	£-1,024,118	£-1,073,617

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,155,877	£2,623,661	£2,605,000	£2,605,000	£2,535,023	£2,488,372
35% SR : 35% THLR : 30% LLR	10%	£2,490,490	£2,013,923	£1,995,126	£1,995,126	£1,924,633	£1,877,639
35% SR : 35% THLR : 30% LLR	20%	£1,819,954	£1,399,124	£1,380,168	£1,380,168	£1,309,081	£1,261,689
35% SR : 35% THLR : 30% LLR	25%	£1,482,755	£1,089,827	£1,070,783	£1,070,783	£999,369	£951,759
35% SR : 35% THLR : 30% LLR	30%	£1,144,268	£779,264	£760,128	£760,128	£688,366	£640,525
35% SR : 35% THLR : 30% LLR	35%	£804,494	£467,435	£448,201	£448,201	£376,073	£327,987
35% SR : 35% THLR : 30% LLR	43%	£292,418	£-22,680	£-22,071	£-22,071	£-94,786	£-143,264
35% SR : 35% THLR : 30% LLR	50%	£-222,654	£-475,642	£-495,202	£-495,202	£-569,660	£-619,379

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,537,920	£4,238,503	£4,219,843	£4,219,843	£4,149,866	£4,103,215
35% SR : 35% THLR : 30% LLR	10%	£3,824,937	£3,557,190	£3,538,391	£3,538,391	£3,467,899	£3,420,904
35% SR : 35% THLR : 30% LLR	20%	£3,106,804	£2,870,814	£2,851,858	£2,851,858	£2,780,771	£2,733,380
35% SR : 35% THLR : 30% LLR	25%	£2,745,807	£2,525,728	£2,506,685	£2,506,685	£2,435,270	£2,387,661
35% SR : 35% THLR : 30% LLR	30%	£2,383,522	£2,179,378	£2,160,242	£2,160,242	£2,088,480	£2,040,639
35% SR : 35% THLR : 30% LLR	35%	£2,019,949	£1,831,761	£1,812,528	£1,812,528	£1,740,399	£1,692,314
35% SR : 35% THLR : 30% LLR	43%	£1,472,175	£1,307,964	£1,288,573	£1,288,573	£1,215,857	£1,167,379
35% SR : 35% THLR : 30% LLR	50%	£921,505	£781,320	£761,760	£761,760	£688,412	£639,513

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£839,878	£540,461	£521,801	£521,801	£451,824	£405,173
35% SR : 35% THLR : 30% LLR	10%	£126,895	£140,852	£159,651	£159,651	£230,143	£277,137
35% SR : 35% THLR : 30% LLR	20%	£591,238	£827,228	£846,184	£846,184	£917,271	£964,662
35% SR : 35% THLR : 30% LLR	25%	£952,235	£1,172,313	£1,191,357	£1,191,357	£1,262,772	£1,310,381
35% SR : 35% THLR : 30% LLR	30%	£1,314,520	£1,518,664	£1,537,800	£1,537,800	£1,609,561	£1,657,403
35% SR : 35% THLR : 30% LLR	35%	£1,678,093	£1,866,281	£1,885,514	£1,885,514	£1,957,643	£2,005,728
35% SR : 35% THLR : 30% LLR	43%	£2,225,867	£2,390,078	£2,409,469	£2,409,469	£2,482,185	£2,530,662
35% SR : 35% THLR : 30% LLR	50%	£2,776,537	£2,916,722	£2,936,281	£2,936,281	£3,009,630	£3,058,529

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,495,429	£2,196,012	£2,177,352	£2,177,352	£2,107,375	£2,060,724
35% SR : 35% THLR : 30% LLR	10%	£1,782,446	£1,514,699	£1,495,901	£1,495,901	£1,425,408	£1,378,414
35% SR : 35% THLR : 30% LLR	20%	£1,064,313	£828,323	£809,368	£809,368	£738,280	£690,889
35% SR : 35% THLR : 30% LLR	25%	£703,316	£483,238	£464,194	£464,194	£392,780	£345,170
35% SR : 35% THLR : 30% LLR	30%	£341,031	£136,887	£117,751	£117,751	£45,990	£1,852
35% SR : 35% THLR : 30% LLR	35%	£22,542	£210,730	£229,983	£229,983	£302,092	£350,177
35% SR : 35% THLR : 30% LLR	43%	£570,316	£734,527	£753,917	£753,917	£826,634	£875,111
35% SR : 35% THLR : 30% LLR	50%	£1,120,986	£1,261,171	£1,280,730	£1,280,730	£1,354,079	£1,402,978

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,584,079	£3,284,662	£3,266,002	£3,266,002	£3,196,025	£3,149,374
35% SR : 35% THLR : 30% LLR	10%	£2,871,096	£2,603,349	£2,584,550	£2,584,550	£2,514,058	£2,467,064
35% SR : 35% THLR : 30% LLR	20%	£2,152,963	£1,916,973	£1,898,017	£1,898,017	£1,826,930	£1,779,539
35% SR : 35% THLR : 30% LLR	25%	£1,791,966	£1,571,868	£1,552,844	£1,552,844	£1,481,429	£1,433,820
35% SR : 35% THLR : 30% LLR	30%	£1,429,681	£1,225,537	£1,206,401	£1,206,401	£1,134,640	£1,086,798
35% SR : 35% THLR : 30% LLR	35%	£1,066,108	£877,920	£858,687	£858,687	£786,558	£738,473
35% SR : 35% THLR : 30% LLR	43%	£518,334	£354,123	£334,732	£334,732	£282,016	£213,539
35% SR : 35% THLR : 30% LLR	50%	£32,336	£172,521	£192,080	£192,080	£265,429	£314,328

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,038,516	£3,739,099	£3,720,439	£3,720,439	£3,650,462	£3,603,811
35% SR : 35% THLR : 30% LLR	10%	£3,325,534	£3,057,786	£3,038,988	£3,038,988	£2,968,495	£2,921,501
35% SR : 35% THLR : 30% LLR	20%	£2,607,401	£2,371,410	£2,352,455	£2,352,455	£2,281,367	£2,233,976
35% SR : 35% THLR : 30% LLR	25%	£2,246,403	£2,026,325	£2,007,282	£2,007,282	£1,935,867	£1,888,258
35% SR : 35% THLR : 30% LLR	30%	£1,884,118	£1,679,975	£1,660,838	£1,660,838	£1,589,077	£1,541,235
35% SR : 35% THLR : 30% LLR	35%	£1,520,545	£1,332,558	£1,313,124	£1,313,124	£1,240,995	£1,192,910
35% SR : 35% THLR : 30% LLR	43%	£972,772	£808,561	£789,170	£789,170	£716,453	£667,976
35% SR : 35% THLR : 30% LLR	50%	£422,102	£281,917	£262,357	£262,357	£189,009	£140,109

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,361,067	£3,081,890	£3,063,230	£3,063,230	£2,993,253	£2,946,602
35% SR : 35% THLR : 30% LLR	10%	£2,734,627	£2,485,631	£2,466,833	£2,466,833	£2,396,341	£2,349,346
35% SR : 35% THLR : 30% LLR	20%	£2,103,037	£1,884,310	£1,865,354	£1,865,354	£1,794,267	£1,746,876
35% SR : 35% THLR : 30% LLR	25%	£1,785,310	£1,581,752	£1,562,708	£1,562,708	£1,491,294	£1,443,685
35% SR : 35% THLR : 30% LLR	30%	£1,466,296	£1,277,929	£1,258,792	£1,258,792	£1,187,031	£1,139,189
35% SR : 35% THLR : 30% LLR	35%	£1,145,995	£972,839	£953,605	£953,605	£881,476	£833,391
35% SR : 35% THLR : 30% LLR	43%	£663,129	£512,833	£493,442	£493,442	£420,725	£372,248
35% SR : 35% THLR : 30% LLR	50%	£177,365	£49,979	£30,420	£30,420	£-43,632	£-93,331

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£336,975	-£616,152	-£634,812	-£634,812	-£704,789	-£751,440
35% SR : 35% THLR : 30% LLR	10%	-£963,415	-£1,212,411	-£1,231,209	-£1,231,209	-£1,301,701	-£1,348,696
35% SR : 35% THLR : 30% LLR	20%	-£1,595,005	-£1,813,732	-£1,832,688	-£1,832,688	-£1,903,775	-£1,951,166
35% SR : 35% THLR : 30% LLR	25%	-£1,912,732	-£2,116,290	-£2,135,333	-£2,135,333	-£2,206,748	-£2,254,357
35% SR : 35% THLR : 30% LLR	30%	-£2,231,745	-£2,420,113	-£2,439,250	-£2,439,250	-£2,511,011	-£2,558,853
35% SR : 35% THLR : 30% LLR	35%	-£2,552,046	-£2,725,203	-£2,744,437	-£2,744,437	-£2,816,566	-£2,864,651
35% SR : 35% THLR : 30% LLR	43%	-£3,034,913	-£3,185,209	-£3,204,600	-£3,204,600	-£3,277,317	-£3,325,794
35% SR : 35% THLR : 30% LLR	50%	-£3,520,677	-£3,648,083	-£3,667,622	-£3,667,622	-£3,741,674	-£3,791,372

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,318,576	£1,039,399	£1,020,739	£1,020,739	£950,762	£904,111
35% SR : 35% THLR : 30% LLR	10%	£692,136	£443,140	£424,342	£424,342	£353,851	£306,855
35% SR : 35% THLR : 30% LLR	20%	£60,546	-£158,181	-£177,137	-£177,137	-£248,224	-£295,615
35% SR : 35% THLR : 30% LLR	25%	-£257,181	-£460,739	-£479,782	-£479,782	-£551,197	-£598,806
35% SR : 35% THLR : 30% LLR	30%	-£576,194	-£764,562	-£783,699	-£783,699	-£855,460	-£903,302
35% SR : 35% THLR : 30% LLR	35%	-£896,485	-£1,069,652	-£1,088,886	-£1,088,886	-£1,161,015	-£1,209,100
35% SR : 35% THLR : 30% LLR	43%	-£1,379,362	-£1,529,698	-£1,549,049	-£1,549,049	-£1,621,786	-£1,670,243
35% SR : 35% THLR : 30% LLR	50%	-£1,866,125	-£1,992,512	-£2,012,071	-£2,012,071	-£2,086,122	-£2,135,821

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,407,226	£2,128,049	£2,109,389	£2,109,389	£2,039,412	£1,992,761
35% SR : 35% THLR : 30% LLR	10%	£1,780,786	£1,531,790	£1,512,992	£1,512,992	£1,442,500	£1,395,505
35% SR : 35% THLR : 30% LLR	20%	£1,149,196	£930,469	£911,513	£911,513	£840,426	£793,035
35% SR : 35% THLR : 30% LLR	25%	£831,469	£627,911	£608,868	£608,868	£537,453	£489,844
35% SR : 35% THLR : 30% LLR	30%	£512,456	£324,088	£304,951	£304,951	£233,190	£185,348
35% SR : 35% THLR : 30% LLR	35%	£192,155	£18,998	£236	£236	£-72,965	£-120,450
35% SR : 35% THLR : 30% LLR	43%	-£280,712	-£441,008	-£460,399	-£460,399	-£533,116	-£581,593
35% SR : 35% THLR : 30% LLR	50%	-£776,476	-£903,862	-£923,421	-£923,421	-£997,473	-£1,047,171

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,861,663	£2,582,487	£2,563,827	£2,563,827	£2,493,849	£2,447,198
35% SR : 35% THLR : 30% LLR	10%	£2,235,223	£1,986,228	£1,967,429	£1,967,429	£1,896,938	£1,849,942
35% SR : 35% THLR : 30% LLR	20%	£1,603,634	£1,384,907	£1,365,950	£1,365,950	£1,294,863	£1,247,472
35% SR : 35% THLR : 30% LLR	25%	£1,285,906	£1,082,348	£1,063,305	£1,063,305	£991,890	£944,281
35% SR : 35% THLR : 30% LLR	30%	£966,893	£778,525	£759,388	£759,388	£687,627	£639,786
35% SR : 35% THLR : 30% LLR	35%	£646,592	£473,435	£454,201	£454,201	£382,072	£333,987
35% SR : 35% THLR : 30% LLR	43%	£163,725	£13,429	£-5,962	£-5,962	£-78,675	£-127,156
35% SR : 35% THLR : 30% LLR	50%	-£322,038	-£449,425	-£468,984	-£468,984	-£543,035	-£592,734

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,478,427	£2,214,431	£2,195,771	£2,195,771	£2,125,793	£2,079,142
35% SR : 35% THLR : 30% LLR	10%	£1,915,463	£1,680,556	£1,661,758	£1,661,758	£1,591,266	£1,544,271
35% SR : 35% THLR : 30% LLR	20%	£1,347,349	£1,141,620	£1,122,663	£1,122,663	£1,051,576	£1,004,184
35% SR : 35% THLR : 30% LLR	25%	£1,061,361	£870,253	£851,210	£851,210	£779,795	£732,186
35% SR : 35% THLR : 30% LLR	30%	£774,085	£597,622	£578,485	£578,485	£506,724	£458,883
35% SR : 35% THLR : 30% LLR	35%	£485,521	£323,725	£304,490	£304,490	£232,362	£184,276
35% SR : 35% THLR : 30% LLR	43%	£50,262	£-90,958	£-110,666	£-110,666	£-184,570	£-233,841
35% SR : 35% THLR : 30% LLR	50%	£-394,239	£-513,827	£-533,707	£-533,707	£-608,255	£-657,954

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,219,615	£-1,483,611	£-1,502,271	£-1,502,271	£-1,572,249	£-1,618,900
35% SR : 35% THLR : 30% LLR	10%	£-1,782,579	£-2,017,486	£-2,036,284	£-2,036,284	£-2,106,776	£-2,153,771
35% SR : 35% THLR : 30% LLR	20%	£-2,350,693	£-2,556,422	£-2,575,379	£-2,575,379	£-2,646,466	£-2,693,858
35% SR : 35% THLR : 30% LLR	25%	£-2,636,681	£-2,827,789	£-2,846,832	£-2,846,832	£-2,918,247	£-2,965,856
35% SR : 35% THLR : 30% LLR	30%	£-2,923,957	£-3,100,420	£-3,119,557	£-3,119,557	£-3,191,318	£-3,239,159
35% SR : 35% THLR : 30% LLR	35%	£-3,212,520	£-3,374,317	£-3,393,552	£-3,393,552	£-3,465,680	£-3,513,766
35% SR : 35% THLR : 30% LLR	43%	£-3,647,780	£-3,789,000	£-3,808,708	£-3,808,708	£-3,882,612	£-3,931,883
35% SR : 35% THLR : 30% LLR	50%	£-4,092,280	£-4,211,869	£-4,231,749	£-4,231,749	£-4,306,297	£-4,355,996

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£435,936	£171,940	£153,280	£153,280	£83,302	£36,652
35% SR : 35% THLR : 30% LLR	10%	£-127,028	£-361,935	£-380,733	£-380,733	£-451,225	£-498,220
35% SR : 35% THLR : 30% LLR	20%	£-695,142	£-900,871	£-919,828	£-919,828	£-990,914	£-1,038,307
35% SR : 35% THLR : 30% LLR	25%	£-981,130	£-1,172,238	£-1,191,281	£-1,191,281	£-1,262,696	£-1,310,305
35% SR : 35% THLR : 30% LLR	30%	£-1,268,406	£-1,444,889	£-1,464,006	£-1,464,006	£-1,535,787	£-1,583,608
35% SR : 35% THLR : 30% LLR	35%	£-1,556,969	£-1,718,786	£-1,738,000	£-1,738,000	£-1,810,128	£-1,858,214
35% SR : 35% THLR : 30% LLR	43%	£-1,992,229	£-2,133,448	£-2,153,157	£-2,153,157	£-2,227,081	£-2,276,332
35% SR : 35% THLR : 30% LLR	50%	£-2,436,729	£-2,556,318	£-2,576,198	£-2,576,198	£-2,650,746	£-2,700,445

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,524,586	£1,260,590	£1,241,930	£1,241,930	£1,171,952	£1,125,301
35% SR : 35% THLR : 30% LLR	10%	£961,622	£726,715	£707,917	£707,917	£637,425	£590,430
35% SR : 35% THLR : 30% LLR	20%	£393,508	£187,779	£168,822	£168,822	£97,735	£50,343
35% SR : 35% THLR : 30% LLR	25%	£107,520	£-55,588	£-102,631	£-102,631	£-174,046	£-221,855
35% SR : 35% THLR : 30% LLR	30%	£-179,756	£-356,219	£-375,356	£-375,356	£-447,117	£-494,958
35% SR : 35% THLR : 30% LLR	35%	£-468,319	£-630,116	£-649,351	£-649,351	£-721,479	£-769,585
35% SR : 35% THLR : 30% LLR	43%	£-903,579	£-1,044,799	£-1,064,507	£-1,064,507	£-1,138,411	£-1,187,682
35% SR : 35% THLR : 30% LLR	50%	£-1,348,079	£-1,467,668	£-1,487,548	£-1,487,548	£-1,562,096	£-1,611,795

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,979,024	£1,715,027	£1,696,367	£1,696,367	£1,626,390	£1,579,739
35% SR : 35% THLR : 30% LLR	10%	£1,416,059	£1,181,152	£1,162,355	£1,162,355	£1,091,862	£1,044,868
35% SR : 35% THLR : 30% LLR	20%	£847,946	£642,216	£623,259	£623,259	£552,173	£504,781
35% SR : 35% THLR : 30% LLR	25%	£561,957	£370,850	£351,806	£351,806	£280,391	£232,782
35% SR : 35% THLR : 30% LLR	30%	£274,681	£98,218	£79,082	£79,082	£7,320	£-40,521
35% SR : 35% THLR : 30% LLR	35%	£-13,882	£-175,679	£-194,913	£-194,913	£-267,041	£-315,127
35% SR : 35% THLR : 30% LLR	43%	£-449,142	£-590,361	£-610,069	£-610,069	£-683,974	£-733,245
35% SR : 35% THLR : 30% LLR	50%	£-893,642	£-1,013,231	£-1,033,111	£-1,033,111	£-1,107,659	£-1,157,358

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,949,494	£3,715,303	£3,696,643	£3,696,643	£3,626,665	£3,580,014
35% SR : 35% THLR : 30% LLR	10%	£3,286,530	£3,077,638	£3,058,841	£3,058,841	£2,988,348	£2,941,354
35% SR : 35% THLR : 30% LLR	20%	£2,618,418	£2,434,912	£2,415,956	£2,415,956	£2,344,868	£2,297,477
35% SR : 35% THLR : 30% LLR	25%	£2,282,430	£2,111,651	£2,092,608	£2,092,608	£2,021,193	£1,973,584
35% SR : 35% THLR : 30% LLR	30%	£1,945,154	£1,787,125	£1,767,988	£1,767,988	£1,696,227	£1,648,386
35% SR : 35% THLR : 30% LLR	35%	£1,606,591	£1,461,332	£1,442,099	£1,442,099	£1,369,970	£1,321,885
35% SR : 35% THLR : 30% LLR	43%	£1,096,333	£970,272	£950,881	£950,881	£878,165	£829,688
35% SR : 35% THLR : 30% LLR	50%	£583,178	£476,365	£456,805	£456,805	£383,457	£334,557

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£251,452	£17,261	-£1,399	-£1,399	-£71,377	-£118,027
35% SR : 35% THLR : 30% LLR	10%	-£411,512	-£620,404	-£639,201	-£639,201	-£709,694	-£756,688
35% SR : 35% THLR : 30% LLR	20%	-£1,079,624	-£1,263,130	-£1,282,086	-£1,282,086	-£1,353,173	-£1,400,565
35% SR : 35% THLR : 30% LLR	25%	-£1,415,612	-£1,586,391	-£1,605,434	-£1,605,434	-£1,676,849	-£1,724,458
35% SR : 35% THLR : 30% LLR	30%	-£1,752,888	-£1,910,917	-£1,930,054	-£1,930,054	-£2,001,815	-£2,049,656
35% SR : 35% THLR : 30% LLR	35%	-£2,091,451	-£2,236,710	-£2,255,943	-£2,255,943	-£2,328,072	-£2,376,157
35% SR : 35% THLR : 30% LLR	43%	-£2,601,709	-£2,727,770	-£2,747,161	-£2,747,161	-£2,819,877	-£2,868,354
35% SR : 35% THLR : 30% LLR	50%	-£3,114,864	-£3,221,677	-£3,241,237	-£3,241,237	-£3,314,585	-£3,363,485

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,907,003	£1,672,812	£1,654,152	£1,654,152	£1,584,174	£1,537,524
35% SR : 35% THLR : 30% LLR	10%	£1,244,039	£1,035,147	£1,016,350	£1,016,350	£945,858	£898,863
35% SR : 35% THLR : 30% LLR	20%	£575,927	£392,421	£373,465	£373,465	£302,378	£254,987
35% SR : 35% THLR : 30% LLR	25%	£239,939	£69,160	£50,117	£50,117	-£21,298	-£68,907
35% SR : 35% THLR : 30% LLR	30%	-£97,337	-£255,366	-£274,503	-£274,503	-£346,264	-£394,105
35% SR : 35% THLR : 30% LLR	35%	-£435,900	-£581,158	-£600,392	-£600,392	-£672,521	-£720,606
35% SR : 35% THLR : 30% LLR	43%	-£946,158	-£1,072,218	-£1,091,610	-£1,091,610	-£1,164,326	-£1,212,803
35% SR : 35% THLR : 30% LLR	50%	-£1,459,313	-£1,566,126	-£1,585,686	-£1,585,686	-£1,659,034	-£1,707,934

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,995,653	£2,761,462	£2,742,802	£2,742,802	£2,672,824	£2,626,174
35% SR : 35% THLR : 30% LLR	10%	£2,332,689	£2,123,797	£2,105,000	£2,105,000	£2,034,507	£1,987,513
35% SR : 35% THLR : 30% LLR	20%	£1,664,577	£1,481,071	£1,462,115	£1,462,115	£1,391,028	£1,343,636
35% SR : 35% THLR : 30% LLR	25%	£1,328,589	£1,157,810	£1,138,767	£1,138,767	£1,067,352	£1,019,743
35% SR : 35% THLR : 30% LLR	30%	£991,313	£833,284	£814,147	£814,147	£742,386	£694,545
35% SR : 35% THLR : 30% LLR	35%	£652,750	£507,491	£488,258	£488,258	£416,129	£368,044
35% SR : 35% THLR : 30% LLR	43%	£142,492	£16,431	£2,960	£2,960	£75,676	£124,153
35% SR : 35% THLR : 30% LLR	50%	-£370,663	-£477,476	-£497,036	-£497,036	-£570,384	-£619,284

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,450,090	£3,215,899	£3,197,239	£3,197,239	£3,127,262	£3,080,611
35% SR : 35% THLR : 30% LLR	10%	£2,787,127	£2,578,235	£2,559,437	£2,559,437	£2,489,945	£2,441,950
35% SR : 35% THLR : 30% LLR	20%	£2,119,014	£1,935,508	£1,916,553	£1,916,553	£1,845,465	£1,798,074
35% SR : 35% THLR : 30% LLR	25%	£1,783,026	£1,612,247	£1,593,204	£1,593,204	£1,521,789	£1,474,180
35% SR : 35% THLR : 30% LLR	30%	£1,445,751	£1,287,721	£1,268,584	£1,268,584	£1,196,823	£1,148,983
35% SR : 35% THLR : 30% LLR	35%	£1,107,188	£961,929	£942,695	£942,695	£870,566	£822,481
35% SR : 35% THLR : 30% LLR	43%	£596,929	£470,869	£451,477	£451,477	£378,761	£330,284
35% SR : 35% THLR : 30% LLR	50%	£83,774	-£23,039	-£42,599	-£42,599	-£115,947	-£164,647

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,478,427	£2,269,537	£2,250,877	£2,250,877	£2,180,900	£2,134,249
35% SR : 35% THLR : 30% LLR	10%	£1,930,727	£1,745,152	£1,726,355	£1,726,355	£1,655,862	£1,608,868
35% SR : 35% THLR : 30% LLR	20%	£1,377,875	£1,215,706	£1,196,749	£1,196,749	£1,125,663	£1,078,272
35% SR : 35% THLR : 30% LLR	25%	£1,099,519	£949,085	£930,041	£930,041	£858,627	£811,017
35% SR : 35% THLR : 30% LLR	30%	£819,875	£681,199	£662,062	£662,062	£590,301	£542,459
35% SR : 35% THLR : 30% LLR	35%	£538,943	£412,047	£392,812	£392,812	£320,683	£272,598
35% SR : 35% THLR : 30% LLR	43%	£115,131	£5,946	£-13,665	£-13,665	£-87,571	£-136,841
35% SR : 35% THLR : 30% LLR	50%	£-316,674	£-409,593	£-429,472	£-429,472	£-504,021	£-553,719

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,219,615	£-1,428,505	£-1,447,165	£-1,447,165	£-1,517,141	£-1,563,793
35% SR : 35% THLR : 30% LLR	10%	£-1,767,315	£-1,952,890	£-1,971,687	£-1,971,687	£-2,042,179	£-2,089,174
35% SR : 35% THLR : 30% LLR	20%	£-2,320,167	£-2,482,336	£-2,501,293	£-2,501,293	£-2,572,379	£-2,619,770
35% SR : 35% THLR : 30% LLR	25%	£-2,598,523	£-2,748,957	£-2,768,001	£-2,768,001	£-2,839,415	£-2,887,024
35% SR : 35% THLR : 30% LLR	30%	£-2,878,167	£-3,016,843	£-3,035,980	£-3,035,980	£-3,107,741	£-3,155,582
35% SR : 35% THLR : 30% LLR	35%	£-3,159,099	£-3,285,995	£-3,305,229	£-3,305,229	£-3,377,358	£-3,425,443
35% SR : 35% THLR : 30% LLR	43%	£-3,582,911	£-3,692,096	£-3,711,707	£-3,711,707	£-3,785,612	£-3,834,883
35% SR : 35% THLR : 30% LLR	50%	£-4,014,716	£-4,107,635	£-4,127,514	£-4,127,514	£-4,202,062	£-4,251,761

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£435,936	£227,046	£208,386	£208,386	£138,410	£91,758
35% SR : 35% THLR : 30% LLR	10%	£-111,764	£-297,339	£-316,136	£-316,136	£-386,628	£-433,623
35% SR : 35% THLR : 30% LLR	20%	£-664,616	£-826,785	£-845,742	£-845,742	£-916,828	£-964,219
35% SR : 35% THLR : 30% LLR	25%	£-942,972	£-1,093,406	£-1,112,449	£-1,112,449	£-1,183,884	£-1,231,473
35% SR : 35% THLR : 30% LLR	30%	£-1,222,616	£-1,361,292	£-1,380,429	£-1,380,429	£-1,452,190	£-1,500,031
35% SR : 35% THLR : 30% LLR	35%	£-1,503,548	£-1,630,444	£-1,649,678	£-1,649,678	£-1,721,807	£-1,769,892
35% SR : 35% THLR : 30% LLR	43%	£-1,927,360	£-2,036,545	£-2,056,156	£-2,056,156	£-2,130,081	£-2,179,331
35% SR : 35% THLR : 30% LLR	50%	£-2,359,164	£-2,452,084	£-2,471,963	£-2,471,963	£-2,546,511	£-2,596,210

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,524,586	£1,315,696	£1,297,036	£1,297,036	£1,227,060	£1,180,408
35% SR : 35% THLR : 30% LLR	10%	£976,886	£791,311	£772,514	£772,514	£702,022	£655,027
35% SR : 35% THLR : 30% LLR	20%	£424,034	£261,865	£242,908	£242,908	£171,822	£124,431
35% SR : 35% THLR : 30% LLR	25%	£145,678	£4,756	£-23,800	£-23,800	£-95,214	£-142,823
35% SR : 35% THLR : 30% LLR	30%	£-133,966	£-272,642	£-291,779	£-291,779	£-363,540	£-411,391
35% SR : 35% THLR : 30% LLR	35%	£-414,898	£-541,794	£-561,028	£-561,028	£-633,157	£-681,242
35% SR : 35% THLR : 30% LLR	43%	£-838,710	£-947,895	£-967,506	£-967,506	£-1,041,411	£-1,090,852
35% SR : 35% THLR : 30% LLR	50%	£-1,270,515	£-1,363,434	£-1,383,313	£-1,383,313	£-1,457,861	£-1,507,560

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,979,024	£1,770,133	£1,751,473	£1,751,473	£1,681,497	£1,634,845
35% SR : 35% THLR : 30% LLR	10%	£1,431,323	£1,245,749	£1,226,951	£1,226,951	£1,156,459	£1,109,464
35% SR : 35% THLR : 30% LLR	20%	£878,471	£716,302	£697,346	£697,346	£626,259	£578,868
35% SR : 35% THLR : 30% LLR	25%	£600,116	£449,681	£430,638	£430,638	£359,223	£311,614
35% SR : 35% THLR : 30% LLR	30%	£320,471	£181,795	£162,659	£162,659	£90,897	£43,056
35% SR : 35% THLR : 30% LLR	35%	£39,539	£-87,357	£-106,591	£-106,591	£-178,720	£-228,805
35% SR : 35% THLR : 30% LLR	43%	£-384,273	£-493,458	£-513,068	£-513,068	£-586,974	£-636,244
35% SR : 35% THLR : 30% LLR	50%	£-816,077	£-908,997	£-928,876	£-928,876	£-1,003,424	£-1,053,123

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T5 - 25 Houses and Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	25
Site Area	0.07 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,301,573	£1,112,924	£1,094,264	£1,094,264	£1,024,288	£977,636
35% SR : 35% THLR : 30% LLR	10%	£856,295	£689,200	£670,403	£670,403	£599,911	£552,916
35% SR : 35% THLR : 30% LLR	20%	£405,866	£260,415	£241,458	£241,458	£170,371	£122,979
35% SR : 35% THLR : 30% LLR	25%	£178,720	£44,124	£25,080	£25,080	£-47,092	£-95,481
35% SR : 35% THLR : 30% LLR	30%	£-50,526	£-176,269	£-195,718	£-195,718	£-268,654	£-317,277
35% SR : 35% THLR : 30% LLR	35%	£-284,004	£-398,670	£-418,218	£-418,218	£-491,527	£-540,399
35% SR : 35% THLR : 30% LLR	43%	£-636,674	£-734,683	£-754,391	£-754,391	£-828,295	£-877,566
35% SR : 35% THLR : 30% LLR	50%	£-992,289	£-1,073,589	£-1,093,468	£-1,093,468	£-1,168,016	£-1,217,715

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,396,469	£-2,585,118	£-2,603,778	£-2,603,778	£-2,673,754	£-2,720,406
35% SR : 35% THLR : 30% LLR	10%	£-2,841,747	£-3,008,842	£-3,027,639	£-3,027,639	£-3,098,131	£-3,145,126
35% SR : 35% THLR : 30% LLR	20%	£-3,292,176	£-3,437,627	£-3,456,584	£-3,456,584	£-3,527,671	£-3,575,062
35% SR : 35% THLR : 30% LLR	25%	£-3,519,322	£-3,853,918	£-3,872,962	£-3,872,962	£-3,943,134	£-3,990,525
35% SR : 35% THLR : 30% LLR	30%	£-3,748,568	£-4,271,311	£-4,290,355	£-4,290,355	£-4,360,527	£-4,407,918
35% SR : 35% THLR : 30% LLR	35%	£-3,982,046	£-4,688,712	£-4,707,756	£-4,707,756	£-4,777,928	£-4,825,319
35% SR : 35% THLR : 30% LLR	43%	£-4,334,716	£-4,432,724	£-4,451,768	£-4,451,768	£-4,521,940	£-4,569,331
35% SR : 35% THLR : 30% LLR	50%	£-4,690,331	£-4,771,631	£-4,790,675	£-4,790,675	£-4,860,847	£-4,908,238

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-740,918	£-929,567	£-948,227	£-948,227	£-1,018,203	£-1,064,855
35% SR : 35% THLR : 30% LLR	10%	£-1,186,196	£-1,353,290	£-1,372,088	£-1,372,088	£-1,442,580	£-1,489,575
35% SR : 35% THLR : 30% LLR	20%	£-1,636,625	£-1,782,076	£-1,801,033	£-1,801,033	£-1,872,120	£-1,919,511
35% SR : 35% THLR : 30% LLR	25%	£-1,863,771	£-1,998,367	£-2,017,411	£-2,017,411	£-2,089,583	£-2,137,972
35% SR : 35% THLR : 30% LLR	30%	£-2,093,017	£-2,218,760	£-2,238,209	£-2,238,209	£-2,311,145	£-2,359,768
35% SR : 35% THLR : 30% LLR	35%	£-2,326,495	£-2,441,181	£-2,460,709	£-2,460,709	£-2,534,018	£-2,582,890
35% SR : 35% THLR : 30% LLR	43%	£-2,679,165	£-2,777,173	£-2,796,881	£-2,796,881	£-2,870,786	£-2,920,057
35% SR : 35% THLR : 30% LLR	50%	£-3,034,779	£-3,116,079	£-3,135,958	£-3,135,958	£-3,210,507	£-3,260,208

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£347,732	£159,083	£140,423	£140,423	£70,447	£23,795
35% SR : 35% THLR : 30% LLR	10%	£-97,546	£-264,641	£-283,438	£-283,438	£-353,930	£-400,925
35% SR : 35% THLR : 30% LLR	20%	£-547,975	£-693,426	£-712,383	£-712,383	£-783,470	£-830,861
35% SR : 35% THLR : 30% LLR	25%	£-775,121	£-909,717	£-928,761	£-928,761	£-1,000,933	£-1,049,322
35% SR : 35% THLR : 30% LLR	30%	£-1,004,367	£-1,130,110	£-1,149,559	£-1,149,559	£-1,222,495	£-1,271,118
35% SR : 35% THLR : 30% LLR	35%	£-1,237,845	£-1,352,511	£-1,372,059	£-1,372,059	£-1,445,388	£-1,494,240
35% SR : 35% THLR : 30% LLR	43%	£-1,590,515	£-1,688,523	£-1,708,232	£-1,708,232	£-1,782,136	£-1,831,407
35% SR : 35% THLR : 30% LLR	50%	£-1,946,130	£-2,027,430	£-2,047,308	£-2,047,308	£-2,121,857	£-2,171,556

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£802,169	£613,520	£594,860	£594,860	£524,884	£478,232
35% SR : 35% THLR : 30% LLR	10%	£356,892	£189,797	£170,999	£170,999	£100,507	£53,512
35% SR : 35% THLR : 30% LLR	20%	£-93,538	£-238,889	£-257,945	£-257,945	£-329,033	£-376,434
35% SR : 35% THLR : 30% LLR	25%	£-320,684	£-455,280	£-474,324	£-474,324	£-546,496	£-594,884
35% SR : 35% THLR : 30% LLR	30%	£-549,930	£-675,673	£-695,122	£-695,122	£-768,058	£-816,681
35% SR : 35% THLR : 30% LLR	35%	£-783,408	£-898,074	£-917,622	£-917,622	£-990,931	£-1,039,803
35% SR : 35% THLR : 30% LLR	43%	£-1,136,077	£-1,234,086	£-1,253,794	£-1,253,794	£-1,327,699	£-1,376,970
35% SR : 35% THLR : 30% LLR	50%	£-1,491,692	£-1,572,992	£-1,592,871	£-1,592,871	£-1,667,419	£-1,717,118

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats		
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Value Area	CIL Z1 High (£1,200 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,086,784	£13,881,270	£13,839,012	£13,839,012	£13,680,546	£13,574,592
35% SR : 35% THLR : 30% LLR	10%	£12,891,859	£11,806,446	£11,763,197	£11,763,197	£11,601,016	£11,492,895
35% SR : 35% THLR : 30% LLR	20%	£10,679,411	£9,715,620	£9,672,026	£9,672,026	£9,508,548	£9,399,563
35% SR : 35% THLR : 30% LLR	25%	£9,565,250	£8,665,970	£8,622,185	£8,622,185	£8,457,995	£8,348,534
35% SR : 35% THLR : 30% LLR	30%	£8,448,216	£7,613,495	£7,569,509	£7,569,509	£7,404,562	£7,294,597
35% SR : 35% THLR : 30% LLR	35%	£7,328,306	£6,558,195	£6,513,996	£6,513,996	£6,348,249	£6,237,750
35% SR : 35% THLR : 30% LLR	43%	£5,643,052	£4,969,949	£4,925,407	£4,925,407	£4,758,380	£4,647,027
35% SR : 35% THLR : 30% LLR	50%	£3,951,331	£3,375,346	£3,330,438	£3,330,438	£3,162,031	£3,049,760

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,788,017	£6,582,503	£6,540,245	£6,540,245	£6,381,779	£6,275,825
35% SR : 35% THLR : 30% LLR	10%	£5,593,092	£4,507,679	£4,464,430	£4,464,430	£4,302,249	£4,194,128
35% SR : 35% THLR : 30% LLR	20%	£3,380,644	£2,416,853	£2,373,259	£2,373,259	£2,209,781	£2,100,796
35% SR : 35% THLR : 30% LLR	25%	£2,266,483	£1,367,203	£1,323,418	£1,323,418	£1,159,228	£1,049,767
35% SR : 35% THLR : 30% LLR	30%	£1,149,449	£314,728	£270,742	£270,742	£105,795	£-4,170
35% SR : 35% THLR : 30% LLR	35%	£29,539	£-274,572	£-274,771	£-274,771	£-290,518	£-1,061,016
35% SR : 35% THLR : 30% LLR	43%	£-1,655,715	£-2,328,818	£-2,373,360	£-2,373,360	£-2,540,387	£-2,651,740
35% SR : 35% THLR : 30% LLR	50%	£-3,347,436	£-3,923,421	£-3,968,329	£-3,968,329	£-4,136,736	£-4,249,007

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,055,552	£9,850,038	£9,807,780	£9,807,780	£9,649,314	£9,543,360
35% SR : 35% THLR : 30% LLR	10%	£8,860,627	£7,775,214	£7,731,965	£7,731,965	£7,569,784	£7,461,663
35% SR : 35% THLR : 30% LLR	20%	£6,648,179	£5,684,388	£5,640,794	£5,640,794	£5,477,316	£5,368,331
35% SR : 35% THLR : 30% LLR	25%	£5,534,018	£4,634,738	£4,590,953	£4,590,953	£4,426,763	£4,317,302
35% SR : 35% THLR : 30% LLR	30%	£4,416,984	£3,582,263	£3,538,277	£3,538,277	£3,373,330	£3,263,365
35% SR : 35% THLR : 30% LLR	35%	£3,297,074	£2,526,963	£2,482,764	£2,482,764	£2,317,017	£2,206,519
35% SR : 35% THLR : 30% LLR	43%	£1,611,820	£938,717	£894,175	£894,175	£727,148	£615,795
35% SR : 35% THLR : 30% LLR	50%	£-79,901	£-655,886	£-700,794	£-700,794	£-869,201	£-981,472

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,204,203	£11,998,689	£11,956,431	£11,956,431	£11,797,965	£11,692,011
35% SR : 35% THLR : 30% LLR	10%	£11,009,278	£9,923,865	£9,880,616	£9,880,616	£9,718,435	£9,610,314
35% SR : 35% THLR : 30% LLR	20%	£8,796,830	£7,833,039	£7,789,445	£7,789,445	£7,625,967	£7,516,982
35% SR : 35% THLR : 30% LLR	25%	£7,682,669	£6,783,389	£6,739,604	£6,739,604	£6,575,414	£6,465,953
35% SR : 35% THLR : 30% LLR	30%	£6,565,635	£5,730,914	£5,686,928	£5,686,928	£5,521,981	£5,412,016
35% SR : 35% THLR : 30% LLR	35%	£5,445,725	£4,675,614	£4,631,415	£4,631,415	£4,465,968	£4,355,170
35% SR : 35% THLR : 30% LLR	43%	£3,780,471	£3,087,968	£3,042,826	£3,042,826	£2,875,799	£2,764,446
35% SR : 35% THLR : 30% LLR	50%	£2,068,750	£1,492,765	£1,447,857	£1,447,857	£1,279,450	£1,167,179

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,101,119	£12,895,605	£12,853,347	£12,853,347	£12,694,881	£12,588,927
35% SR : 35% THLR : 30% LLR	10%	£11,906,194	£10,820,781	£10,777,532	£10,777,532	£10,615,351	£10,507,230
35% SR : 35% THLR : 30% LLR	20%	£9,693,746	£8,729,955	£8,686,361	£8,686,361	£8,522,883	£8,413,898
35% SR : 35% THLR : 30% LLR	25%	£8,579,585	£7,680,305	£7,636,520	£7,636,520	£7,472,330	£7,362,869
35% SR : 35% THLR : 30% LLR	30%	£7,462,551	£6,627,830	£6,583,844	£6,583,844	£6,418,897	£6,308,932
35% SR : 35% THLR : 30% LLR	35%	£6,342,641	£5,572,530	£5,528,331	£5,528,331	£5,362,584	£5,252,085
35% SR : 35% THLR : 30% LLR	43%	£4,657,387	£3,984,284	£3,939,742	£3,939,742	£3,772,715	£3,661,362
35% SR : 35% THLR : 30% LLR	50%	£2,965,666	£2,389,681	£2,344,773	£2,344,773	£2,176,366	£2,064,095

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Med (£900 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,179,864	£7,077,669	£7,034,720	£7,034,720	£6,873,662	£6,766,290
35% SR : 35% THLR : 30% LLR	10%	£6,619,686	£5,635,021	£5,591,773	£5,591,773	£5,429,592	£5,321,471
35% SR : 35% THLR : 30% LLR	20%	£5,048,010	£4,181,074	£4,137,480	£4,137,480	£3,974,002	£3,865,017
35% SR : 35% THLR : 30% LLR	25%	£4,257,862	£3,449,862	£3,406,078	£3,406,078	£3,241,887	£3,132,427
35% SR : 35% THLR : 30% LLR	30%	£3,464,838	£2,715,827	£2,671,841	£2,671,841	£2,506,893	£2,396,928
35% SR : 35% THLR : 30% LLR	35%	£2,668,940	£1,978,965	£1,934,766	£1,934,766	£1,769,019	£1,658,521
35% SR : 35% THLR : 30% LLR	43%	£1,469,703	£868,377	£823,836	£823,836	£656,808	£545,456
35% SR : 35% THLR : 30% LLR	50%	£263,999	£-252,633	£-298,275	£-298,275	£-469,436	£-583,543

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£881,097	£-221,097	£-264,047	£-264,047	£-425,105	£-532,477
35% SR : 35% THLR : 30% LLR	10%	£-679,081	£-1,663,746	£-1,706,994	£-1,706,994	£-1,869,175	£-1,977,296
35% SR : 35% THLR : 30% LLR	20%	£-2,250,757	£-3,117,693	£-3,161,287	£-3,161,287	£-3,324,765	£-3,433,760
35% SR : 35% THLR : 30% LLR	25%	£-3,040,905	£-3,848,905	£-3,892,688	£-3,892,688	£-4,056,880	£-4,166,340
35% SR : 35% THLR : 30% LLR	30%	£-3,833,929	£-4,582,940	£-4,626,926	£-4,626,926	£-4,791,873	£-4,901,839
35% SR : 35% THLR : 30% LLR	35%	£-4,629,827	£-5,319,802	£-5,364,001	£-5,364,001	£-5,529,748	£-5,640,246
35% SR : 35% THLR : 30% LLR	43%	£-5,829,064	£-6,430,390	£-6,474,931	£-6,474,931	£-6,641,959	£-6,753,310
35% SR : 35% THLR : 30% LLR	50%	£-7,034,768	£-7,551,400	£-7,597,042	£-7,597,042	£-7,768,203	£-7,882,310

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,148,632	£3,046,438	£3,003,488	£3,003,488	£2,842,430	£2,735,058
35% SR : 35% THLR : 30% LLR	10%	£2,588,454	£1,603,789	£1,560,542	£1,560,542	£1,398,360	£1,290,239
35% SR : 35% THLR : 30% LLR	20%	£1,016,778	£149,842	£106,248	£106,248	£-57,230	£-166,215
35% SR : 35% THLR : 30% LLR	25%	£226,630	£-581,370	£-625,153	£-625,153	£-789,345	£-898,805
35% SR : 35% THLR : 30% LLR	30%	£-566,394	£-1,315,405	£-1,359,391	£-1,359,391	£-1,524,338	£-1,634,303
35% SR : 35% THLR : 30% LLR	35%	£-1,382,292	£-2,052,266	£-2,096,466	£-2,096,466	£-2,262,213	£-2,372,711
35% SR : 35% THLR : 30% LLR	43%	£-2,581,529	£-3,162,855	£-3,207,395	£-3,207,395	£-3,374,424	£-3,485,775
35% SR : 35% THLR : 30% LLR	50%	£-3,767,233	£-4,283,865	£-4,329,507	£-4,329,507	£-4,500,668	£-4,614,775

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,297,283	£5,195,089	£5,152,139	£5,152,139	£4,991,081	£4,883,710
35% SR : 35% THLR : 30% LLR	10%	£4,737,105	£3,752,440	£3,709,193	£3,709,193	£3,547,011	£3,438,890
35% SR : 35% THLR : 30% LLR	20%	£3,165,429	£2,298,493	£2,254,899	£2,254,899	£2,091,421	£1,982,436
35% SR : 35% THLR : 30% LLR	25%	£2,375,281	£1,567,281	£1,523,498	£1,523,498	£1,359,306	£1,249,846
35% SR : 35% THLR : 30% LLR	30%	£1,582,257	£833,246	£789,260	£789,260	£624,313	£514,348
35% SR : 35% THLR : 30% LLR	35%	£786,359	£96,385	£52,186	£52,186	£-113,962	£-224,060
35% SR : 35% THLR : 30% LLR	43%	£-412,678	£-1,014,204	£-1,058,744	£-1,058,744	£-1,225,773	£-1,337,124
35% SR : 35% THLR : 30% LLR	50%	£-1,616,582	£-2,135,214	£-2,180,856	£-2,180,856	£-2,352,017	£-2,466,124

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,194,199	£6,092,004	£6,049,055	£6,049,055	£5,887,897	£5,780,625
35% SR : 35% THLR : 30% LLR	10%	£5,634,021	£4,649,356	£4,606,108	£4,606,108	£4,443,927	£4,335,806
35% SR : 35% THLR : 30% LLR	20%	£4,062,345	£3,195,409	£3,151,815	£3,151,815	£2,988,337	£2,879,352
35% SR : 35% THLR : 30% LLR	25%	£3,272,197	£2,464,197	£2,420,413	£2,420,413	£2,256,222	£2,146,762
35% SR : 35% THLR : 30% LLR	30%	£2,479,173	£1,730,162	£1,686,176	£1,686,176	£1,521,228	£1,411,263
35% SR : 35% THLR : 30% LLR	35%	£1,683,275	£993,300	£949,101	£949,101	£783,354	£672,856
35% SR : 35% THLR : 30% LLR	43%	£484,038	£-117,288	£-161,829	£-161,829	£-328,857	£-440,209
35% SR : 35% THLR : 30% LLR	50%	£-721,666	£-1,238,298	£-1,283,940	£-1,283,940	£-1,455,101	£-1,569,208

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z1 Low (£775 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,293,427	£4,240,877	£4,197,928	£4,197,928	£4,036,870	£3,929,498
35% SR : 35% THLR : 30% LLR	10%	£3,986,080	£3,046,712	£3,003,463	£3,003,463	£2,841,282	£2,733,161
35% SR : 35% THLR : 30% LLR	20%	£2,667,236	£1,841,246	£1,797,653	£1,797,653	£1,634,175	£1,525,190
35% SR : 35% THLR : 30% LLR	25%	£2,003,503	£1,234,276	£1,190,492	£1,190,492	£1,026,302	£916,841
35% SR : 35% THLR : 30% LLR	30%	£1,336,894	£624,482	£580,496	£580,496	£415,549	£305,584
35% SR : 35% THLR : 30% LLR	35%	£667,412	£11,863	£-32,866	£-32,866	£-201,324	£-313,629
35% SR : 35% THLR : 30% LLR	43%	£-347,798	£-927,286	£-972,555	£-972,555	£-1,142,315	£-1,255,489
35% SR : 35% THLR : 30% LLR	50%	£-1,380,497	£-1,873,089	£-1,918,732	£-1,918,732	£-2,089,892	£-2,203,999

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,005,340	£-3,057,890	£-3,100,839	£-3,100,839	£-3,261,897	£-3,369,269
35% SR : 35% THLR : 30% LLR	10%	£-3,312,686	£-4,252,055	£-4,295,304	£-4,295,304	£-4,457,485	£-4,565,605
35% SR : 35% THLR : 30% LLR	20%	£-4,631,530	£-5,457,520	£-5,501,114	£-5,501,114	£-5,664,592	£-5,773,577
35% SR : 35% THLR : 30% LLR	25%	£-5,295,264	£-6,064,491	£-6,108,274	£-6,108,274	£-6,272,465	£-6,381,126
35% SR : 35% THLR : 30% LLR	30%	£-5,961,873	£-6,874,285	£-6,918,271	£-6,918,271	£-7,083,218	£-7,193,843
35% SR : 35% THLR : 30% LLR	35%	£-6,631,355	£-7,786,904	£-7,831,633	£-7,831,633	£-8,000,091	£-8,112,396
35% SR : 35% THLR : 30% LLR	43%	£-7,646,565	£-8,826,053	£-8,871,322	£-8,871,322	£-9,041,082	£-9,155,255
35% SR : 35% THLR : 30% LLR	50%	£-8,679,263	£-9,917,856	£-9,971,499	£-9,971,499	£-10,142,659	£-10,260,766

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,262,195	£209,645	£166,696	£166,696	£5,638	£-101,734
35% SR : 35% THLR : 30% LLR	10%	£-45,151	£-984,520	£-1,027,769	£-1,027,769	£-1,189,950	£-1,298,070
35% SR : 35% THLR : 30% LLR	20%	£-1,363,995	£-2,189,985	£-2,233,579	£-2,233,579	£-2,397,057	£-2,506,042
35% SR : 35% THLR : 30% LLR	25%	£-2,027,729	£-2,796,956	£-2,840,739	£-2,840,739	£-3,004,930	£-3,114,391
35% SR : 35% THLR : 30% LLR	30%	£-2,694,338	£-3,406,750	£-3,450,736	£-3,450,736	£-3,615,683	£-3,725,648
35% SR : 35% THLR : 30% LLR	35%	£-3,363,820	£-4,019,389	£-4,064,098	£-4,064,098	£-4,232,556	£-4,344,861
35% SR : 35% THLR : 30% LLR	43%	£-4,379,030	£-4,958,518	£-5,003,787	£-5,003,787	£-5,173,547	£-5,286,720
35% SR : 35% THLR : 30% LLR	50%	£-5,411,728	£-5,904,320	£-5,949,963	£-5,949,963	£-6,121,124	£-6,236,231

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,410,846	£2,358,296	£2,315,347	£2,315,347	£2,154,289	£2,046,917
35% SR : 35% THLR : 30% LLR	10%	£2,103,500	£1,164,131	£1,120,882	£1,120,882	£958,701	£850,581
35% SR : 35% THLR : 30% LLR	20%	£784,656	£-41,334	£-84,928	£-84,928	£-248,406	£-357,391
35% SR : 35% THLR : 30% LLR	25%	£120,922	£-648,305	£-692,088	£-692,088	£-856,279	£-965,740
35% SR : 35% THLR : 30% LLR	30%	£-545,687	£-1,258,099	£-1,302,085	£-1,302,085	£-1,467,032	£-1,576,997
35% SR : 35% THLR : 30% LLR	35%	£-1,215,168	£-1,870,718	£-1,915,447	£-1,915,447	£-2,083,905	£-2,196,210
35% SR : 35% THLR : 30% LLR	43%	£-2,230,379	£-2,809,867	£-2,855,136	£-2,855,136	£-3,024,896	£-3,138,069
35% SR : 35% THLR : 30% LLR	50%	£-3,263,077	£-3,755,669	£-3,801,312	£-3,801,312	£-3,972,473	£-4,086,580

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,307,762	£3,256,212	£3,212,263	£3,212,263	£3,051,205	£2,943,833
35% SR : 35% THLR : 30% LLR	10%	£3,000,415	£2,061,047	£2,017,798	£2,017,798	£1,855,617	£1,747,496
35% SR : 35% THLR : 30% LLR	20%	£1,681,571	£855,581	£811,988	£811,988	£648,510	£539,525
35% SR : 35% THLR : 30% LLR	25%	£1,017,838	£248,611	£204,827	£204,827	£40,637	£-68,824
35% SR : 35% THLR : 30% LLR	30%	£351,229	£-361,183	£-405,189	£-405,189	£-570,116	£-680,081
35% SR : 35% THLR : 30% LLR	35%	£-318,253	£-973,802	£-1,018,531	£-1,018,531	£-1,186,989	£-1,294,294
35% SR : 35% THLR : 30% LLR	43%	£-1,333,463	£-1,912,951	£-1,958,220	£-1,958,220	£-2,127,980	£-2,241,154
35% SR : 35% THLR : 30% LLR	50%	£-2,366,162	£-2,858,754	£-2,904,397	£-2,904,397	£-3,075,557	£-3,189,664

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 High (£850 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,025,289	£6,451,742	£6,408,793	£6,408,793	£6,247,735	£6,140,363
35% SR : 35% THLR : 30% LLR	10%	£5,625,290	£5,115,639	£5,072,390	£5,072,390	£4,910,209	£4,802,089
35% SR : 35% THLR : 30% LLR	20%	£4,213,794	£3,768,237	£3,724,643	£3,724,643	£3,561,166	£3,452,180
35% SR : 35% THLR : 30% LLR	25%	£3,503,735	£3,090,299	£3,046,514	£3,046,514	£2,882,323	£2,772,863
35% SR : 35% THLR : 30% LLR	30%	£2,790,800	£2,409,535	£2,365,548	£2,365,548	£2,200,601	£2,090,636
35% SR : 35% THLR : 30% LLR	35%	£2,074,992	£1,725,947	£1,681,747	£1,681,747	£1,516,000	£1,405,502
35% SR : 35% THLR : 30% LLR	43%	£995,890	£695,266	£650,726	£650,726	£483,698	£372,346
35% SR : 35% THLR : 30% LLR	50%	£-91,147	£-347,358	£-393,001	£-393,001	£-564,162	£-678,269

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-273,478	£-847,025	£-889,974	£-889,974	£-1,051,032	£-1,158,404
35% SR : 35% THLR : 30% LLR	10%	£-1,673,477	£-2,183,128	£-2,226,377	£-2,226,377	£-2,388,558	£-2,496,678
35% SR : 35% THLR : 30% LLR	20%	£-3,084,973	£-3,530,530	£-3,574,124	£-3,574,124	£-3,737,601	£-3,846,587
35% SR : 35% THLR : 30% LLR	25%	£-3,795,032	£-4,208,468	£-4,252,253	£-4,252,253	£-4,416,443	£-4,525,904
35% SR : 35% THLR : 30% LLR	30%	£-4,507,967	£-4,889,232	£-4,933,218	£-4,933,218	£-5,098,166	£-5,208,131
35% SR : 35% THLR : 30% LLR	35%	£-5,223,775	£-5,572,820	£-5,617,020	£-5,617,020	£-5,782,767	£-5,893,265
35% SR : 35% THLR : 30% LLR	43%	£-6,302,877	£-6,603,500	£-6,648,041	£-6,648,041	£-6,815,069	£-6,926,421
35% SR : 35% THLR : 30% LLR	50%	£-7,389,913	£-7,646,125	£-7,691,768	£-7,691,768	£-7,862,929	£-7,977,036

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,994,057	£2,420,510	£2,377,561	£2,377,561	£2,216,503	£2,109,132
35% SR : 35% THLR : 30% LLR	10%	£1,594,058	£1,084,407	£1,041,159	£1,041,159	£878,977	£770,857
35% SR : 35% THLR : 30% LLR	20%	£182,562	£-262,995	£-306,589	£-306,589	£-470,066	£-579,052
35% SR : 35% THLR : 30% LLR	25%	£-527,497	£-940,933	£-984,718	£-984,718	£-1,148,908	£-1,258,369
35% SR : 35% THLR : 30% LLR	30%	£-1,240,432	£-1,621,697	£-1,665,683	£-1,665,683	£-1,830,630	£-1,940,596
35% SR : 35% THLR : 30% LLR	35%	£-1,956,240	£-2,305,285	£-2,349,485	£-2,349,485	£-2,515,231	£-2,625,730
35% SR : 35% THLR : 30% LLR	43%	£-3,035,342	£-3,335,985	£-3,380,506	£-3,380,506	£-3,547,533	£-3,658,886
35% SR : 35% THLR : 30% LLR	50%	£-4,122,378	£-4,378,590	£-4,424,233	£-4,424,233	£-4,595,394	£-4,709,501

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,142,708	£4,569,161	£4,526,212	£4,526,212	£4,365,155	£4,257,783
35% SR : 35% THLR : 30% LLR	10%	£3,742,710	£3,233,058	£3,189,810	£3,189,810	£3,027,629	£2,919,508
35% SR : 35% THLR : 30% LLR	20%	£2,331,214	£1,885,656	£1,842,062	£1,842,062	£1,678,565	£1,569,599
35% SR : 35% THLR : 30% LLR	25%	£1,621,154	£1,207,718	£1,163,933	£1,163,933	£999,743	£890,282
35% SR : 35% THLR : 30% LLR	30%	£908,219	£526,954	£482,968	£482,968	£318,021	£208,056
35% SR : 35% THLR : 30% LLR	35%	£192,411	£-156,634	£-200,894	£-200,894	£-366,580	£-477,079
35% SR : 35% THLR : 30% LLR	43%	£-696,890	£-1,167,314	£-1,231,855	£-1,231,855	£-1,398,882	£-1,510,235
35% SR : 35% THLR : 30% LLR	50%	£-1,973,727	£-2,229,939	£-2,275,582	£-2,275,582	£-2,446,743	£-2,560,850

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,039,624	£5,466,077	£5,423,128	£5,423,128	£5,262,070	£5,154,698
35% SR : 35% THLR : 30% LLR	10%	£4,639,625	£4,129,974	£4,086,725	£4,086,725	£3,924,544	£3,816,424
35% SR : 35% THLR : 30% LLR	20%	£3,228,129	£2,782,572	£2,738,978	£2,738,978	£2,575,501	£2,466,515
35% SR : 35% THLR : 30% LLR	25%	£2,518,070	£2,104,634	£2,060,849	£2,060,849	£1,896,658	£1,787,198
35% SR : 35% THLR : 30% LLR	30%	£1,805,135	£1,423,870	£1,379,883	£1,379,883	£1,214,936	£1,104,971
35% SR : 35% THLR : 30% LLR	35%	£1,089,327	£740,282	£696,082	£696,082	£530,335	£419,837
35% SR : 35% THLR : 30% LLR	43%	£10,225	£-290,398	£-334,939	£-334,939	£-501,967	£-613,319
35% SR : 35% THLR : 30% LLR	50%	£-1,076,812	£-1,333,023	£-1,378,666	£-1,378,666	£-1,549,827	£-1,663,934

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Med (£750 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,716,140	£4,182,308	£4,139,359	£4,139,359	£3,978,302	£3,870,930
35% SR : 35% THLR : 30% LLR	10%	£3,485,384	£3,012,537	£2,969,289	£2,969,289	£2,807,108	£2,698,987
35% SR : 35% THLR : 30% LLR	20%	£2,243,130	£1,831,467	£1,787,872	£1,787,872	£1,624,395	£1,515,410
35% SR : 35% THLR : 30% LLR	25%	£1,617,692	£1,236,694	£1,192,910	£1,192,910	£1,028,718	£919,259
35% SR : 35% THLR : 30% LLR	30%	£989,380	£639,096	£595,110	£595,110	£430,163	£320,198
35% SR : 35% THLR : 30% LLR	35%	£358,192	£38,673	-\$5,616	-\$5,616	-\$174,074	-\$286,379
35% SR : 35% THLR : 30% LLR	43%	-\$603,693	-\$881,441	-\$926,710	-\$926,710	-\$1,096,470	-\$1,209,644
35% SR : 35% THLR : 30% LLR	50%	-\$1,578,009	-\$1,808,649	-\$1,854,291	-\$1,854,291	-\$2,025,452	-\$2,139,559

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-\$2,582,627	-\$3,116,459	-\$3,159,408	-\$3,159,408	-\$3,320,465	-\$3,427,837
35% SR : 35% THLR : 30% LLR	10%	-\$3,813,383	-\$4,286,230	-\$4,329,478	-\$4,329,478	-\$4,491,659	-\$4,599,780
35% SR : 35% THLR : 30% LLR	20%	-\$5,056,637	-\$5,467,300	-\$5,510,895	-\$5,510,895	-\$5,674,372	-\$5,783,357
35% SR : 35% THLR : 30% LLR	25%	-\$5,681,075	-\$6,062,073	-\$6,105,857	-\$6,105,857	-\$6,270,048	-\$6,379,508
35% SR : 35% THLR : 30% LLR	30%	-\$6,309,387	-\$6,859,670	-\$6,903,657	-\$6,903,657	-\$7,068,604	-\$7,178,569
35% SR : 35% THLR : 30% LLR	35%	-\$6,940,575	-\$7,260,094	-\$7,304,383	-\$7,304,383	-\$7,472,841	-\$7,585,146
35% SR : 35% THLR : 30% LLR	43%	-\$7,902,460	-\$8,180,208	-\$8,225,477	-\$8,225,477	-\$8,395,237	-\$8,508,411
35% SR : 35% THLR : 30% LLR	50%	-\$8,876,776	-\$9,107,416	-\$9,153,058	-\$9,153,058	-\$9,324,219	-\$9,438,326

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£684,908	£151,076	£108,128	£108,128	£52,930	£160,302
35% SR : 35% THLR : 30% LLR	10%	-\$545,847	-\$1,018,695	-\$1,061,943	-\$1,061,943	-\$1,224,124	-\$1,332,245
35% SR : 35% THLR : 30% LLR	20%	-\$1,788,102	-\$2,199,785	-\$2,243,360	-\$2,243,360	-\$2,406,837	-\$2,515,822
35% SR : 35% THLR : 30% LLR	25%	-\$2,413,540	-\$2,794,538	-\$2,838,322	-\$2,838,322	-\$3,002,513	-\$3,111,973
35% SR : 35% THLR : 30% LLR	30%	-\$3,041,852	-\$3,392,135	-\$3,436,122	-\$3,436,122	-\$3,601,089	-\$3,711,034
35% SR : 35% THLR : 30% LLR	35%	-\$3,673,040	-\$3,992,599	-\$4,036,848	-\$4,036,848	-\$4,205,305	-\$4,317,611
35% SR : 35% THLR : 30% LLR	43%	-\$4,634,925	-\$4,912,673	-\$4,957,942	-\$4,957,942	-\$5,127,702	-\$5,240,875
35% SR : 35% THLR : 30% LLR	50%	-\$5,609,241	-\$5,839,881	-\$5,885,523	-\$5,885,523	-\$6,056,684	-\$6,170,791

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,833,559	£2,299,727	£2,256,779	£2,256,779	£2,095,721	£1,988,349
35% SR : 35% THLR : 30% LLR	10%	£1,602,804	£1,129,956	£1,086,708	£1,086,708	£924,527	£816,406
35% SR : 35% THLR : 30% LLR	20%	£360,549	-\$51,114	-\$94,709	-\$94,709	-\$258,186	-\$367,171
35% SR : 35% THLR : 30% LLR	25%	-\$264,889	-\$645,887	-\$689,671	-\$689,671	-\$853,862	-\$963,322
35% SR : 35% THLR : 30% LLR	30%	-\$893,201	-\$1,243,484	-\$1,287,470	-\$1,287,470	-\$1,452,418	-\$1,562,383
35% SR : 35% THLR : 30% LLR	35%	-\$1,524,389	-\$1,843,907	-\$1,888,197	-\$1,888,197	-\$2,056,654	-\$2,168,960
35% SR : 35% THLR : 30% LLR	43%	-\$2,486,274	-\$2,764,022	-\$2,809,291	-\$2,809,291	-\$2,979,051	-\$3,092,224
35% SR : 35% THLR : 30% LLR	50%	-\$3,460,590	-\$3,691,230	-\$3,736,872	-\$3,736,872	-\$3,906,032	-\$4,022,140

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,730,475	£3,196,643	£3,153,694	£3,153,694	£2,992,637	£2,885,265
35% SR : 35% THLR : 30% LLR	10%	£2,499,719	£2,026,872	£1,983,624	£1,983,624	£1,821,443	£1,713,322
35% SR : 35% THLR : 30% LLR	20%	£1,257,465	£845,802	£802,207	£802,207	£638,730	£529,745
35% SR : 35% THLR : 30% LLR	25%	£632,027	£251,029	£207,245	£207,245	£43,053	£66,406
35% SR : 35% THLR : 30% LLR	30%	£3,715	-\$346,569	-\$390,555	-\$390,555	-\$555,502	-\$665,467
35% SR : 35% THLR : 30% LLR	35%	-\$627,473	-\$946,992	-\$991,281	-\$991,281	-\$1,159,739	-\$1,272,044
35% SR : 35% THLR : 30% LLR	43%	-\$1,589,358	-\$1,867,106	-\$1,912,375	-\$1,912,375	-\$2,082,135	-\$2,195,309
35% SR : 35% THLR : 30% LLR	50%	-\$2,563,674	-\$2,794,314	-\$2,839,956	-\$2,839,956	-\$3,011,117	-\$3,125,224

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z2 Low (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,984,279	£2,480,233	£2,437,283	£2,437,283	£2,276,225	£2,168,853
35% SR : 35% THLR : 30% LLR	10%	£1,877,620	£1,432,425	£1,389,177	£1,389,177	£1,226,996	£1,118,875
35% SR : 35% THLR : 30% LLR	20%	£759,464	£373,318	£329,724	£329,724	£166,246	£57,261
35% SR : 35% THLR : 30% LLR	25%	£196,075	£163,097	£207,597	£207,597	£374,474	£485,725
35% SR : 35% THLR : 30% LLR	30%	£-376,243	£-708,490	£-753,195	£-753,195	£-920,840	£-1,032,603
35% SR : 35% THLR : 30% LLR	35%	£-954,690	£-1,256,753	£-1,301,675	£-1,301,675	£-1,470,133	£-1,582,438
35% SR : 35% THLR : 30% LLR	43%	£-1,827,837	£-2,084,532	£-2,129,801	£-2,129,801	£-2,299,560	£-2,412,734
35% SR : 35% THLR : 30% LLR	50%	£-2,707,558	£-2,918,770	£-2,964,412	£-2,964,412	£-3,135,573	£-3,249,680

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-4,314,488	£-4,818,534	£-4,861,484	£-4,861,484	£-5,022,542	£-5,129,913
35% SR : 35% THLR : 30% LLR	10%	£-5,421,147	£-5,866,342	£-5,909,590	£-5,909,590	£-6,071,771	£-6,179,892
35% SR : 35% THLR : 30% LLR	20%	£-6,539,303	£-6,925,449	£-6,969,043	£-6,969,043	£-7,132,521	£-7,241,506
35% SR : 35% THLR : 30% LLR	25%	£-7,102,692	£-7,461,864	£-7,506,364	£-7,506,364	£-7,673,241	£-7,784,491
35% SR : 35% THLR : 30% LLR	30%	£-7,675,010	£-8,007,257	£-8,051,962	£-8,051,962	£-8,219,606	£-8,331,370
35% SR : 35% THLR : 30% LLR	35%	£-8,253,457	£-8,555,520	£-8,600,442	£-8,600,442	£-8,768,900	£-8,881,205
35% SR : 35% THLR : 30% LLR	43%	£-9,126,603	£-9,383,298	£-9,428,568	£-9,428,568	£-9,598,327	£-9,711,501
35% SR : 35% THLR : 30% LLR	50%	£-10,006,325	£-10,217,537	£-10,263,179	£-10,263,179	£-10,434,340	£-10,548,447

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,046,953	£-1,550,999	£-1,593,949	£-1,593,949	£-1,755,006	£-1,862,378
35% SR : 35% THLR : 30% LLR	10%	£-2,153,612	£-2,598,807	£-2,642,055	£-2,642,055	£-2,804,236	£-2,912,357
35% SR : 35% THLR : 30% LLR	20%	£-3,271,768	£-3,857,914	£-3,701,507	£-3,701,507	£-3,864,996	£-3,973,970
35% SR : 35% THLR : 30% LLR	25%	£-3,835,157	£-4,194,329	£-4,238,829	£-4,238,829	£-4,405,706	£-4,516,956
35% SR : 35% THLR : 30% LLR	30%	£-4,407,475	£-4,739,722	£-4,784,427	£-4,784,427	£-4,952,071	£-5,063,835
35% SR : 35% THLR : 30% LLR	35%	£-4,985,922	£-5,287,985	£-5,332,907	£-5,332,907	£-5,501,385	£-5,613,670
35% SR : 35% THLR : 30% LLR	43%	£-5,859,068	£-6,115,763	£-6,161,033	£-6,161,033	£-6,330,792	£-6,443,966
35% SR : 35% THLR : 30% LLR	50%	£-6,738,790	£-6,950,002	£-6,995,644	£-6,995,644	£-7,166,805	£-7,280,912

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,101,698	£597,652	£554,703	£554,703	£393,645	£286,273
35% SR : 35% THLR : 30% LLR	10%	£-4,961	£-450,156	£-493,404	£-493,404	£-655,585	£-763,706
35% SR : 35% THLR : 30% LLR	20%	£-1,123,117	£-1,509,263	£-1,552,856	£-1,552,856	£-1,716,335	£-1,825,319
35% SR : 35% THLR : 30% LLR	25%	£-1,686,506	£-2,045,678	£-2,090,178	£-2,090,178	£-2,257,054	£-2,368,305
35% SR : 35% THLR : 30% LLR	30%	£-2,258,824	£-2,591,070	£-2,635,776	£-2,635,776	£-2,803,420	£-2,915,184
35% SR : 35% THLR : 30% LLR	35%	£-2,837,271	£-3,139,334	£-3,184,256	£-3,184,256	£-3,352,713	£-3,465,019
35% SR : 35% THLR : 30% LLR	43%	£-3,710,417	£-3,967,112	£-4,012,381	£-4,012,381	£-4,182,141	£-4,295,315
35% SR : 35% THLR : 30% LLR	50%	£-4,590,138	£-4,801,351	£-4,846,993	£-4,846,993	£-5,018,154	£-5,132,261

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,998,614	£1,494,568	£1,451,618	£1,451,618	£1,290,560	£1,183,188
35% SR : 35% THLR : 30% LLR	10%	£891,955	£446,760	£403,512	£403,512	£241,331	£133,210
35% SR : 35% THLR : 30% LLR	20%	£-226,201	£-612,347	£-656,941	£-656,941	£-819,419	£-928,404
35% SR : 35% THLR : 30% LLR	25%	£-789,590	£-1,148,762	£-1,193,262	£-1,193,262	£-1,360,139	£-1,471,390
35% SR : 35% THLR : 30% LLR	30%	£-1,361,908	£-1,694,155	£-1,738,860	£-1,738,860	£-1,906,505	£-2,018,268
35% SR : 35% THLR : 30% LLR	35%	£-1,940,355	£-2,242,418	£-2,287,340	£-2,287,340	£-2,455,798	£-2,568,103
35% SR : 35% THLR : 30% LLR	43%	£-2,813,502	£-3,070,197	£-3,115,466	£-3,115,466	£-3,285,225	£-3,398,399
35% SR : 35% THLR : 30% LLR	50%	£-3,693,223	£-3,904,435	£-3,950,077	£-3,950,077	£-4,121,238	£-4,235,345

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 High (£800 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,870,715	£5,430,089	£5,387,140	£5,387,140	£5,226,083	£5,118,711
35% SR : 35% THLR : 30% LLR	10%	£4,568,701	£4,178,980	£4,135,731	£4,135,731	£3,973,550	£3,865,430
35% SR : 35% THLR : 30% LLR	20%	£3,255,190	£2,916,571	£2,872,978	£2,872,978	£2,709,500	£2,600,515
35% SR : 35% THLR : 30% LLR	25%	£2,594,123	£2,281,130	£2,237,345	£2,237,345	£2,073,155	£1,963,694
35% SR : 35% THLR : 30% LLR	30%	£1,930,181	£1,642,862	£1,598,877	£1,598,877	£1,433,930	£1,323,965
35% SR : 35% THLR : 30% LLR	35%	£1,263,366	£1,001,771	£957,572	£957,572	£791,825	£681,326
35% SR : 35% THLR : 30% LLR	43%	£257,753	£34,837	£-9,862	£-9,862	£-179,623	£-292,795
35% SR : 35% THLR : 30% LLR	50%	£-766,665	£-953,802	£-999,445	£-999,445	£-1,170,605	£-1,284,713

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,428,052	£-1,868,678	£-1,911,626	£-1,911,626	£-2,072,684	£-2,180,056
35% SR : 35% THLR : 30% LLR	10%	£-2,730,066	£-3,119,787	£-3,163,035	£-3,163,035	£-3,325,217	£-3,433,337
35% SR : 35% THLR : 30% LLR	20%	£-4,043,577	£-4,382,195	£-4,425,789	£-4,425,789	£-4,589,267	£-4,698,252
35% SR : 35% THLR : 30% LLR	25%	£-4,704,644	£-5,017,637	£-5,061,422	£-5,061,422	£-5,225,612	£-5,335,073
35% SR : 35% THLR : 30% LLR	30%	£-5,368,586	£-5,855,905	£-5,899,890	£-5,899,890	£-6,064,837	£-6,174,802
35% SR : 35% THLR : 30% LLR	35%	£-6,035,401	£-6,296,996	£-6,341,195	£-6,341,195	£-6,506,942	£-6,617,441
35% SR : 35% THLR : 30% LLR	43%	£-7,041,014	£-7,263,930	£-7,308,629	£-7,308,629	£-7,478,390	£-7,591,562
35% SR : 35% THLR : 30% LLR	50%	£-8,065,432	£-8,252,569	£-8,298,212	£-8,298,212	£-8,469,372	£-8,583,480

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,839,483	£1,398,857	£1,355,909	£1,355,909	£1,194,851	£1,087,479
35% SR : 35% THLR : 30% LLR	10%	£537,469	£147,748	£104,500	£104,500	£-57,681	£-165,802
35% SR : 35% THLR : 30% LLR	20%	£-776,042	£-1,114,660	£-1,158,254	£-1,158,254	£-1,321,732	£-1,430,717
35% SR : 35% THLR : 30% LLR	25%	£-1,437,109	£-1,750,102	£-1,793,887	£-1,793,887	£-1,958,077	£-2,067,538
35% SR : 35% THLR : 30% LLR	30%	£-2,101,050	£-2,388,389	£-2,432,355	£-2,432,355	£-2,597,302	£-2,707,267
35% SR : 35% THLR : 30% LLR	35%	£-2,767,866	£-3,029,481	£-3,073,660	£-3,073,660	£-3,239,407	£-3,349,906
35% SR : 35% THLR : 30% LLR	43%	£-3,773,479	£-3,996,395	£-4,041,094	£-4,041,094	£-4,210,855	£-4,324,027
35% SR : 35% THLR : 30% LLR	50%	£-4,797,897	£-4,985,034	£-5,030,676	£-5,030,676	£-5,201,837	£-5,315,945

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,988,134	£3,547,508	£3,504,560	£3,504,560	£3,343,502	£3,236,130
35% SR : 35% THLR : 30% LLR	10%	£2,686,120	£2,296,400	£2,253,151	£2,253,151	£2,090,970	£1,982,849
35% SR : 35% THLR : 30% LLR	20%	£1,372,610	£1,033,991	£990,397	£990,397	£826,919	£717,934
35% SR : 35% THLR : 30% LLR	25%	£711,542	£398,549	£354,764	£354,764	£190,574	£81,113
35% SR : 35% THLR : 30% LLR	30%	£47,601	£-239,718	£-283,704	£-283,704	£-448,651	£-558,616
35% SR : 35% THLR : 30% LLR	35%	£-619,215	£-980,810	£-1,025,009	£-1,025,009	£-1,190,756	£-1,291,254
35% SR : 35% THLR : 30% LLR	43%	£-1,624,828	£-1,847,744	£-1,892,443	£-1,892,443	£-2,062,204	£-2,175,376
35% SR : 35% THLR : 30% LLR	50%	£-2,649,246	£-2,836,382	£-2,882,025	£-2,882,025	£-3,053,186	£-3,167,294

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,885,050	£4,444,424	£4,401,475	£4,401,475	£4,240,418	£4,133,046
35% SR : 35% THLR : 30% LLR	10%	£3,583,036	£3,193,315	£3,150,066	£3,150,066	£2,987,885	£2,879,785
35% SR : 35% THLR : 30% LLR	20%	£2,269,625	£1,930,906	£1,887,313	£1,887,313	£1,723,835	£1,614,850
35% SR : 35% THLR : 30% LLR	25%	£1,608,458	£1,295,465	£1,251,680	£1,251,680	£1,087,490	£978,029
35% SR : 35% THLR : 30% LLR	30%	£944,516	£667,197	£613,212	£613,212	£448,265	£338,300
35% SR : 35% THLR : 30% LLR	35%	£277,701	£16,106	£-28,093	£-28,093	£-193,840	£-304,339
35% SR : 35% THLR : 30% LLR	43%	£-727,912	£-950,828	£-995,527	£-995,527	£-1,165,288	£-1,278,460
35% SR : 35% THLR : 30% LLR	50%	£-1,752,330	£-1,939,467	£-1,985,110	£-1,985,110	£-2,156,270	£-2,270,378

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Med (£675 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,984,279	£2,593,297	£2,550,348	£2,550,348	£2,389,290	£2,281,918
35% SR : 35% THLR : 30% LLR	10%	£1,907,847	£1,563,889	£1,520,641	£1,520,641	£1,358,560	£1,250,340
35% SR : 35% THLR : 30% LLR	20%	£819,917	£523,183	£479,589	£479,589	£316,111	£207,126
35% SR : 35% THLR : 30% LLR	25%	£271,641	-£1,432	-£45,932	-£45,932	-£212,808	-£324,058
35% SR : 35% THLR : 30% LLR	30%	-£284,081	-£537,473	-£582,178	-£582,178	-£749,824	-£861,586
35% SR : 35% THLR : 30% LLR	35%	-£847,168	-£1,076,386	-£1,121,308	-£1,121,308	-£1,289,766	-£1,402,071
35% SR : 35% THLR : 30% LLR	43%	-£1,697,275	-£1,890,139	-£1,935,408	-£1,935,408	-£2,105,168	-£2,218,341
35% SR : 35% THLR : 30% LLR	50%	-£2,553,954	-£2,710,352	-£2,755,995	-£2,755,995	-£2,927,155	-£3,041,262

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£4,314,488	-£4,705,470	-£4,748,419	-£4,748,419	-£4,909,477	-£5,016,849
35% SR : 35% THLR : 30% LLR	10%	-£5,390,920	-£5,734,878	-£5,778,126	-£5,778,126	-£5,940,307	-£6,048,427
35% SR : 35% THLR : 30% LLR	20%	-£6,478,850	-£6,775,584	-£6,819,178	-£6,819,178	-£6,982,656	-£7,091,641
35% SR : 35% THLR : 30% LLR	25%	-£7,027,126	-£7,300,199	-£7,344,699	-£7,344,699	-£7,511,574	-£7,622,825
35% SR : 35% THLR : 30% LLR	30%	-£7,582,848	-£7,836,240	-£7,880,945	-£7,880,945	-£8,048,591	-£8,160,353
35% SR : 35% THLR : 30% LLR	35%	-£8,145,935	-£8,375,153	-£8,420,075	-£8,420,075	-£8,588,533	-£8,700,838
35% SR : 35% THLR : 30% LLR	43%	-£8,996,042	-£9,188,906	-£9,234,175	-£9,234,175	-£9,403,935	-£9,517,108
35% SR : 35% THLR : 30% LLR	50%	-£9,852,721	-£10,009,119	-£10,054,762	-£10,054,762	-£10,225,922	-£10,340,029

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,046,953	-£1,437,935	-£1,480,884	-£1,480,884	-£1,641,942	-£1,749,314
35% SR : 35% THLR : 30% LLR	10%	-£2,123,385	-£2,467,343	-£2,510,590	-£2,510,590	-£2,672,772	-£2,780,892
35% SR : 35% THLR : 30% LLR	20%	-£3,211,314	-£3,508,049	-£3,551,843	-£3,551,843	-£3,715,121	-£3,824,106
35% SR : 35% THLR : 30% LLR	25%	-£3,759,591	-£4,032,664	-£4,077,164	-£4,077,164	-£4,244,039	-£4,355,290
35% SR : 35% THLR : 30% LLR	30%	-£4,315,313	-£4,568,705	-£4,613,410	-£4,613,410	-£4,781,055	-£4,892,818
35% SR : 35% THLR : 30% LLR	35%	-£4,878,400	-£5,107,617	-£5,152,540	-£5,152,540	-£5,320,998	-£5,433,303
35% SR : 35% THLR : 30% LLR	43%	-£5,728,507	-£5,921,371	-£5,966,640	-£5,966,640	-£6,136,400	-£6,249,573
35% SR : 35% THLR : 30% LLR	50%	-£6,585,186	-£6,741,583	-£6,787,226	-£6,787,226	-£6,968,387	-£7,072,494

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,101,698	£710,717	£667,767	£667,767	£506,709	£399,337
35% SR : 35% THLR : 30% LLR	10%	£25,266	-£318,692	-£361,939	-£361,939	-£524,120	-£632,241
35% SR : 35% THLR : 30% LLR	20%	-£1,062,663	-£1,359,398	-£1,402,992	-£1,402,992	-£1,566,470	-£1,675,455
35% SR : 35% THLR : 30% LLR	25%	-£1,610,940	-£1,894,012	-£1,928,513	-£1,928,513	-£2,095,388	-£2,206,639
35% SR : 35% THLR : 30% LLR	30%	-£2,166,662	-£2,420,054	-£2,464,759	-£2,464,759	-£2,632,404	-£2,744,167
35% SR : 35% THLR : 30% LLR	35%	-£2,729,749	-£2,958,986	-£3,003,889	-£3,003,889	-£3,172,347	-£3,284,652
35% SR : 35% THLR : 30% LLR	43%	-£3,579,855	-£3,772,720	-£3,817,989	-£3,817,989	-£3,987,748	-£4,100,922
35% SR : 35% THLR : 30% LLR	50%	-£4,436,535	-£4,692,932	-£4,738,575	-£4,738,575	-£4,909,736	-£5,023,843

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,998,614	£1,607,632	£1,564,683	£1,564,683	£1,403,625	£1,296,253
35% SR : 35% THLR : 30% LLR	10%	£922,182	£578,224	£534,976	£534,976	£372,795	£264,675
35% SR : 35% THLR : 30% LLR	20%	-£186,749	-£462,482	-£508,076	-£508,076	-£668,554	-£778,539
35% SR : 35% THLR : 30% LLR	25%	-£714,024	-£987,097	-£1,031,597	-£1,031,597	-£1,198,473	-£1,309,723
35% SR : 35% THLR : 30% LLR	30%	-£1,269,746	-£1,523,138	-£1,567,843	-£1,567,843	-£1,735,489	-£1,847,251
35% SR : 35% THLR : 30% LLR	35%	-£1,832,833	-£2,062,051	-£2,106,973	-£2,106,973	-£2,275,431	-£2,387,736
35% SR : 35% THLR : 30% LLR	43%	-£2,682,940	-£2,875,804	-£2,921,073	-£2,921,073	-£3,090,833	-£3,204,006
35% SR : 35% THLR : 30% LLR	50%	-£3,539,619	-£3,696,017	-£3,741,660	-£3,741,660	-£3,912,820	-£4,026,927

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 - 50 Flats	
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Value Area	CIL Z3 Low (£575 psf)
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No Units	50
Site Area	0.13 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£675,130	£323,863	£280,914	£280,914	£119,856	£12,484
35% SR : 35% THLR : 30% LLR	10%	-£203,895	-£516,621	-£560,577	-£560,577	-£725,410	-£835,299
35% SR : 35% THLR : 30% LLR	20%	-£1,105,647	-£1,373,885	-£1,418,193	-£1,418,193	-£1,584,344	-£1,695,111
35% SR : 35% THLR : 30% LLR	25%	-£1,560,904	-£1,806,825	-£1,851,326	-£1,851,326	-£2,018,201	-£2,129,452
35% SR : 35% THLR : 30% LLR	30%	-£2,019,084	-£2,242,635	-£2,287,340	-£2,287,340	-£2,454,986	-£2,566,749
35% SR : 35% THLR : 30% LLR	35%	-£2,480,184	-£2,681,317	-£2,726,239	-£2,726,239	-£2,894,697	-£3,007,002
35% SR : 35% THLR : 30% LLR	43%	-£3,177,314	-£3,344,722	-£3,389,992	-£3,389,992	-£3,559,752	-£3,672,925
35% SR : 35% THLR : 30% LLR	50%	-£3,881,015	-£4,014,588	-£4,060,231	-£4,060,231	-£4,231,392	-£4,345,499

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£6,623,637	-£6,974,903	-£7,017,853	-£7,017,853	-£7,178,911	-£7,286,283
35% SR : 35% THLR : 30% LLR	10%	-£7,502,662	-£7,815,388	-£7,859,344	-£7,859,344	-£8,024,177	-£8,134,066
35% SR : 35% THLR : 30% LLR	20%	-£8,404,414	-£8,672,652	-£8,716,960	-£8,716,960	-£8,883,111	-£8,993,878
35% SR : 35% THLR : 30% LLR	25%	-£8,859,671	-£9,105,592	-£9,150,093	-£9,150,093	-£9,316,968	-£9,428,219
35% SR : 35% THLR : 30% LLR	30%	-£9,317,851	-£9,541,402	-£9,586,107	-£9,586,107	-£9,753,753	-£9,865,516
35% SR : 35% THLR : 30% LLR	35%	-£9,778,951	-£9,980,083	-£10,025,006	-£10,025,006	-£10,193,464	-£10,305,769
35% SR : 35% THLR : 30% LLR	43%	-£10,476,080	-£10,643,489	-£10,688,759	-£10,688,759	-£10,858,519	-£10,971,691
35% SR : 35% THLR : 30% LLR	50%	-£11,179,782	-£11,313,355	-£11,358,998	-£11,358,998	-£11,530,159	-£11,644,265

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£3,356,102	-£3,707,368	-£3,750,318	-£3,750,318	-£3,911,376	-£4,018,748
35% SR : 35% THLR : 30% LLR	10%	-£4,235,127	-£4,547,893	-£4,591,809	-£4,591,809	-£4,756,642	-£4,866,531
35% SR : 35% THLR : 30% LLR	20%	-£5,136,879	-£5,408,117	-£5,449,425	-£5,449,425	-£5,615,576	-£5,726,343
35% SR : 35% THLR : 30% LLR	25%	-£5,592,136	-£5,838,057	-£5,882,557	-£5,882,557	-£6,049,433	-£6,160,884
35% SR : 35% THLR : 30% LLR	30%	-£6,050,316	-£6,273,887	-£6,318,572	-£6,318,572	-£6,486,218	-£6,597,981
35% SR : 35% THLR : 30% LLR	35%	-£6,511,416	-£6,712,548	-£6,757,471	-£6,757,471	-£6,925,929	-£7,038,234
35% SR : 35% THLR : 30% LLR	43%	-£7,208,545	-£7,375,994	-£7,421,224	-£7,421,224	-£7,590,984	-£7,704,156
35% SR : 35% THLR : 30% LLR	50%	-£7,912,247	-£8,045,820	-£8,091,463	-£8,091,463	-£8,262,624	-£8,376,730

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,207,451	-£1,558,717	-£1,601,667	-£1,601,667	-£1,762,725	-£1,870,096
35% SR : 35% THLR : 30% LLR	10%	-£2,086,476	-£2,399,202	-£2,443,157	-£2,443,157	-£2,607,991	-£2,717,879
35% SR : 35% THLR : 30% LLR	20%	-£2,988,228	-£3,256,466	-£3,300,774	-£3,300,774	-£3,466,925	-£3,577,692
35% SR : 35% THLR : 30% LLR	25%	-£3,443,485	-£3,689,406	-£3,733,906	-£3,733,906	-£3,900,782	-£4,012,033
35% SR : 35% THLR : 30% LLR	30%	-£3,901,665	-£4,125,216	-£4,169,921	-£4,169,921	-£4,337,567	-£4,449,329
35% SR : 35% THLR : 30% LLR	35%	-£4,362,765	-£4,563,897	-£4,608,820	-£4,608,820	-£4,777,278	-£4,889,583
35% SR : 35% THLR : 30% LLR	43%	-£5,059,894	-£5,227,303	-£5,272,573	-£5,272,573	-£5,442,333	-£5,555,505
35% SR : 35% THLR : 30% LLR	50%	-£5,763,596	-£5,897,169	-£5,942,812	-£5,942,812	-£6,113,973	-£6,228,079

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£310,535	-£661,802	-£704,751	-£704,751	-£866,809	-£973,181
35% SR : 35% THLR : 30% LLR	10%	-£1,189,560	-£1,602,286	-£1,646,242	-£1,646,242	-£1,711,075	-£1,820,964
35% SR : 35% THLR : 30% LLR	20%	-£2,091,312	-£2,359,550	-£2,403,858	-£2,403,858	-£2,570,009	-£2,680,776
35% SR : 35% THLR : 30% LLR	25%	-£2,546,569	-£2,792,490	-£2,836,991	-£2,836,991	-£3,003,866	-£3,115,117
35% SR : 35% THLR : 30% LLR	30%	-£3,004,749	-£3,228,300	-£3,273,005	-£3,273,005	-£3,440,651	-£3,552,414
35% SR : 35% THLR : 30% LLR	35%	-£3,465,849	-£3,666,982	-£3,711,904	-£3,711,904	-£3,880,362	-£3,992,667
35% SR : 35% THLR : 30% LLR	43%	-£4,162,979	-£4,330,387	-£4,375,657	-£4,375,657	-£4,545,417	-£4,658,590
35% SR : 35% THLR : 30% LLR	50%	-£4,866,680	-£5,000,253	-£5,045,896	-£5,045,896	-£5,217,057	-£5,331,164

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£27,773,400	£25,442,463	£25,361,582	£25,361,582	£25,063,527	£24,848,157
35% SR : 35% THLR : 30% LLR	10%	£23,683,478	£21,577,568	£21,494,847	£21,494,847	£21,184,644	£20,977,842
35% SR : 35% THLR : 30% LLR	20%	£19,554,247	£17,689,707	£17,606,324	£17,606,324	£17,293,641	£17,085,185
35% SR : 35% THLR : 30% LLR	25%	£17,477,627	£15,737,638	£15,653,893	£15,653,893	£15,339,845	£15,130,480
35% SR : 35% THLR : 30% LLR	30%	£15,395,487	£13,780,146	£13,696,014	£13,696,014	£13,380,519	£13,170,190
35% SR : 35% THLR : 30% LLR	35%	£13,307,828	£11,817,228	£11,732,688	£11,732,688	£11,415,663	£11,204,314
35% SR : 35% THLR : 30% LLR	43%	£10,165,989	£8,862,679	£8,777,487	£8,777,487	£8,458,012	£8,245,029
35% SR : 35% THLR : 30% LLR	50%	£7,011,731	£5,888,475	£5,801,173	£5,801,173	£5,473,795	£5,255,542

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,358,815	-£972,122	-£1,053,003	-£1,053,003	-£1,361,058	-£1,566,428
35% SR : 35% THLR : 30% LLR	10%	-£2,731,107	-£4,837,017	-£4,919,738	-£4,919,738	-£5,229,941	-£5,436,743
35% SR : 35% THLR : 30% LLR	20%	-£6,860,338	-£8,724,878	-£8,808,261	-£8,808,261	-£9,120,944	-£9,329,400
35% SR : 35% THLR : 30% LLR	25%	-£8,936,958	-£10,676,947	-£10,760,692	-£10,760,692	-£11,074,740	-£11,284,105
35% SR : 35% THLR : 30% LLR	30%	-£11,019,098	-£12,634,439	-£12,718,572	-£12,718,572	-£13,034,066	-£13,244,395
35% SR : 35% THLR : 30% LLR	35%	-£13,106,757	-£14,597,357	-£14,681,897	-£14,681,897	-£14,998,922	-£15,210,271
35% SR : 35% THLR : 30% LLR	43%	-£16,248,596	-£17,551,906	-£17,637,099	-£17,637,099	-£17,956,573	-£18,169,556
35% SR : 35% THLR : 30% LLR	50%	-£19,402,854	-£20,526,110	-£20,613,412	-£20,613,412	-£20,940,790	-£21,159,043

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,184,180	£10,853,243	£10,772,362	£10,772,362	£10,464,307	£10,258,937
35% SR : 35% THLR : 30% LLR	10%	£9,094,258	£6,988,348	£6,905,627	£6,905,627	£6,595,424	£6,388,622
35% SR : 35% THLR : 30% LLR	20%	£4,965,027	£3,100,487	£3,017,104	£3,017,104	£2,704,421	£2,495,965
35% SR : 35% THLR : 30% LLR	25%	£2,888,407	£1,148,418	£1,064,673	£1,064,673	£750,625	£541,260
35% SR : 35% THLR : 30% LLR	30%	£806,267	-£809,074	-£893,207	-£893,207	-£1,208,701	-£1,419,030
35% SR : 35% THLR : 30% LLR	35%	-£1,281,392	-£2,771,992	-£2,856,532	-£2,856,532	-£3,173,557	-£3,384,906
35% SR : 35% THLR : 30% LLR	43%	-£4,423,231	-£5,726,541	-£5,811,734	-£5,811,734	-£6,131,208	-£6,344,191
35% SR : 35% THLR : 30% LLR	50%	-£7,577,489	-£8,700,745	-£8,788,047	-£8,788,047	-£9,115,425	-£9,333,678

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,960,250	£18,629,314	£18,548,433	£18,548,433	£18,240,378	£18,035,008
35% SR : 35% THLR : 30% LLR	10%	£16,870,329	£14,764,419	£14,681,698	£14,681,698	£14,371,494	£14,164,692
35% SR : 35% THLR : 30% LLR	20%	£12,741,098	£10,876,557	£10,793,175	£10,793,175	£10,480,492	£10,272,036
35% SR : 35% THLR : 30% LLR	25%	£10,664,478	£8,924,489	£8,840,744	£8,840,744	£8,526,696	£8,317,330
35% SR : 35% THLR : 30% LLR	30%	£8,582,338	£6,966,996	£6,882,864	£6,882,864	£6,567,370	£6,357,041
35% SR : 35% THLR : 30% LLR	35%	£6,494,679	£5,004,078	£4,919,538	£4,919,538	£4,602,514	£4,391,165
35% SR : 35% THLR : 30% LLR	43%	£3,352,840	£2,049,530	£1,964,337	£1,964,337	£1,644,863	£1,431,880
35% SR : 35% THLR : 30% LLR	50%	£198,581	-£924,675	-£1,011,976	-£1,011,976	-£1,339,355	-£1,557,607

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,206,231	£21,875,295	£21,794,414	£21,794,414	£21,486,359	£21,280,989
35% SR : 35% THLR : 30% LLR	10%	£20,116,310	£18,010,400	£17,927,678	£17,927,678	£17,617,475	£17,410,673
35% SR : 35% THLR : 30% LLR	20%	£15,987,079	£14,122,538	£14,039,155	£14,039,155	£13,726,472	£13,518,017
35% SR : 35% THLR : 30% LLR	25%	£13,910,458	£12,170,470	£12,086,724	£12,086,724	£11,772,677	£11,563,311
35% SR : 35% THLR : 30% LLR	30%	£11,828,319	£10,212,977	£10,128,845	£10,128,845	£9,813,351	£9,603,021
35% SR : 35% THLR : 30% LLR	35%	£9,740,680	£8,250,059	£8,165,519	£8,165,519	£7,848,495	£7,637,146
35% SR : 35% THLR : 30% LLR	43%	£6,598,821	£5,295,511	£5,210,318	£5,210,318	£4,890,844	£4,677,861
35% SR : 35% THLR : 30% LLR	50%	£3,444,562	£2,321,306	£2,234,004	£2,234,004	£1,906,626	£1,688,374

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,826,208	£12,687,641	£12,605,493	£12,605,493	£12,297,438	£12,092,068
35% SR : 35% THLR : 30% LLR	10%	£11,924,000	£10,013,019	£9,930,299	£9,930,299	£9,620,096	£9,413,293
35% SR : 35% THLR : 30% LLR	20%	£8,999,713	£7,311,627	£7,226,880	£7,226,880	£6,909,083	£6,697,218
35% SR : 35% THLR : 30% LLR	25%	£7,529,289	£5,940,927	£5,855,811	£5,855,811	£5,536,627	£5,323,838
35% SR : 35% THLR : 30% LLR	30%	£6,041,257	£4,564,710	£4,479,201	£4,479,201	£4,158,548	£3,944,778
35% SR : 35% THLR : 30% LLR	35%	£4,543,472	£3,182,975	£3,097,052	£3,097,052	£2,774,843	£2,560,037
35% SR : 35% THLR : 30% LLR	43%	£2,286,269	£1,100,026	£1,013,439	£1,013,439	£688,741	£472,274
35% SR : 35% THLR : 30% LLR	50%	£16,432	-£1,011,616	-£1,100,345	-£1,100,345	-£1,433,078	-£1,654,899

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£11,588,377	-£13,726,944	-£13,809,092	-£13,809,092	-£14,117,147	-£14,322,517
35% SR : 35% THLR : 30% LLR	10%	-£14,490,585	-£16,401,586	-£16,484,286	-£16,484,286	-£16,794,489	-£17,001,292
35% SR : 35% THLR : 30% LLR	20%	-£17,414,872	-£19,102,959	-£19,187,705	-£19,187,705	-£19,505,502	-£19,717,367
35% SR : 35% THLR : 30% LLR	25%	-£18,885,296	-£20,473,658	-£20,558,774	-£20,558,774	-£20,877,958	-£21,090,747
35% SR : 35% THLR : 30% LLR	30%	-£20,373,328	-£21,849,875	-£21,935,384	-£21,935,384	-£22,256,037	-£22,469,807
35% SR : 35% THLR : 30% LLR	35%	-£21,871,113	-£23,231,611	-£23,317,533	-£23,317,533	-£23,639,742	-£23,854,548
35% SR : 35% THLR : 30% LLR	43%	-£24,128,316	-£25,314,559	-£25,401,146	-£25,401,146	-£25,725,844	-£25,942,311
35% SR : 35% THLR : 30% LLR	50%	-£26,398,153	-£27,426,201	-£27,514,930	-£27,514,930	-£27,847,683	-£28,069,484

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£236,988	-£1,901,579	-£1,983,727	-£1,983,727	-£2,291,782	-£2,497,152
35% SR : 35% THLR : 30% LLR	10%	-£2,685,220	-£4,576,201	-£4,658,921	-£4,658,921	-£4,969,124	-£5,175,927
35% SR : 35% THLR : 30% LLR	20%	-£5,589,507	-£7,277,594	-£7,362,340	-£7,362,340	-£7,680,137	-£7,892,002
35% SR : 35% THLR : 30% LLR	25%	-£7,059,931	-£8,648,293	-£8,733,409	-£8,733,409	-£9,052,593	-£9,265,382
35% SR : 35% THLR : 30% LLR	30%	-£8,547,963	-£10,024,510	-£10,110,019	-£10,110,019	-£10,430,672	-£10,644,442
35% SR : 35% THLR : 30% LLR	35%	-£10,045,748	-£11,406,246	-£11,492,168	-£11,492,168	-£11,814,377	-£12,029,183
35% SR : 35% THLR : 30% LLR	43%	-£12,302,951	-£13,489,194	-£13,575,781	-£13,575,781	-£13,900,479	-£14,116,946
35% SR : 35% THLR : 30% LLR	50%	-£14,572,788	-£15,600,836	-£15,689,565	-£15,689,565	-£16,022,298	-£16,244,119

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,013,059	£5,874,491	£5,792,344	£5,792,344	£5,484,289	£5,278,918
35% SR : 35% THLR : 30% LLR	10%	£5,110,851	£3,199,870	£3,117,150	£3,117,150	£2,806,946	£2,600,143
35% SR : 35% THLR : 30% LLR	20%	£2,186,563	£498,477	£413,731	£413,731	£95,934	-£115,931
35% SR : 35% THLR : 30% LLR	25%	£716,140	-£872,222	-£957,338	-£957,338	-£1,276,522	-£1,489,312
35% SR : 35% THLR : 30% LLR	30%	-£771,893	-£2,248,459	-£2,333,948	-£2,333,948	-£2,654,602	-£2,869,371
35% SR : 35% THLR : 30% LLR	35%	-£2,289,877	-£3,630,175	-£3,716,097	-£3,716,097	-£4,038,306	-£4,253,113
35% SR : 35% THLR : 30% LLR	43%	-£4,526,881	-£5,713,123	-£5,799,710	-£5,799,710	-£6,124,408	-£6,340,875
35% SR : 35% THLR : 30% LLR	50%	-£6,796,717	-£7,624,765	-£7,913,494	-£7,913,494	-£8,246,227	-£8,468,049

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,259,040	£9,120,472	£9,038,324	£9,038,324	£8,730,269	£8,524,899
35% SR : 35% THLR : 30% LLR	10%	£8,356,832	£6,445,851	£6,363,130	£6,363,130	£6,052,927	£5,846,124
35% SR : 35% THLR : 30% LLR	20%	£5,432,544	£3,744,458	£3,659,712	£3,659,712	£3,341,915	£3,130,050
35% SR : 35% THLR : 30% LLR	25%	£3,962,121	£2,373,758	£2,288,642	£2,288,642	£1,969,459	£1,756,669
35% SR : 35% THLR : 30% LLR	30%	£2,474,088	£997,541	£912,033	£912,033	£591,379	£377,610
35% SR : 35% THLR : 30% LLR	35%	£976,303	-£384,194	-£470,116	-£470,116	-£792,325	-£1,007,132
35% SR : 35% THLR : 30% LLR	43%	-£1,280,900	-£2,467,142	-£2,553,729	-£2,553,729	-£2,878,428	-£3,094,894
35% SR : 35% THLR : 30% LLR	50%	-£3,550,736	-£4,578,785	-£4,667,513	-£4,667,513	-£5,000,247	-£5,222,068

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,418,158	£7,358,749	£7,275,257	£7,275,257	£6,962,164	£6,753,435
35% SR : 35% THLR : 30% LLR	10%	£6,979,441	£5,125,602	£5,041,528	£5,041,528	£4,726,251	£4,516,067
35% SR : 35% THLR : 30% LLR	20%	£4,501,019	£2,870,385	£2,785,639	£2,785,639	£2,467,841	£2,255,977
35% SR : 35% THLR : 30% LLR	25%	£3,253,386	£1,734,500	£1,649,384	£1,649,384	£1,330,200	£1,117,410
35% SR : 35% THLR : 30% LLR	30%	£2,000,140	£593,096	£507,588	£507,588	£186,934	£-27,275
35% SR : 35% THLR : 30% LLR	35%	£741,278	£-562,883	£-650,211	£-650,211	£-977,689	£-1,196,009
35% SR : 35% THLR : 30% LLR	43%	£-1,176,472	£-2,321,917	£-2,409,919	£-2,409,919	£-2,739,928	£-2,959,935
35% SR : 35% THLR : 30% LLR	50%	£-3,119,184	£-4,093,568	£-4,182,297	£-4,182,297	£-4,515,029	£-4,736,851

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-16,996,427	£-19,055,836	£-19,139,328	£-19,139,328	£-19,452,421	£-19,661,150
35% SR : 35% THLR : 30% LLR	10%	£-19,435,144	£-21,288,983	£-21,373,057	£-21,373,057	£-21,688,334	£-21,898,518
35% SR : 35% THLR : 30% LLR	20%	£-21,913,567	£-23,544,200	£-23,628,946	£-23,628,946	£-23,946,744	£-24,158,808
35% SR : 35% THLR : 30% LLR	25%	£-23,161,199	£-24,680,086	£-24,765,201	£-24,765,201	£-25,084,385	£-25,297,175
35% SR : 35% THLR : 30% LLR	30%	£-24,414,445	£-25,821,489	£-25,906,997	£-25,906,997	£-26,227,651	£-26,441,860
35% SR : 35% THLR : 30% LLR	35%	£-25,673,307	£-26,977,468	£-27,064,796	£-27,064,796	£-27,392,274	£-27,610,594
35% SR : 35% THLR : 30% LLR	43%	£-27,591,057	£-28,736,502	£-28,824,504	£-28,824,504	£-29,154,513	£-29,374,520
35% SR : 35% THLR : 30% LLR	50%	£-29,533,769	£-30,508,153	£-30,596,882	£-30,596,882	£-30,929,614	£-31,151,436

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-5,171,062	£-7,230,471	£-7,313,963	£-7,313,963	£-7,627,056	£-7,835,785
35% SR : 35% THLR : 30% LLR	10%	£-7,609,779	£-9,463,618	£-9,547,692	£-9,547,692	£-9,862,999	£-10,073,153
35% SR : 35% THLR : 30% LLR	20%	£-10,088,202	£-11,718,835	£-11,803,581	£-11,803,581	£-12,121,379	£-12,333,243
35% SR : 35% THLR : 30% LLR	25%	£-11,335,834	£-12,854,721	£-12,939,836	£-12,939,836	£-13,258,020	£-13,471,810
35% SR : 35% THLR : 30% LLR	30%	£-12,589,080	£-13,996,124	£-14,081,632	£-14,081,632	£-14,402,286	£-14,616,495
35% SR : 35% THLR : 30% LLR	35%	£-13,847,942	£-15,152,103	£-15,239,431	£-15,239,431	£-15,566,909	£-15,785,229
35% SR : 35% THLR : 30% LLR	43%	£-15,765,692	£-16,911,137	£-16,999,139	£-16,999,139	£-17,329,148	£-17,549,155
35% SR : 35% THLR : 30% LLR	50%	£-17,708,404	£-18,682,788	£-18,771,517	£-18,771,517	£-19,104,249	£-19,326,071

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,605,008	£545,800	£462,107	£462,107	£149,014	£-59,715
35% SR : 35% THLR : 30% LLR	10%	£166,291	£-1,687,547	£-1,771,621	£-1,771,621	£-2,086,898	£-2,297,082
35% SR : 35% THLR : 30% LLR	20%	£-2,312,131	£-3,942,765	£-4,027,511	£-4,027,511	£-4,345,308	£-4,557,173
35% SR : 35% THLR : 30% LLR	25%	£-3,559,763	£-5,076,650	£-5,163,766	£-5,163,766	£-5,482,949	£-5,695,739
35% SR : 35% THLR : 30% LLR	30%	£-4,813,010	£-6,220,053	£-6,305,561	£-6,305,561	£-6,626,216	£-6,840,424
35% SR : 35% THLR : 30% LLR	35%	£-6,071,871	£-7,376,032	£-7,463,360	£-7,463,360	£-7,790,838	£-8,009,158
35% SR : 35% THLR : 30% LLR	43%	£-7,989,621	£-9,135,086	£-9,223,068	£-9,223,068	£-9,553,078	£-9,773,084
35% SR : 35% THLR : 30% LLR	50%	£-9,932,334	£-10,906,717	£-10,995,446	£-10,995,446	£-11,328,178	£-11,550,001

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,850,989	£3,791,580	£3,708,088	£3,708,088	£3,394,995	£3,186,266
35% SR : 35% THLR : 30% LLR	10%	£3,412,272	£1,558,433	£1,474,359	£1,474,359	£1,159,082	£948,899
35% SR : 35% THLR : 30% LLR	20%	£933,850	£-696,784	£-781,530	£-781,530	£-1,099,327	£-1,311,182
35% SR : 35% THLR : 30% LLR	25%	£-313,782	£-1,832,669	£-1,917,785	£-1,917,785	£-2,236,969	£-2,449,758
35% SR : 35% THLR : 30% LLR	30%	£-1,567,029	£-2,974,073	£-3,059,580	£-3,059,580	£-3,380,235	£-3,594,443
35% SR : 35% THLR : 30% LLR	35%	£-2,825,890	£-4,130,051	£-4,217,379	£-4,217,379	£-4,544,857	£-4,763,178
35% SR : 35% THLR : 30% LLR	43%	£-4,743,640	£-5,889,085	£-5,977,087	£-5,977,087	£-6,307,097	£-6,527,103
35% SR : 35% THLR : 30% LLR	50%	£-6,686,353	£-7,660,737	£-7,749,465	£-7,749,465	£-8,082,198	£-8,304,020

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,662,988	£11,558,332	£11,476,184	£11,476,184	£11,168,129	£10,962,759
35% SR : 35% THLR : 30% LLR	10%	£10,062,641	£9,080,709	£8,997,988	£8,997,988	£8,687,785	£8,480,983
35% SR : 35% THLR : 30% LLR	20%	£7,440,214	£6,571,158	£6,486,412	£6,486,412	£6,168,614	£5,956,750
35% SR : 35% THLR : 30% LLR	25%	£6,108,375	£5,300,140	£5,215,024	£5,215,024	£4,895,840	£4,683,051
35% SR : 35% THLR : 30% LLR	30%	£4,769,166	£4,023,603	£3,938,095	£3,938,095	£3,617,442	£3,403,671
35% SR : 35% THLR : 30% LLR	35%	£3,424,344	£2,741,549	£2,655,627	£2,655,627	£2,333,418	£2,118,611
35% SR : 35% THLR : 30% LLR	43%	£1,396,583	£808,122	£721,536	£721,536	£396,837	£180,371
35% SR : 35% THLR : 30% LLR	50%	-£654,339	-£1,156,327	-£1,245,056	-£1,245,056	-£1,577,788	-£1,799,611

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£13,751,597	-£14,856,254	-£14,938,401	-£14,938,401	-£15,246,456	-£15,451,826
35% SR : 35% THLR : 30% LLR	10%	-£16,351,944	-£17,333,876	-£17,416,597	-£17,416,597	-£17,726,800	-£17,933,602
35% SR : 35% THLR : 30% LLR	20%	-£18,974,371	-£19,843,427	-£19,928,173	-£19,928,173	-£20,245,911	-£20,457,835
35% SR : 35% THLR : 30% LLR	25%	-£20,306,210	-£21,114,445	-£21,199,561	-£21,199,561	-£21,518,745	-£21,731,534
35% SR : 35% THLR : 30% LLR	30%	-£21,845,419	-£22,390,982	-£22,476,490	-£22,476,490	-£22,797,144	-£23,010,914
35% SR : 35% THLR : 30% LLR	35%	-£22,990,241	-£23,673,036	-£23,758,958	-£23,758,958	-£24,081,167	-£24,295,974
35% SR : 35% THLR : 30% LLR	43%	-£25,018,002	-£25,606,463	-£25,693,049	-£25,693,049	-£26,017,749	-£26,234,214
35% SR : 35% THLR : 30% LLR	50%	-£27,068,924	-£27,570,912	-£27,659,641	-£27,659,641	-£27,992,373	-£28,214,196

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,926,232	-£3,030,889	-£3,113,036	-£3,113,036	-£3,421,091	-£3,626,461
35% SR : 35% THLR : 30% LLR	10%	-£4,526,579	-£5,508,511	-£5,591,232	-£5,591,232	-£5,901,435	-£6,108,237
35% SR : 35% THLR : 30% LLR	20%	-£7,149,006	-£8,018,062	-£8,102,808	-£8,102,808	-£8,420,606	-£8,632,470
35% SR : 35% THLR : 30% LLR	25%	-£8,480,845	-£9,289,080	-£9,374,196	-£9,374,196	-£9,693,390	-£9,906,169
35% SR : 35% THLR : 30% LLR	30%	-£9,820,054	-£10,565,617	-£10,651,125	-£10,651,125	-£10,971,779	-£11,185,549
35% SR : 35% THLR : 30% LLR	35%	-£11,164,876	-£11,847,671	-£11,933,593	-£11,933,593	-£12,255,802	-£12,470,609
35% SR : 35% THLR : 30% LLR	43%	-£13,192,637	-£13,781,098	-£13,867,684	-£13,867,684	-£14,192,384	-£14,408,849
35% SR : 35% THLR : 30% LLR	50%	-£15,243,559	-£15,745,547	-£15,834,276	-£15,834,276	-£16,167,008	-£16,388,931

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,849,839	£4,745,182	£4,663,035	£4,663,035	£4,354,979	£4,149,609
35% SR : 35% THLR : 30% LLR	10%	£3,249,492	£2,267,560	£2,184,839	£2,184,839	£1,874,635	£1,667,833
35% SR : 35% THLR : 30% LLR	20%	£627,065	£241,992	£326,738	£326,738	£644,535	£856,400
35% SR : 35% THLR : 30% LLR	25%	-£704,774	-£1,513,009	-£1,598,125	-£1,598,125	-£1,917,309	-£2,130,098
35% SR : 35% THLR : 30% LLR	30%	-£2,043,983	-£2,789,547	-£2,875,054	-£2,875,054	-£3,195,708	-£3,409,478
35% SR : 35% THLR : 30% LLR	35%	-£3,388,805	-£4,071,600	-£4,157,523	-£4,157,523	-£4,479,731	-£4,694,538
35% SR : 35% THLR : 30% LLR	43%	-£5,416,566	-£6,005,027	-£6,091,613	-£6,091,613	-£6,416,313	-£6,632,779
35% SR : 35% THLR : 30% LLR	50%	-£7,467,488	-£7,969,477	-£8,058,205	-£8,058,205	-£8,390,938	-£8,612,760

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,095,820	£7,991,163	£7,909,015	£7,909,015	£7,600,960	£7,395,590
35% SR : 35% THLR : 30% LLR	10%	£6,495,472	£5,513,541	£5,430,819	£5,430,819	£5,120,616	£4,913,814
35% SR : 35% THLR : 30% LLR	20%	£3,873,046	£3,003,989	£2,919,243	£2,919,243	£2,601,446	£2,389,581
35% SR : 35% THLR : 30% LLR	25%	£2,541,206	£1,732,971	£1,647,856	£1,647,856	£1,328,672	£1,115,882
35% SR : 35% THLR : 30% LLR	30%	£1,201,998	£456,434	£370,927	£370,927	£50,273	£-163,497
35% SR : 35% THLR : 30% LLR	35%	-£142,825	-£325,619	-£311,542	-£311,542	-£1,233,751	-£1,448,557
35% SR : 35% THLR : 30% LLR	43%	-£2,170,585	-£2,759,047	-£2,845,633	-£2,845,633	-£3,170,332	-£3,386,798
35% SR : 35% THLR : 30% LLR	50%	-£4,221,507	-£4,723,496	-£4,812,225	-£4,812,225	-£5,144,957	-£5,366,779

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Med (£750 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,336,548	£7,295,656	£7,212,165	£7,212,165	£6,899,071	£6,690,342
35% SR : 35% THLR : 30% LLR	10%	£6,030,670	£5,104,855	£5,020,781	£5,020,781	£4,705,505	£4,495,320
35% SR : 35% THLR : 30% LLR	20%	£3,698,408	£2,891,984	£2,807,237	£2,807,237	£2,489,440	£2,277,576
35% SR : 35% THLR : 30% LLR	25%	£2,523,856	£1,777,271	£1,692,155	£1,692,155	£1,372,972	£1,160,182
35% SR : 35% THLR : 30% LLR	30%	£1,343,690	£657,040	£571,533	£571,533	£250,879	£37,109
35% SR : 35% THLR : 30% LLR	35%	£157,908	£-476,373	£-563,701	£-563,701	£-891,179	£-1,109,498
35% SR : 35% THLR : 30% LLR	43%	£-1,657,970	£-2,203,128	£-2,291,130	£-2,291,130	£-2,621,140	£-2,841,146
35% SR : 35% THLR : 30% LLR	50%	£-3,489,270	£-3,942,501	£-4,031,229	£-4,031,229	£-4,363,962	£-4,585,784

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-18,078,037	£-19,118,929	£-19,202,420	£-19,202,420	£-19,515,514	£-19,724,243
35% SR : 35% THLR : 30% LLR	10%	£-20,383,915	£-21,309,730	£-21,393,804	£-21,393,804	£-21,709,081	£-21,919,265
35% SR : 35% THLR : 30% LLR	20%	£-22,716,177	£-23,522,601	£-23,607,348	£-23,607,348	£-23,925,145	£-24,137,010
35% SR : 35% THLR : 30% LLR	25%	£-23,890,729	£-24,637,314	£-24,722,430	£-24,722,430	£-25,041,613	£-25,254,403
35% SR : 35% THLR : 30% LLR	30%	£-25,070,895	£-25,757,545	£-25,843,052	£-25,843,052	£-26,163,706	£-26,377,476
35% SR : 35% THLR : 30% LLR	35%	£-26,256,677	£-26,890,958	£-26,978,286	£-26,978,286	£-27,305,764	£-27,524,083
35% SR : 35% THLR : 30% LLR	43%	£-28,072,555	£-28,617,713	£-28,705,715	£-28,705,715	£-29,035,725	£-29,255,731
35% SR : 35% THLR : 30% LLR	50%	£-29,903,855	£-30,357,086	£-30,445,814	£-30,445,814	£-30,778,547	£-31,000,369

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-8,252,672	£-9,293,584	£-9,377,055	£-9,377,055	£-9,690,149	£-9,898,878
35% SR : 35% THLR : 30% LLR	10%	£-8,558,550	£-9,484,385	£-9,568,439	£-9,568,439	£-9,883,715	£-10,093,900
35% SR : 35% THLR : 30% LLR	20%	£-10,890,812	£-11,697,236	£-11,781,983	£-11,781,983	£-12,099,780	£-12,311,645
35% SR : 35% THLR : 30% LLR	25%	£-12,065,364	£-12,811,949	£-12,897,065	£-12,897,065	£-13,212,248	£-13,429,038
35% SR : 35% THLR : 30% LLR	30%	£-13,245,530	£-13,932,180	£-14,017,687	£-14,017,687	£-14,338,341	£-14,552,111
35% SR : 35% THLR : 30% LLR	35%	£-14,431,312	£-15,065,593	£-15,152,921	£-15,152,921	£-15,480,399	£-15,698,718
35% SR : 35% THLR : 30% LLR	43%	£-16,247,190	£-16,792,348	£-16,880,350	£-16,880,350	£-17,210,360	£-17,430,366
35% SR : 35% THLR : 30% LLR	50%	£-18,078,490	£-18,531,721	£-18,620,449	£-18,620,449	£-18,953,182	£-19,175,004

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,523,399	£482,507	£399,015	£399,015	£85,921	£-122,807
35% SR : 35% THLR : 30% LLR	10%	£-782,479	£-1,708,294	£-1,792,368	£-1,792,368	£-2,107,645	£-2,317,830
35% SR : 35% THLR : 30% LLR	20%	£-3,114,741	£-3,921,166	£-4,005,912	£-4,005,912	£-4,323,709	£-4,535,574
35% SR : 35% THLR : 30% LLR	25%	£-4,289,293	£-5,035,878	£-5,120,994	£-5,120,994	£-5,440,178	£-5,652,967
35% SR : 35% THLR : 30% LLR	30%	£-5,469,469	£-6,156,109	£-6,241,617	£-6,241,617	£-6,562,270	£-6,776,041
35% SR : 35% THLR : 30% LLR	35%	£-6,655,241	£-7,289,522	£-7,376,850	£-7,376,850	£-7,704,329	£-7,922,648
35% SR : 35% THLR : 30% LLR	43%	£-8,471,119	£-9,016,277	£-9,104,280	£-9,104,280	£-9,434,289	£-9,654,295
35% SR : 35% THLR : 30% LLR	50%	£-10,302,419	£-10,755,650	£-10,844,379	£-10,844,379	£-11,177,111	£-11,398,933

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,769,379	£3,728,487	£3,644,996	£3,644,996	£3,331,902	£3,123,173
35% SR : 35% THLR : 30% LLR	10%	£2,463,501	£1,537,687	£1,453,613	£1,453,613	£1,138,336	£928,151
35% SR : 35% THLR : 30% LLR	20%	£131,240	£-675,185	£-759,931	£-759,931	£-1,077,728	£-1,289,593
35% SR : 35% THLR : 30% LLR	25%	£-1,043,313	£-1,789,897	£-1,875,013	£-1,875,013	£-2,194,197	£-2,406,986
35% SR : 35% THLR : 30% LLR	30%	£-2,223,479	£-2,910,128	£-2,995,636	£-2,995,636	£-3,316,289	£-3,530,060
35% SR : 35% THLR : 30% LLR	35%	£-3,409,260	£-4,043,541	£-4,130,870	£-4,130,870	£-4,458,348	£-4,676,667
35% SR : 35% THLR : 30% LLR	43%	£-5,225,138	£-5,770,297	£-5,858,299	£-5,858,299	£-6,188,308	£-6,408,315
35% SR : 35% THLR : 30% LLR	50%	£-7,056,438	£-7,508,669	£-7,598,398	£-7,598,398	£-7,931,130	£-8,152,952

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

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Value Area	CIL Z2 Low (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,055,681	£4,067,357	£3,983,866	£3,983,866	£3,670,772	£3,462,044
35% SR : 35% THLR : 30% LLR	10%	£2,978,928	£2,105,600	£2,021,527	£2,021,527	£1,706,251	£1,496,066
35% SR : 35% THLR : 30% LLR	20%	£879,719	£121,774	£37,028	£37,028	£-285,362	£-500,691
35% SR : 35% THLR : 30% LLR	25%	£-181,222	£-892,783	£-979,291	£-979,291	£-1,303,695	£-1,519,964
35% SR : 35% THLR : 30% LLR	30%	£-1,262,258	£-1,914,939	£-2,001,846	£-2,001,846	£-2,327,745	£-2,545,010
35% SR : 35% THLR : 30% LLR	35%	£-2,349,001	£-2,942,704	£-3,030,032	£-3,030,032	£-3,357,510	£-3,575,830
35% SR : 35% THLR : 30% LLR	43%	£-3,989,813	£-4,494,865	£-4,582,868	£-4,582,868	£-4,912,878	£-5,132,884
35% SR : 35% THLR : 30% LLR	50%	£-5,643,464	£-6,059,645	£-6,148,374	£-6,148,374	£-6,481,107	£-6,702,928

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-21,358,905	£-22,347,228	£-22,430,719	£-22,430,719	£-22,743,813	£-22,952,541
35% SR : 35% THLR : 30% LLR	10%	£-23,435,657	£-24,308,985	£-24,393,058	£-24,393,058	£-24,708,335	£-24,918,519
35% SR : 35% THLR : 30% LLR	20%	£-25,534,866	£-26,292,811	£-26,377,558	£-26,377,558	£-26,699,947	£-26,915,276
35% SR : 35% THLR : 30% LLR	25%	£-26,595,807	£-27,307,368	£-27,393,876	£-27,393,876	£-27,718,280	£-27,934,549
35% SR : 35% THLR : 30% LLR	30%	£-27,676,843	£-28,329,524	£-28,416,431	£-28,416,431	£-28,742,330	£-28,959,596
35% SR : 35% THLR : 30% LLR	35%	£-28,763,586	£-29,357,289	£-29,444,617	£-29,444,617	£-29,772,095	£-29,990,415
35% SR : 35% THLR : 30% LLR	43%	£-30,404,398	£-30,909,450	£-30,997,453	£-30,997,453	£-31,327,463	£-31,547,469
35% SR : 35% THLR : 30% LLR	50%	£-32,058,049	£-32,474,230	£-32,562,959	£-32,562,959	£-32,895,692	£-33,117,513

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-9,533,540	£-10,521,863	£-10,605,354	£-10,605,354	£-10,918,448	£-11,127,176
35% SR : 35% THLR : 30% LLR	10%	£-11,610,292	£-12,483,620	£-12,567,693	£-12,567,693	£-12,882,969	£-13,093,154
35% SR : 35% THLR : 30% LLR	20%	£-13,709,501	£-14,467,446	£-14,552,193	£-14,552,193	£-14,874,582	£-15,089,911
35% SR : 35% THLR : 30% LLR	25%	£-14,770,442	£-15,482,003	£-15,568,511	£-15,568,511	£-15,892,915	£-16,109,184
35% SR : 35% THLR : 30% LLR	30%	£-15,851,478	£-16,504,159	£-16,591,066	£-16,591,066	£-16,916,965	£-17,134,230
35% SR : 35% THLR : 30% LLR	35%	£-16,938,221	£-17,531,924	£-17,619,252	£-17,619,252	£-17,946,730	£-18,165,050
35% SR : 35% THLR : 30% LLR	43%	£-18,579,033	£-19,084,085	£-19,172,088	£-19,172,088	£-19,502,098	£-19,722,104
35% SR : 35% THLR : 30% LLR	50%	£-20,232,684	£-20,648,885	£-20,737,594	£-20,737,594	£-21,070,327	£-21,292,148

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,757,469	£-2,745,792	£-2,829,284	£-2,829,284	£-3,142,378	£-3,351,106
35% SR : 35% THLR : 30% LLR	10%	£-3,834,221	£-4,707,549	£-4,791,622	£-4,791,622	£-5,106,899	£-5,317,084
35% SR : 35% THLR : 30% LLR	20%	£-5,933,430	£-6,691,376	£-6,776,122	£-6,776,122	£-7,098,511	£-7,313,841
35% SR : 35% THLR : 30% LLR	25%	£-6,994,372	£-7,705,932	£-7,792,440	£-7,792,440	£-8,116,844	£-8,333,113
35% SR : 35% THLR : 30% LLR	30%	£-8,075,408	£-8,728,088	£-8,814,995	£-8,814,995	£-9,140,894	£-9,358,160
35% SR : 35% THLR : 30% LLR	35%	£-9,162,150	£-9,755,853	£-9,843,181	£-9,843,181	£-10,170,659	£-10,388,979
35% SR : 35% THLR : 30% LLR	43%	£-10,802,963	£-11,308,014	£-11,396,018	£-11,396,018	£-11,726,027	£-11,946,033
35% SR : 35% THLR : 30% LLR	50%	£-12,456,614	£-12,872,794	£-12,961,523	£-12,961,523	£-13,294,256	£-13,516,078

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,488,512	£500,188	£416,697	£416,697	£103,603	£-108,126
35% SR : 35% THLR : 30% LLR	10%	£588,240	£-1,461,568	£-1,545,641	£-1,545,641	£-1,860,918	£-2,071,103
35% SR : 35% THLR : 30% LLR	20%	£-2,687,449	£-3,445,395	£-3,530,141	£-3,530,141	£-3,852,530	£-4,067,960
35% SR : 35% THLR : 30% LLR	25%	£-3,748,391	£-4,459,951	£-4,546,460	£-4,546,460	£-4,870,864	£-5,087,132
35% SR : 35% THLR : 30% LLR	30%	£-4,829,427	£-5,482,108	£-5,569,015	£-5,569,015	£-5,894,913	£-6,112,179
35% SR : 35% THLR : 30% LLR	35%	£-5,916,170	£-6,509,872	£-6,597,200	£-6,597,200	£-6,924,678	£-7,142,999
35% SR : 35% THLR : 30% LLR	43%	£-7,556,982	£-8,062,034	£-8,150,037	£-8,150,037	£-8,480,046	£-8,700,053
35% SR : 35% THLR : 30% LLR	50%	£-9,210,633	£-9,626,814	£-9,715,542	£-9,715,542	£-10,048,276	£-10,270,097

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,499,768	£9,653,807	£9,571,659	£9,571,659	£9,263,604	£9,058,234
35% SR : 35% THLR : 30% LLR	10%	£8,082,324	£7,328,883	£7,244,809	£7,244,809	£6,929,532	£6,719,347
35% SR : 35% THLR : 30% LLR	20%	£5,622,146	£4,962,726	£4,877,980	£4,877,980	£4,560,183	£4,348,318
35% SR : 35% THLR : 30% LLR	25%	£4,381,064	£3,771,371	£3,686,256	£3,686,256	£3,367,072	£3,154,282
35% SR : 35% THLR : 30% LLR	30%	£3,134,365	£2,574,498	£2,488,991	£2,488,991	£2,168,336	£1,954,567
35% SR : 35% THLR : 30% LLR	35%	£1,882,054	£1,372,108	£1,286,185	£1,286,185	£963,976	£749,171
35% SR : 35% THLR : 30% LLR	43%	£-7,054	£-449,050	£-537,052	£-537,052	£-867,062	£-1,087,068
35% SR : 35% THLR : 30% LLR	50%	£-1,939,783	£-2,305,267	£-2,393,995	£-2,393,995	£-2,726,728	£-2,948,550

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-15,914,817	£-16,760,778	£-16,842,926	£-16,842,926	£-17,150,981	£-17,356,351
35% SR : 35% THLR : 30% LLR	10%	£-18,332,261	£-19,085,702	£-19,169,776	£-19,169,776	£-19,485,053	£-19,695,238
35% SR : 35% THLR : 30% LLR	20%	£-20,792,439	£-21,451,859	£-21,536,605	£-21,536,605	£-21,854,402	£-22,066,267
35% SR : 35% THLR : 30% LLR	25%	£-22,033,521	£-22,643,214	£-22,728,330	£-22,728,330	£-23,047,513	£-23,260,303
35% SR : 35% THLR : 30% LLR	30%	£-23,280,220	£-23,840,087	£-23,925,594	£-23,925,594	£-24,246,249	£-24,460,019
35% SR : 35% THLR : 30% LLR	35%	£-24,532,531	£-25,042,477	£-25,128,400	£-25,128,400	£-25,450,609	£-25,665,414
35% SR : 35% THLR : 30% LLR	43%	£-26,421,639	£-26,863,635	£-26,951,637	£-26,951,637	£-27,281,647	£-27,501,653
35% SR : 35% THLR : 30% LLR	50%	£-28,354,368	£-28,719,852	£-28,808,580	£-28,808,580	£-29,141,313	£-29,363,135

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-4,089,452	£-4,935,413	£-5,017,561	£-5,017,561	£-5,325,616	£-5,530,986
35% SR : 35% THLR : 30% LLR	10%	£-6,506,896	£-7,280,337	£-7,344,411	£-7,344,411	£-7,659,688	£-7,869,873
35% SR : 35% THLR : 30% LLR	20%	£-8,967,074	£-9,626,494	£-9,711,240	£-9,711,240	£-10,029,037	£-10,240,902
35% SR : 35% THLR : 30% LLR	25%	£-10,208,156	£-10,817,849	£-10,902,965	£-10,902,965	£-11,222,148	£-11,434,939
35% SR : 35% THLR : 30% LLR	30%	£-11,454,855	£-12,014,722	£-12,100,229	£-12,100,229	£-12,420,884	£-12,634,654
35% SR : 35% THLR : 30% LLR	35%	£-12,707,166	£-13,217,112	£-13,303,035	£-13,303,035	£-13,625,244	£-13,840,049
35% SR : 35% THLR : 30% LLR	43%	£-14,596,274	£-15,038,270	£-15,126,272	£-15,126,272	£-15,456,284	£-15,676,288
35% SR : 35% THLR : 30% LLR	50%	£-16,529,003	£-16,894,487	£-16,983,215	£-16,983,215	£-17,315,948	£-17,537,770

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,686,618	£2,840,658	£2,758,510	£2,758,510	£2,450,455	£2,245,085
35% SR : 35% THLR : 30% LLR	10%	£1,269,175	£515,733	£431,659	£431,659	£116,382	£-93,802
35% SR : 35% THLR : 30% LLR	20%	£-1,191,003	£-1,850,423	£-1,935,169	£-1,935,169	£-2,252,966	£-2,464,831
35% SR : 35% THLR : 30% LLR	25%	£-2,432,085	£-3,041,778	£-3,126,894	£-3,126,894	£-3,446,078	£-3,658,867
35% SR : 35% THLR : 30% LLR	30%	£-3,679,784	£-4,238,651	£-4,324,159	£-4,324,159	£-4,644,813	£-4,858,593
35% SR : 35% THLR : 30% LLR	35%	£-4,931,095	£-5,441,042	£-5,526,964	£-5,526,964	£-5,849,173	£-6,063,979
35% SR : 35% THLR : 30% LLR	43%	£-6,820,204	£-7,282,199	£-7,350,202	£-7,350,202	£-7,680,211	£-7,900,217
35% SR : 35% THLR : 30% LLR	50%	£-8,752,933	£-9,118,416	£-9,207,145	£-9,207,145	£-9,539,877	£-9,761,699

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,932,599	£6,086,638	£6,004,491	£6,004,491	£5,696,436	£5,491,066
35% SR : 35% THLR : 30% LLR	10%	£4,515,156	£3,761,714	£3,677,640	£3,677,640	£3,362,363	£3,152,178
35% SR : 35% THLR : 30% LLR	20%	£2,054,978	£1,395,558	£1,310,811	£1,310,811	£993,014	£781,150
35% SR : 35% THLR : 30% LLR	25%	£813,895	£204,203	£119,087	£119,087	£-200,087	£-412,886
35% SR : 35% THLR : 30% LLR	30%	£-432,803	£-892,670	£-1,078,178	£-1,078,178	£-1,398,833	£-1,612,602
35% SR : 35% THLR : 30% LLR	35%	£-1,685,115	£-2,195,061	£-2,280,983	£-2,280,983	£-2,602,192	£-2,817,998
35% SR : 35% THLR : 30% LLR	43%	£-3,574,223	£-4,016,219	£-4,104,221	£-4,104,221	£-4,434,230	£-4,654,237
35% SR : 35% THLR : 30% LLR	50%	£-5,506,952	£-6,872,435	£-6,961,164	£-6,961,164	£-7,293,896	£-7,515,718

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,055,681	£4,292,470	£4,208,978	£4,208,978	£3,895,885	£3,687,156
35% SR : 35% THLR : 30% LLR	10%	£3,037,688	£2,365,951	£2,281,877	£2,281,877	£1,966,600	£1,756,415
35% SR : 35% THLR : 30% LLR	20%	£997,238	£417,362	£332,616	£332,616	£14,818	£-200,269
35% SR : 35% THLR : 30% LLR	25%	£-31,921	£-574,454	£-660,962	£-660,962	£-985,565	£-1,201,635
35% SR : 35% THLR : 30% LLR	30%	£-1,083,098	£-1,578,704	£-1,665,610	£-1,665,610	£-1,991,509	£-2,208,775
35% SR : 35% THLR : 30% LLR	35%	£-2,139,979	£-2,588,561	£-2,588,561	£-2,588,561	£-3,003,368	£-3,221,687
35% SR : 35% THLR : 30% LLR	43%	£-3,736,002	£-4,113,863	£-4,201,865	£-4,201,865	£-4,531,874	£-4,751,881
35% SR : 35% THLR : 30% LLR	50%	£-5,344,862	£-5,651,782	£-5,740,510	£-5,740,510	£-6,073,244	£-6,295,065

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-21,358,905	£-22,122,115	£-22,205,607	£-22,205,607	£-22,518,700	£-22,727,429
35% SR : 35% THLR : 30% LLR	10%	£-23,376,897	£-24,048,634	£-24,132,708	£-24,132,708	£-24,447,985	£-24,658,170
35% SR : 35% THLR : 30% LLR	20%	£-25,417,347	£-25,997,223	£-26,081,969	£-26,081,969	£-26,399,767	£-26,614,854
35% SR : 35% THLR : 30% LLR	25%	£-26,446,506	£-26,989,039	£-27,075,547	£-27,075,547	£-27,399,951	£-27,616,220
35% SR : 35% THLR : 30% LLR	30%	£-27,497,683	£-27,993,289	£-28,080,195	£-28,080,195	£-28,406,094	£-28,623,360
35% SR : 35% THLR : 30% LLR	35%	£-28,554,564	£-29,003,146	£-29,090,474	£-29,090,474	£-29,417,953	£-29,636,272
35% SR : 35% THLR : 30% LLR	43%	£-30,150,587	£-30,528,448	£-30,616,450	£-30,616,450	£-30,946,460	£-31,166,466
35% SR : 35% THLR : 30% LLR	50%	£-31,759,447	£-32,066,367	£-32,155,095	£-32,155,095	£-32,487,829	£-32,709,650

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-9,533,540	£-10,296,750	£-10,380,242	£-10,380,242	£-10,693,335	£-10,902,064
35% SR : 35% THLR : 30% LLR	10%	£-11,551,532	£-12,223,269	£-12,307,343	£-12,307,343	£-12,622,620	£-12,832,805
35% SR : 35% THLR : 30% LLR	20%	£-13,591,982	£-14,171,858	£-14,256,604	£-14,256,604	£-14,574,402	£-14,789,489
35% SR : 35% THLR : 30% LLR	25%	£-14,621,141	£-15,163,674	£-15,250,182	£-15,250,182	£-15,574,585	£-15,790,855
35% SR : 35% THLR : 30% LLR	30%	£-15,672,318	£-16,167,924	£-16,254,830	£-16,254,830	£-16,580,729	£-16,797,995
35% SR : 35% THLR : 30% LLR	35%	£-16,729,199	£-17,177,781	£-17,265,109	£-17,265,109	£-17,592,588	£-17,810,907
35% SR : 35% THLR : 30% LLR	43%	£-18,325,222	£-18,703,083	£-18,791,085	£-18,791,085	£-19,121,094	£-19,341,101
35% SR : 35% THLR : 30% LLR	50%	£-19,934,082	£-20,241,002	£-20,329,730	£-20,329,730	£-20,662,464	£-20,884,285

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,757,469	£-2,520,679	£-2,604,171	£-2,604,171	£-2,917,264	£-3,125,993
35% SR : 35% THLR : 30% LLR	10%	£-3,775,461	£-4,447,198	£-4,531,272	£-4,531,272	£-4,846,549	£-5,056,734
35% SR : 35% THLR : 30% LLR	20%	£-5,815,911	£-6,395,798	£-6,480,534	£-6,480,534	£-6,799,331	£-7,013,419
35% SR : 35% THLR : 30% LLR	25%	£-6,845,071	£-7,387,603	£-7,474,111	£-7,474,111	£-7,799,515	£-8,014,794
35% SR : 35% THLR : 30% LLR	30%	£-7,896,247	£-8,391,893	£-8,478,760	£-8,478,760	£-8,806,698	£-9,021,924
35% SR : 35% THLR : 30% LLR	35%	£-9,963,129	£-9,401,711	£-9,489,038	£-9,489,038	£-9,816,517	£-10,034,836
35% SR : 35% THLR : 30% LLR	43%	£-10,949,151	£-10,927,012	£-11,015,014	£-11,015,014	£-11,345,024	£-11,565,030
35% SR : 35% THLR : 30% LLR	50%	£-12,158,012	£-12,464,931	£-12,553,660	£-12,553,660	£-12,886,393	£-13,108,214

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,488,512	£725,302	£641,809	£641,809	£328,716	£119,987
35% SR : 35% THLR : 30% LLR	10%	£529,481	£-1,201,217	£-1,285,291	£-1,285,291	£-1,600,588	£-1,810,753
35% SR : 35% THLR : 30% LLR	20%	£-2,569,930	£-3,149,807	£-3,234,553	£-3,234,553	£-3,552,350	£-3,767,438
35% SR : 35% THLR : 30% LLR	25%	£-3,599,090	£-4,141,623	£-4,228,130	£-4,228,130	£-4,552,534	£-4,768,804
35% SR : 35% THLR : 30% LLR	30%	£-4,650,266	£-5,145,873	£-5,232,779	£-5,232,779	£-5,558,677	£-5,775,943
35% SR : 35% THLR : 30% LLR	35%	£-5,707,148	£-6,155,730	£-6,243,057	£-6,243,057	£-6,570,536	£-6,788,855
35% SR : 35% THLR : 30% LLR	43%	£-7,303,170	£-7,681,031	£-7,769,034	£-7,769,034	£-8,099,034	£-8,319,049
35% SR : 35% THLR : 30% LLR	50%	£-8,912,031	£-9,218,950	£-9,307,679	£-9,307,679	£-9,640,412	£-9,862,233

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 - 100 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	100
Site Area	0.48 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£675,954	-£12,124	-£96,981	-£96,981	-£415,195	-£627,338
35% SR : 35% THLR : 30% LLR	10%	-£978,571	-£1,591,365	-£1,676,813	-£1,676,813	-£1,997,247	-£2,210,869
35% SR : 35% THLR : 30% LLR	20%	-£2,666,978	-£3,193,037	-£3,279,169	-£3,279,169	-£3,602,164	-£3,817,493
35% SR : 35% THLR : 30% LLR	25%	-£3,519,740	-£4,002,286	-£4,088,793	-£4,088,793	-£4,413,197	-£4,629,467
35% SR : 35% THLR : 30% LLR	30%	-£4,378,208	-£4,817,142	-£4,904,048	-£4,904,048	-£5,229,947	-£5,447,212
35% SR : 35% THLR : 30% LLR	35%	-£5,242,383	-£5,637,606	-£5,724,934	-£5,724,934	-£6,052,413	-£6,270,732
35% SR : 35% THLR : 30% LLR	43%	-£6,549,343	-£6,878,817	-£6,966,820	-£6,966,820	-£7,296,829	-£7,516,835
35% SR : 35% THLR : 30% LLR	50%	-£7,869,143	-£8,132,647	-£8,221,375	-£8,221,375	-£8,554,109	-£8,775,930

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£25,738,631	-£26,426,709	-£26,511,566	-£26,511,566	-£26,829,780	-£27,041,923
35% SR : 35% THLR : 30% LLR	10%	-£27,393,156	-£28,005,950	-£28,091,398	-£28,091,398	-£28,411,832	-£28,625,454
35% SR : 35% THLR : 30% LLR	20%	-£29,081,563	-£29,607,623	-£29,693,754	-£29,693,754	-£30,016,749	-£30,232,078
35% SR : 35% THLR : 30% LLR	25%	-£29,934,325	-£30,416,871	-£30,503,378	-£30,503,378	-£30,827,782	-£31,044,052
35% SR : 35% THLR : 30% LLR	30%	-£30,792,793	-£31,231,727	-£31,318,633	-£31,318,633	-£31,644,532	-£31,861,797
35% SR : 35% THLR : 30% LLR	35%	-£31,656,968	-£32,052,191	-£32,139,519	-£32,139,519	-£32,466,998	-£32,685,317
35% SR : 35% THLR : 30% LLR	43%	-£32,963,928	-£33,293,402	-£33,381,405	-£33,381,405	-£33,711,414	-£33,931,420
35% SR : 35% THLR : 30% LLR	50%	-£34,283,728	-£34,547,232	-£34,635,960	-£34,635,960	-£34,968,694	-£35,190,515

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£13,913,266	-£14,601,344	-£14,686,201	-£14,686,201	-£15,004,415	-£15,216,558
35% SR : 35% THLR : 30% LLR	10%	-£15,567,791	-£16,180,585	-£16,266,033	-£16,266,033	-£16,586,467	-£16,800,089
35% SR : 35% THLR : 30% LLR	20%	-£17,256,198	-£17,782,258	-£17,868,389	-£17,868,389	-£18,191,384	-£18,406,717
35% SR : 35% THLR : 30% LLR	25%	-£18,108,960	-£18,591,506	-£18,678,013	-£18,678,013	-£19,002,413	-£19,218,687
35% SR : 35% THLR : 30% LLR	30%	-£18,967,428	-£19,406,362	-£19,493,268	-£19,493,268	-£19,819,167	-£20,036,432
35% SR : 35% THLR : 30% LLR	35%	-£19,831,603	-£20,226,826	-£20,314,154	-£20,314,154	-£20,641,633	-£20,859,952
35% SR : 35% THLR : 30% LLR	43%	-£21,138,563	-£21,468,037	-£21,556,040	-£21,556,040	-£21,886,049	-£22,106,055
35% SR : 35% THLR : 30% LLR	50%	-£22,458,363	-£22,721,867	-£22,810,595	-£22,810,595	-£23,143,329	-£23,365,150

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£6,137,195	-£6,825,273	-£6,910,130	-£6,910,130	-£7,228,345	-£7,440,487
35% SR : 35% THLR : 30% LLR	10%	-£7,791,721	-£8,404,514	-£8,489,962	-£8,489,962	-£8,810,396	-£9,024,018
35% SR : 35% THLR : 30% LLR	20%	-£9,480,127	-£10,006,187	-£10,092,318	-£10,092,318	-£10,415,313	-£10,630,643
35% SR : 35% THLR : 30% LLR	25%	-£10,332,889	-£10,815,435	-£10,901,942	-£10,901,942	-£11,226,346	-£11,442,616
35% SR : 35% THLR : 30% LLR	30%	-£11,191,357	-£11,630,291	-£11,717,197	-£11,717,197	-£12,043,096	-£12,260,362
35% SR : 35% THLR : 30% LLR	35%	-£12,055,532	-£12,450,750	-£12,538,083	-£12,538,083	-£12,865,562	-£13,083,881
35% SR : 35% THLR : 30% LLR	43%	-£13,362,493	-£13,691,967	-£13,779,969	-£13,779,969	-£14,109,978	-£14,329,985
35% SR : 35% THLR : 30% LLR	50%	-£14,682,292	-£14,945,796	-£15,034,525	-£15,034,525	-£15,367,258	-£15,589,079

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£2,891,214	-£3,579,292	-£3,664,150	-£3,664,150	-£3,982,364	-£4,194,507
35% SR : 35% THLR : 30% LLR	10%	-£4,545,740	-£5,158,533	-£5,243,982	-£5,243,982	-£5,564,415	-£5,778,038
35% SR : 35% THLR : 30% LLR	20%	-£6,234,146	-£6,760,206	-£6,846,337	-£6,846,337	-£7,169,332	-£7,384,662
35% SR : 35% THLR : 30% LLR	25%	-£7,086,908	-£7,569,454	-£7,655,962	-£7,655,962	-£7,980,366	-£8,196,635
35% SR : 35% THLR : 30% LLR	30%	-£7,945,377	-£8,384,310	-£8,471,217	-£8,471,217	-£8,797,115	-£9,014,381
35% SR : 35% THLR : 30% LLR	35%	-£8,809,551	-£9,204,775	-£9,292,102	-£9,292,102	-£9,619,581	-£9,837,900
35% SR : 35% THLR : 30% LLR	43%	-£10,116,512	-£10,445,986	-£10,533,988	-£10,533,988	-£10,863,988	-£11,084,004
35% SR : 35% THLR : 30% LLR	50%	-£11,436,312	-£11,699,815	-£11,788,544	-£11,788,544	-£12,121,277	-£12,343,099

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 High (£1,200 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£65,893,242	£60,376,588	£60,188,419	£60,188,419	£59,482,787	£59,012,366
35% SR : 35% THLR : 30% LLR	10%	£56,248,138	£51,282,755	£51,090,175	£51,090,175	£50,368,000	£49,886,550
35% SR : 35% THLR : 30% LLR	20%	£46,529,524	£42,114,682	£41,920,562	£41,920,562	£41,192,614	£40,707,315
35% SR : 35% THLR : 30% LLR	25%	£41,632,237	£37,511,739	£37,316,773	£37,316,773	£36,585,649	£36,098,232
35% SR : 35% THLR : 30% LLR	30%	£36,722,123	£32,894,385	£32,695,317	£32,695,317	£31,948,812	£31,451,147
35% SR : 35% THLR : 30% LLR	35%	£31,799,186	£28,228,998	£28,028,965	£28,028,965	£27,278,840	£26,778,757
35% SR : 35% THLR : 30% LLR	43%	£24,338,173	£21,206,871	£21,005,292	£21,005,292	£20,247,772	£19,735,581
35% SR : 35% THLR : 30% LLR	50%	£16,818,618	£14,097,846	£13,891,279	£13,891,279	£13,116,654	£12,600,237

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,365,895	£10,849,241	£10,661,072	£10,661,072	£9,955,440	£9,485,019
35% SR : 35% THLR : 30% LLR	10%	£6,720,791	£1,755,408	£1,562,828	£1,562,828	£840,653	£369,203
35% SR : 35% THLR : 30% LLR	20%	£-2,997,823	£-7,412,665	£-7,806,784	£-7,606,784	£-8,334,733	£-8,820,032
35% SR : 35% THLR : 30% LLR	25%	£-7,895,110	£-12,015,608	£-12,210,574	£-12,210,574	£-12,941,698	£-13,429,115
35% SR : 35% THLR : 30% LLR	30%	£-12,805,224	£-16,832,962	£-16,832,030	£-16,832,030	£-17,578,535	£-18,076,205
35% SR : 35% THLR : 30% LLR	35%	£-17,728,161	£-21,298,349	£-21,498,382	£-21,498,382	£-22,248,507	£-22,748,590
35% SR : 35% THLR : 30% LLR	43%	£-25,189,174	£-28,320,476	£-28,522,055	£-28,522,055	£-29,279,575	£-29,791,766
35% SR : 35% THLR : 30% LLR	50%	£-32,708,729	£-35,429,501	£-35,636,068	£-35,636,068	£-36,410,693	£-36,927,110

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£38,538,454	£33,021,801	£32,833,632	£32,833,632	£32,127,999	£31,657,578
35% SR : 35% THLR : 30% LLR	10%	£28,893,351	£23,927,967	£23,735,388	£23,735,388	£23,013,213	£22,531,762
35% SR : 35% THLR : 30% LLR	20%	£19,174,737	£14,759,895	£14,565,775	£14,565,775	£13,837,827	£13,352,528
35% SR : 35% THLR : 30% LLR	25%	£14,277,449	£10,156,952	£9,961,985	£9,961,985	£9,230,661	£8,743,445
35% SR : 35% THLR : 30% LLR	30%	£9,367,336	£5,539,598	£5,340,529	£5,340,529	£4,594,024	£4,096,354
35% SR : 35% THLR : 30% LLR	35%	£4,444,398	£874,211	£674,178	£674,178	£-75,947	£-576,030
35% SR : 35% THLR : 30% LLR	43%	£-3,016,814	£-6,147,916	£-6,349,496	£-6,349,496	£-7,107,016	£-7,619,206
35% SR : 35% THLR : 30% LLR	50%	£-10,536,169	£-13,256,942	£-13,463,509	£-13,463,509	£-14,238,133	£-14,754,550

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£53,118,587	£47,601,933	£47,413,764	£47,413,764	£46,708,132	£46,237,711
35% SR : 35% THLR : 30% LLR	10%	£43,473,483	£38,508,100	£38,315,520	£38,315,520	£37,593,345	£37,111,895
35% SR : 35% THLR : 30% LLR	20%	£33,754,869	£29,340,027	£29,145,907	£29,145,907	£28,417,959	£27,932,660
35% SR : 35% THLR : 30% LLR	25%	£26,857,582	£24,737,064	£24,542,118	£24,542,118	£23,810,994	£23,323,577
35% SR : 35% THLR : 30% LLR	30%	£23,947,468	£20,119,730	£19,920,662	£19,920,662	£19,174,157	£18,676,487
35% SR : 35% THLR : 30% LLR	35%	£19,024,531	£15,454,343	£15,254,310	£15,254,310	£14,504,185	£14,004,102
35% SR : 35% THLR : 30% LLR	43%	£11,563,518	£8,432,216	£8,230,637	£8,230,637	£7,473,117	£6,960,926
35% SR : 35% THLR : 30% LLR	50%	£4,043,963	£1,323,191	£1,116,624	£1,116,624	£341,999	£-174,418

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£59,204,801	£53,688,147	£53,499,978	£53,499,978	£52,794,346	£52,323,925
35% SR : 35% THLR : 30% LLR	10%	£49,559,697	£44,594,314	£44,401,734	£44,401,734	£43,679,559	£43,198,109
35% SR : 35% THLR : 30% LLR	20%	£39,841,083	£35,426,241	£35,232,121	£35,232,121	£34,504,173	£34,018,874
35% SR : 35% THLR : 30% LLR	25%	£34,943,796	£30,823,298	£30,628,332	£30,628,332	£29,897,208	£29,409,791
35% SR : 35% THLR : 30% LLR	30%	£30,033,682	£26,205,944	£26,006,876	£26,006,876	£25,260,370	£24,762,701
35% SR : 35% THLR : 30% LLR	35%	£25,110,745	£21,540,557	£21,340,524	£21,340,524	£20,590,399	£20,090,316
35% SR : 35% THLR : 30% LLR	43%	£17,649,732	£14,518,430	£14,316,851	£14,316,851	£13,559,330	£13,047,140
35% SR : 35% THLR : 30% LLR	50%	£10,130,177	£7,409,404	£7,202,837	£7,202,837	£6,428,213	£5,911,796

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£35,451,793	£30,314,149	£30,119,775	£30,119,775	£29,390,873	£28,904,937
35% SR : 35% THLR : 30% LLR	10%	£28,547,663	£23,955,869	£23,757,624	£23,757,624	£23,011,633	£22,514,305
35% SR : 35% THLR : 30% LLR	20%	£21,590,670	£17,485,551	£17,285,029	£17,285,029	£16,533,075	£16,031,773
35% SR : 35% THLR : 30% LLR	25%	£18,057,789	£14,230,478	£14,029,082	£14,029,082	£13,273,598	£12,761,873
35% SR : 35% THLR : 30% LLR	30%	£14,511,632	£10,938,754	£10,733,121	£10,733,121	£9,961,997	£9,447,915
35% SR : 35% THLR : 30% LLR	35%	£10,939,576	£7,618,364	£7,411,734	£7,411,734	£6,636,872	£6,120,297
35% SR : 35% THLR : 30% LLR	43%	£5,509,833	£2,572,234	£2,360,602	£2,360,602	£1,566,981	£1,037,899
35% SR : 35% THLR : 30% LLR	50%	£-23,709	£-2,576,075	£-2,792,944	£-2,792,944	£-3,606,201	£-4,148,372

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-14,075,554	£-19,213,198	£-19,407,572	£-19,407,572	£-20,136,474	£-20,622,410
35% SR : 35% THLR : 30% LLR	10%	£-20,979,684	£-25,571,478	£-25,769,723	£-25,769,723	£-26,515,714	£-27,013,042
35% SR : 35% THLR : 30% LLR	20%	£-27,936,677	£-32,041,796	£-32,242,318	£-32,242,318	£-32,994,272	£-33,495,574
35% SR : 35% THLR : 30% LLR	25%	£-31,469,557	£-35,296,869	£-35,498,265	£-35,498,265	£-36,253,749	£-36,755,474
35% SR : 35% THLR : 30% LLR	30%	£-35,015,715	£-38,588,593	£-38,794,226	£-38,794,226	£-39,565,350	£-40,079,432
35% SR : 35% THLR : 30% LLR	35%	£-38,587,771	£-41,908,983	£-42,115,613	£-42,115,613	£-42,890,475	£-43,407,050
35% SR : 35% THLR : 30% LLR	43%	£-44,017,513	£-46,955,113	£-47,166,745	£-47,166,745	£-47,960,366	£-48,489,448
35% SR : 35% THLR : 30% LLR	50%	£-49,551,056	£-52,103,422	£-52,320,291	£-52,320,291	£-53,133,548	£-53,675,719

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,097,005	£2,959,361	£2,764,988	£2,764,988	£2,036,085	£1,550,149
35% SR : 35% THLR : 30% LLR	10%	£1,192,875	£-3,398,918	£-3,597,164	£-3,597,164	£-4,343,154	£-4,840,482
35% SR : 35% THLR : 30% LLR	20%	£-5,784,118	£-9,869,237	£-10,069,758	£-10,069,758	£-10,821,712	£-11,323,015
35% SR : 35% THLR : 30% LLR	25%	£-9,296,988	£-13,124,310	£-13,325,706	£-13,325,706	£-14,081,190	£-14,582,915
35% SR : 35% THLR : 30% LLR	30%	£-12,843,155	£-16,416,034	£-16,621,667	£-16,621,667	£-17,392,790	£-17,906,873
35% SR : 35% THLR : 30% LLR	35%	£-16,415,211	£-19,738,423	£-19,943,053	£-19,943,053	£-20,717,916	£-21,234,491
35% SR : 35% THLR : 30% LLR	43%	£-21,844,954	£-24,782,553	£-24,994,186	£-24,994,186	£-25,787,807	£-26,316,888
35% SR : 35% THLR : 30% LLR	50%	£-27,378,496	£-29,930,863	£-30,147,731	£-30,147,731	£-30,960,989	£-31,503,160

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,677,138	£17,539,494	£17,345,120	£17,345,120	£16,816,218	£16,130,282
35% SR : 35% THLR : 30% LLR	10%	£15,773,008	£11,181,214	£10,982,969	£10,982,969	£10,236,978	£9,739,650
35% SR : 35% THLR : 30% LLR	20%	£8,816,015	£4,710,896	£4,510,374	£4,510,374	£3,758,420	£3,257,118
35% SR : 35% THLR : 30% LLR	25%	£5,263,134	£1,455,823	£1,254,427	£1,254,427	£498,943	£-12,782
35% SR : 35% THLR : 30% LLR	30%	£1,736,977	£-1,935,901	£-2,041,534	£-2,041,534	£-2,812,658	£-3,326,740
35% SR : 35% THLR : 30% LLR	35%	£-1,895,979	£-5,156,291	£-5,362,921	£-5,362,921	£-6,137,783	£-6,654,359
35% SR : 35% THLR : 30% LLR	43%	£-7,284,822	£-10,202,421	£-10,414,053	£-10,414,053	£-11,207,674	£-11,736,756
35% SR : 35% THLR : 30% LLR	50%	£-12,798,364	£-16,350,730	£-16,567,599	£-16,567,599	£-16,380,856	£-16,923,027

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£28,763,352	£23,625,708	£23,431,334	£23,431,334	£22,702,432	£22,216,496
35% SR : 35% THLR : 30% LLR	10%	£21,859,222	£17,267,428	£17,069,183	£17,069,183	£16,323,192	£15,825,864
35% SR : 35% THLR : 30% LLR	20%	£14,902,229	£10,797,110	£10,596,588	£10,596,588	£9,844,634	£9,343,332
35% SR : 35% THLR : 30% LLR	25%	£11,369,348	£7,542,037	£7,340,641	£7,340,641	£6,585,156	£6,073,432
35% SR : 35% THLR : 30% LLR	30%	£7,823,191	£4,250,313	£4,044,680	£4,044,680	£3,273,556	£2,759,474
35% SR : 35% THLR : 30% LLR	35%	£4,251,135	£929,923	£723,293	£723,293	£-51,569	£-568,144
35% SR : 35% THLR : 30% LLR	43%	£-1,178,608	£-4,116,207	£-4,327,839	£-4,327,839	£-5,121,460	£-5,650,542
35% SR : 35% THLR : 30% LLR	50%	£-6,712,150	£-9,264,516	£-9,481,385	£-9,481,385	£-10,294,642	£-10,836,813

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,592,907	£17,602,368	£17,404,816	£17,404,816	£16,663,991	£16,170,109
35% SR : 35% THLR : 30% LLR	10%	£16,755,001	£12,275,270	£12,073,086	£12,073,086	£11,314,895	£10,809,434
35% SR : 35% THLR : 30% LLR	20%	£10,838,287	£6,857,032	£6,653,230	£6,653,230	£5,885,349	£5,367,514
35% SR : 35% THLR : 30% LLR	25%	£7,837,050	£4,101,810	£3,893,772	£3,893,772	£3,113,631	£2,593,538
35% SR : 35% THLR : 30% LLR	30%	£4,812,167	£1,320,896	£1,111,899	£1,111,899	£328,165	£-197,504
35% SR : 35% THLR : 30% LLR	35%	£1,740,735	£-1,497,607	£-1,711,052	£-1,711,052	£-2,511,468	£-3,045,078
35% SR : 35% THLR : 30% LLR	43%	£-2,939,453	£-5,783,475	£-5,998,568	£-5,998,568	£-6,805,169	£-7,342,904
35% SR : 35% THLR : 30% LLR	50%	£-7,679,496	£-10,100,190	£-10,317,059	£-10,317,059	£-11,130,316	£-11,672,487

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-26,934,440	£-31,924,979	£-32,122,531	£-32,122,531	£-32,863,356	£-33,357,238
35% SR : 35% THLR : 30% LLR	10%	£-32,772,346	£-37,252,076	£-37,454,261	£-37,454,261	£-38,212,452	£-38,717,913
35% SR : 35% THLR : 30% LLR	20%	£-38,689,060	£-42,670,315	£-42,874,117	£-42,874,117	£-43,641,998	£-44,159,833
35% SR : 35% THLR : 30% LLR	25%	£-41,690,297	£-45,425,537	£-45,633,575	£-45,633,575	£-46,413,716	£-46,933,809
35% SR : 35% THLR : 30% LLR	30%	£-44,715,180	£-48,206,451	£-48,415,448	£-48,415,448	£-49,199,182	£-49,724,851
35% SR : 35% THLR : 30% LLR	35%	£-47,786,612	£-51,024,954	£-51,238,399	£-51,238,399	£-52,038,815	£-52,572,425
35% SR : 35% THLR : 30% LLR	43%	£-52,466,800	£-55,310,822	£-55,525,915	£-55,525,915	£-56,332,516	£-56,870,251
35% SR : 35% THLR : 30% LLR	50%	£-57,206,843	£-59,627,537	£-59,844,406	£-59,844,406	£-60,657,663	£-61,199,834

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-4,761,881	£-9,752,419	£-9,949,972	£-9,949,972	£-10,690,797	£-11,184,679
35% SR : 35% THLR : 30% LLR	10%	£-10,599,787	£-15,079,517	£-15,281,701	£-15,281,701	£-16,039,893	£-16,545,354
35% SR : 35% THLR : 30% LLR	20%	£-16,516,501	£-20,497,756	£-20,701,557	£-20,701,557	£-21,469,439	£-21,987,274
35% SR : 35% THLR : 30% LLR	25%	£-19,517,738	£-23,252,978	£-23,461,015	£-23,461,015	£-24,241,156	£-24,759,809
35% SR : 35% THLR : 30% LLR	30%	£-22,542,620	£-26,033,892	£-26,242,888	£-26,242,888	£-27,026,623	£-27,552,292
35% SR : 35% THLR : 30% LLR	35%	£-25,614,053	£-28,852,395	£-29,065,839	£-29,065,839	£-29,866,255	£-30,399,866
35% SR : 35% THLR : 30% LLR	43%	£-30,294,240	£-33,138,263	£-33,353,356	£-33,353,356	£-34,159,957	£-34,697,692
35% SR : 35% THLR : 30% LLR	50%	£-35,034,284	£-37,454,978	£-37,671,846	£-37,671,846	£-38,485,104	£-39,027,275

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,818,252	£4,827,713	£4,630,161	£4,630,161	£3,889,336	£3,395,454
35% SR : 35% THLR : 30% LLR	10%	£3,980,346	£-499,385	£-701,569	£-701,569	£-1,459,760	£-1,965,221
35% SR : 35% THLR : 30% LLR	20%	£-1,936,368	£-5,917,623	£-6,121,425	£-6,121,425	£-6,889,306	£-7,407,141
35% SR : 35% THLR : 30% LLR	25%	£-4,937,605	£-8,672,845	£-8,880,883	£-8,880,883	£-9,661,024	£-10,181,117
35% SR : 35% THLR : 30% LLR	30%	£-7,962,488	£-11,453,759	£-11,662,756	£-11,662,756	£-12,446,490	£-12,972,159
35% SR : 35% THLR : 30% LLR	35%	£-11,033,920	£-14,272,262	£-14,485,707	£-14,485,707	£-15,286,123	£-15,819,733
35% SR : 35% THLR : 30% LLR	43%	£-15,714,108	£-18,558,130	£-18,773,223	£-18,773,223	£-19,579,824	£-20,117,659
35% SR : 35% THLR : 30% LLR	50%	£-20,454,161	£-22,874,845	£-23,091,714	£-23,091,714	£-23,904,971	£-24,447,142

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,904,466	£10,913,927	£10,716,375	£10,716,375	£9,975,560	£9,481,668
35% SR : 35% THLR : 30% LLR	10%	£10,066,560	£5,586,829	£5,384,645	£5,384,645	£4,626,544	£4,120,993
35% SR : 35% THLR : 30% LLR	20%	£4,149,846	£168,591	£-35,211	£-35,211	£-303,082	£-1,320,927
35% SR : 35% THLR : 30% LLR	25%	£1,148,609	£-2,586,631	£-2,794,669	£-2,794,669	£-3,574,810	£-4,094,903
35% SR : 35% THLR : 30% LLR	30%	£-1,876,274	£-5,367,545	£-5,576,542	£-5,576,542	£-6,360,276	£-6,885,945
35% SR : 35% THLR : 30% LLR	35%	£-4,947,707	£-8,186,048	£-8,399,493	£-8,399,493	£-9,199,909	£-9,733,519
35% SR : 35% THLR : 30% LLR	43%	£-9,627,894	£-12,471,916	£-12,687,009	£-12,687,009	£-13,493,610	£-14,031,345
35% SR : 35% THLR : 30% LLR	50%	£-14,367,937	£-16,788,631	£-17,005,500	£-17,005,500	£-17,818,757	£-18,360,928

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£30,312,875	£27,659,591	£27,465,217	£27,465,217	£26,736,315	£26,250,379
35% SR : 35% THLR : 30% LLR	10%	£24,125,035	£21,752,092	£21,553,160	£21,553,160	£20,807,169	£20,309,842
35% SR : 35% THLR : 30% LLR	20%	£17,843,198	£15,750,661	£15,550,139	£15,550,139	£14,798,186	£14,296,883
35% SR : 35% THLR : 30% LLR	25%	£14,673,101	£12,730,374	£12,528,514	£12,528,514	£11,760,928	£11,249,204
35% SR : 35% THLR : 30% LLR	30%	£11,482,566	£9,663,913	£9,458,280	£9,458,280	£8,687,156	£8,173,074
35% SR : 35% THLR : 30% LLR	35%	£8,247,520	£6,581,353	£6,374,723	£6,374,723	£5,599,860	£5,077,383
35% SR : 35% THLR : 30% LLR	43%	£3,344,556	£1,885,428	£1,673,796	£1,673,796	£880,174	£351,094
35% SR : 35% THLR : 30% LLR	50%	£-1,660,301	£-2,906,215	£-3,123,083	£-3,123,083	£-3,936,340	£-4,478,512

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-19,214,472	£-21,867,756	£-22,062,130	£-22,062,130	£-22,791,032	£-23,276,968
35% SR : 35% THLR : 30% LLR	10%	£-25,402,312	£-27,775,255	£-27,974,187	£-27,974,187	£-28,720,178	£-29,217,505
35% SR : 35% THLR : 30% LLR	20%	£-31,684,149	£-33,776,686	£-33,977,208	£-33,977,208	£-34,729,161	£-35,230,464
35% SR : 35% THLR : 30% LLR	25%	£-34,854,246	£-36,796,973	£-36,998,833	£-36,998,833	£-37,766,419	£-38,276,143
35% SR : 35% THLR : 30% LLR	30%	£-38,044,781	£-39,863,434	£-40,069,067	£-40,069,067	£-40,840,191	£-41,354,273
35% SR : 35% THLR : 30% LLR	35%	£-41,279,827	£-42,945,994	£-43,152,624	£-43,152,624	£-43,927,487	£-44,449,964
35% SR : 35% THLR : 30% LLR	43%	£-46,182,791	£-47,641,919	£-47,853,551	£-47,853,551	£-48,647,173	£-49,176,253
35% SR : 35% THLR : 30% LLR	50%	£-51,187,648	£-52,433,562	£-52,650,430	£-52,650,430	£-53,463,687	£-54,005,859

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,958,087	£304,804	£110,430	£110,430	£618,473	£-1,104,408
35% SR : 35% THLR : 30% LLR	10%	£-3,229,753	£-5,602,696	£-5,801,627	£-5,801,627	£-6,547,619	£-7,044,945
35% SR : 35% THLR : 30% LLR	20%	£-9,511,590	£-11,604,127	£-11,804,648	£-11,804,648	£-12,556,602	£-13,057,905
35% SR : 35% THLR : 30% LLR	25%	£-12,681,687	£-14,624,413	£-14,826,273	£-14,826,273	£-15,593,859	£-16,105,584
35% SR : 35% THLR : 30% LLR	30%	£-15,872,222	£-17,690,874	£-17,896,508	£-17,896,508	£-18,667,631	£-19,181,714
35% SR : 35% THLR : 30% LLR	35%	£-19,107,267	£-20,773,435	£-20,980,065	£-20,980,065	£-21,754,927	£-22,277,404
35% SR : 35% THLR : 30% LLR	43%	£-24,010,232	£-25,469,359	£-25,680,992	£-25,680,992	£-26,474,614	£-27,003,694
35% SR : 35% THLR : 30% LLR	50%	£-29,015,088	£-30,261,002	£-30,477,871	£-30,477,871	£-31,291,127	£-31,839,299

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£17,538,220	£14,884,936	£14,690,562	£14,690,562	£13,961,660	£13,475,724
35% SR : 35% THLR : 30% LLR	10%	£11,350,380	£8,977,437	£8,778,505	£8,778,505	£8,032,514	£7,535,187
35% SR : 35% THLR : 30% LLR	20%	£5,068,543	£2,976,006	£2,775,484	£2,775,484	£2,023,531	£1,522,228
35% SR : 35% THLR : 30% LLR	25%	£1,898,446	£-44,281	£-246,141	£-246,141	£-1,013,727	£-1,525,451
35% SR : 35% THLR : 30% LLR	30%	£-1,292,089	£-3,110,742	£-3,316,375	£-3,316,375	£-4,087,499	£-4,601,581
35% SR : 35% THLR : 30% LLR	35%	£-4,527,135	£-6,193,302	£-6,399,932	£-6,399,932	£-7,174,795	£-7,697,272
35% SR : 35% THLR : 30% LLR	43%	£-9,430,099	£-10,889,227	£-11,100,859	£-11,100,859	£-11,894,481	£-12,423,561
35% SR : 35% THLR : 30% LLR	50%	£-14,434,956	£-15,680,870	£-15,897,738	£-15,897,738	£-16,710,995	£-17,253,167

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£23,624,434	£20,971,150	£20,776,776	£20,776,776	£20,047,874	£19,561,938
35% SR : 35% THLR : 30% LLR	10%	£17,436,593	£15,063,650	£14,864,719	£14,864,719	£14,118,728	£13,621,401
35% SR : 35% THLR : 30% LLR	20%	£11,154,757	£9,062,220	£8,861,698	£8,861,698	£8,109,744	£7,608,442
35% SR : 35% THLR : 30% LLR	25%	£7,984,660	£6,041,933	£5,840,073	£5,840,073	£5,072,487	£4,560,763
35% SR : 35% THLR : 30% LLR	30%	£4,794,125	£2,975,472	£2,769,839	£2,769,839	£1,998,715	£1,484,633
35% SR : 35% THLR : 30% LLR	35%	£1,559,079	£-107,088	£-313,718	£-313,718	£-1,088,581	£-1,611,058
35% SR : 35% THLR : 30% LLR	43%	£-3,343,885	£-4,803,013	£-5,014,645	£-5,014,645	£-5,808,267	£-6,337,347
35% SR : 35% THLR : 30% LLR	50%	£-8,348,742	£-9,594,656	£-9,811,524	£-9,811,524	£-10,624,781	£-11,166,953

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,993,601	£17,482,931	£17,285,378	£17,285,378	£16,544,554	£16,050,671
35% SR : 35% THLR : 30% LLR	10%	£14,502,386	£12,259,862	£12,057,677	£12,057,677	£11,299,486	£10,794,025
35% SR : 35% THLR : 30% LLR	20%	£8,907,685	£6,939,626	£6,735,825	£6,735,825	£5,971,573	£5,454,650
35% SR : 35% THLR : 30% LLR	25%	£6,082,223	£4,238,551	£4,030,513	£4,030,513	£3,250,372	£2,730,278
35% SR : 35% THLR : 30% LLR	30%	£3,210,130	£1,507,240	£1,298,243	£1,298,243	£514,509	£-8,112
35% SR : 35% THLR : 30% LLR	35%	£317,143	£-1,257,801	£-1,471,245	£-1,471,245	£-2,271,661	£-2,805,271
35% SR : 35% THLR : 30% LLR	43%	£-4,114,280	£-5,468,046	£-5,683,139	£-5,683,139	£-6,489,741	£-7,027,475
35% SR : 35% THLR : 30% LLR	50%	£-8,582,276	£-9,709,139	£-9,926,007	£-9,926,007	£-10,739,265	£-11,281,436

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-29,533,746	£-32,044,416	£-32,241,969	£-32,241,969	£-32,982,793	£-33,476,676
35% SR : 35% THLR : 30% LLR	10%	£-35,024,961	£-37,267,485	£-37,469,670	£-37,469,670	£-38,227,861	£-38,733,322
35% SR : 35% THLR : 30% LLR	20%	£-40,619,662	£-42,587,721	£-42,791,522	£-42,791,522	£-43,555,774	£-44,072,897
35% SR : 35% THLR : 30% LLR	25%	£-43,445,124	£-45,288,796	£-45,496,834	£-45,496,834	£-46,276,975	£-46,797,069
35% SR : 35% THLR : 30% LLR	30%	£-46,317,217	£-48,020,107	£-48,229,104	£-48,229,104	£-49,012,838	£-49,535,459
35% SR : 35% THLR : 30% LLR	35%	£-49,210,204	£-50,785,148	£-50,998,592	£-50,998,592	£-51,799,008	£-52,332,618
35% SR : 35% THLR : 30% LLR	43%	£-53,641,627	£-55,995,393	£-56,210,486	£-56,210,486	£-57,017,088	£-57,554,822
35% SR : 35% THLR : 30% LLR	50%	£-58,109,623	£-60,236,486	£-60,453,354	£-60,453,354	£-61,266,612	£-61,808,783

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-7,361,187	£-9,871,857	£-10,069,410	£-10,069,410	£-10,810,233	£-11,304,116
35% SR : 35% THLR : 30% LLR	10%	£-12,852,402	£-15,094,925	£-15,297,110	£-15,297,110	£-16,055,302	£-16,550,763
35% SR : 35% THLR : 30% LLR	20%	£-18,447,103	£-20,415,162	£-20,618,962	£-20,618,962	£-21,383,215	£-21,900,137
35% SR : 35% THLR : 30% LLR	25%	£-21,272,565	£-23,116,237	£-23,324,275	£-23,324,275	£-24,104,416	£-24,624,509
35% SR : 35% THLR : 30% LLR	30%	£-24,144,658	£-25,847,547	£-26,056,544	£-26,056,544	£-26,840,279	£-27,362,899
35% SR : 35% THLR : 30% LLR	35%	£-27,037,644	£-28,612,588	£-28,826,033	£-28,826,033	£-29,626,449	£-30,160,959
35% SR : 35% THLR : 30% LLR	43%	£-31,469,067	£-32,822,833	£-33,037,926	£-33,037,926	£-33,844,528	£-34,382,262
35% SR : 35% THLR : 30% LLR	50%	£-36,937,064	£-37,063,926	£-37,280,795	£-37,280,795	£-38,094,052	£-38,636,223

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,218,946	£4,708,276	£4,510,723	£4,510,723	£3,769,899	£3,276,016
35% SR : 35% THLR : 30% LLR	10%	£1,727,731	£-514,793	£-716,978	£-716,978	£-1,475,169	£-1,980,630
35% SR : 35% THLR : 30% LLR	20%	£-3,866,970	£-5,835,029	£-6,038,830	£-6,038,830	£-6,803,082	£-7,320,005
35% SR : 35% THLR : 30% LLR	25%	£-6,692,432	£-8,536,104	£-8,744,142	£-8,744,142	£-9,524,283	£-10,044,377
35% SR : 35% THLR : 30% LLR	30%	£-9,564,525	£-11,267,415	£-11,476,412	£-11,476,412	£-12,260,146	£-12,762,767
35% SR : 35% THLR : 30% LLR	35%	£-12,457,512	£-14,032,456	£-14,245,900	£-14,245,900	£-15,046,316	£-15,579,926
35% SR : 35% THLR : 30% LLR	43%	£-16,888,935	£-18,242,701	£-18,457,794	£-18,457,794	£-19,264,396	£-19,802,130
35% SR : 35% THLR : 30% LLR	50%	£-21,356,931	£-22,483,794	£-22,700,662	£-22,700,662	£-23,513,920	£-24,056,091

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,305,160	£10,794,490	£10,596,937	£10,596,937	£9,856,113	£9,362,230
35% SR : 35% THLR : 30% LLR	10%	£7,813,945	£5,571,421	£5,369,236	£5,369,236	£4,611,045	£4,105,584
35% SR : 35% THLR : 30% LLR	20%	£2,219,244	£251,184	£47,384	£47,384	£-716,868	£-1,233,791
35% SR : 35% THLR : 30% LLR	25%	£-606,218	£-2,449,890	£-2,657,928	£-2,657,928	£-3,438,069	£-3,958,163
35% SR : 35% THLR : 30% LLR	30%	£-3,478,311	£-5,181,201	£-5,390,198	£-5,390,198	£-6,173,932	£-6,696,553
35% SR : 35% THLR : 30% LLR	35%	£-6,371,298	£-7,946,242	£-8,159,686	£-8,159,686	£-8,960,102	£-9,493,713
35% SR : 35% THLR : 30% LLR	43%	£-10,802,721	£-12,156,487	£-12,371,580	£-12,371,580	£-13,178,182	£-13,715,916
35% SR : 35% THLR : 30% LLR	50%	£-15,270,717	£-16,397,580	£-16,614,448	£-16,614,448	£-17,427,706	£-17,969,877

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,173,425	£9,761,816	£9,561,032	£9,561,032	£8,808,093	£8,306,132
35% SR : 35% THLR : 30% LLR	10%	£7,177,632	£5,030,101	£4,824,610	£4,824,610	£4,054,017	£3,540,290
35% SR : 35% THLR : 30% LLR	20%	£2,073,932	£193,725	-£13,629	-£13,629	-£803,085	-£1,329,389
35% SR : 35% THLR : 30% LLR	25%	-£515,612	-£2,281,410	-£2,492,850	-£2,492,850	-£3,285,750	-£3,814,351
35% SR : 35% THLR : 30% LLR	30%	-£3,153,027	-£4,773,424	-£4,985,838	-£4,985,838	-£5,782,392	-£6,313,427
35% SR : 35% THLR : 30% LLR	35%	-£5,804,391	-£7,279,148	-£7,492,592	-£7,492,592	-£8,293,000	-£8,826,619
35% SR : 35% THLR : 30% LLR	43%	-£9,807,594	-£11,063,441	-£11,278,535	-£11,278,535	-£12,085,136	-£12,622,870
35% SR : 35% THLR : 30% LLR	50%	-£13,842,185	-£14,878,582	-£15,095,451	-£15,095,451	-£15,908,708	-£16,450,879

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£37,353,922	-£39,765,531	-£39,966,315	-£39,966,315	-£40,719,254	-£41,221,215
35% SR : 35% THLR : 30% LLR	10%	-£42,349,715	-£44,497,246	-£44,702,737	-£44,702,737	-£45,473,330	-£45,987,057
35% SR : 35% THLR : 30% LLR	20%	-£47,453,415	-£49,333,622	-£49,540,976	-£49,540,976	-£50,330,432	-£50,856,736
35% SR : 35% THLR : 30% LLR	25%	-£50,042,959	-£51,808,757	-£52,020,197	-£52,020,197	-£52,813,097	-£53,341,698
35% SR : 35% THLR : 30% LLR	30%	-£52,680,374	-£54,300,771	-£54,513,185	-£54,513,185	-£55,309,739	-£55,840,774
35% SR : 35% THLR : 30% LLR	35%	-£55,331,738	-£56,806,495	-£57,019,939	-£57,019,939	-£57,820,355	-£58,353,966
35% SR : 35% THLR : 30% LLR	43%	-£59,334,941	-£60,590,788	-£60,805,882	-£60,805,882	-£61,612,483	-£62,150,217
35% SR : 35% THLR : 30% LLR	50%	-£63,369,532	-£64,405,929	-£64,622,798	-£64,622,798	-£65,436,055	-£65,978,226

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£15,181,362	-£17,592,972	-£17,793,755	-£17,793,755	-£18,546,695	-£19,048,656
35% SR : 35% THLR : 30% LLR	10%	-£20,177,155	-£22,324,687	-£22,530,178	-£22,530,178	-£23,300,770	-£23,814,497
35% SR : 35% THLR : 30% LLR	20%	-£25,280,856	-£27,161,063	-£27,368,416	-£27,368,416	-£28,157,872	-£28,684,176
35% SR : 35% THLR : 30% LLR	25%	-£27,870,400	-£29,636,198	-£29,847,638	-£29,847,638	-£30,640,538	-£31,169,138
35% SR : 35% THLR : 30% LLR	30%	-£30,507,814	-£32,128,211	-£32,340,626	-£32,340,626	-£33,137,179	-£33,668,215
35% SR : 35% THLR : 30% LLR	35%	-£33,159,179	-£34,633,935	-£34,847,380	-£34,847,380	-£35,647,796	-£36,181,406
35% SR : 35% THLR : 30% LLR	43%	-£37,162,381	-£38,418,229	-£38,633,323	-£38,633,323	-£39,439,924	-£39,977,658
35% SR : 35% THLR : 30% LLR	50%	-£41,196,973	-£42,233,370	-£42,450,238	-£42,450,238	-£43,263,496	-£43,805,667

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£601,230	-£3,012,839	-£3,213,623	-£3,213,623	-£3,966,562	-£4,468,523
35% SR : 35% THLR : 30% LLR	10%	-£5,597,023	-£7,744,554	-£7,950,045	-£7,950,045	-£8,720,638	-£9,234,365
35% SR : 35% THLR : 30% LLR	20%	-£10,700,723	-£12,580,930	-£12,788,284	-£12,788,284	-£13,577,740	-£14,104,044
35% SR : 35% THLR : 30% LLR	25%	-£13,290,267	-£15,056,065	-£15,267,505	-£15,267,505	-£16,060,405	-£16,589,006
35% SR : 35% THLR : 30% LLR	30%	-£15,927,682	-£17,548,079	-£17,760,493	-£17,760,493	-£18,557,047	-£19,088,082
35% SR : 35% THLR : 30% LLR	35%	-£18,579,046	-£20,053,803	-£20,267,247	-£20,267,247	-£21,067,663	-£21,601,274
35% SR : 35% THLR : 30% LLR	43%	-£22,582,249	-£23,838,098	-£24,053,190	-£24,053,190	-£24,859,791	-£25,397,525
35% SR : 35% THLR : 30% LLR	50%	-£26,616,840	-£27,653,237	-£27,870,106	-£27,870,106	-£28,683,363	-£29,225,534

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,484,984	£3,073,375	£2,872,591	£2,872,591	£2,119,651	£1,617,691
35% SR : 35% THLR : 30% LLR	10%	£489,191	£1,658,340	£1,663,831	£1,663,831	£2,634,424	£3,148,161
35% SR : 35% THLR : 30% LLR	20%	-£4,614,509	-£6,494,716	-£6,702,070	-£6,702,070	-£7,491,526	-£8,017,830
35% SR : 35% THLR : 30% LLR	25%	-£7,204,053	-£8,969,851	-£9,181,291	-£9,181,291	-£9,974,191	-£10,502,792
35% SR : 35% THLR : 30% LLR	30%	-£9,841,468	-£11,461,865	-£11,674,279	-£11,674,279	-£12,470,833	-£13,001,869
35% SR : 35% THLR : 30% LLR	35%	-£12,492,832	-£13,967,589	-£14,181,033	-£14,181,033	-£14,981,449	-£15,515,060
35% SR : 35% THLR : 30% LLR	43%	-£16,496,035	-£17,751,882	-£17,966,976	-£17,966,976	-£18,773,577	-£19,311,311
35% SR : 35% THLR : 30% LLR	50%	-£20,530,626	-£21,567,023	-£21,783,892	-£21,783,892	-£22,597,149	-£23,139,320

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£25,173,958	£23,133,278	£22,935,725	£22,935,725	£22,194,901	£21,701,018
35% SR : 35% THLR : 30% LLR	10%	£19,384,444	£17,561,859	£17,362,928	£17,362,928	£16,616,936	£16,119,609
35% SR : 35% THLR : 30% LLR	20%	£13,523,573	£11,927,228	£11,723,428	£11,723,428	£10,959,175	£10,449,674
35% SR : 35% THLR : 30% LLR	25%	£10,549,357	£9,062,407	£8,857,717	£8,857,717	£8,090,130	£7,578,406
35% SR : 35% THLR : 30% LLR	30%	£7,550,341	£6,184,317	£5,978,684	£5,978,684	£5,202,454	£4,679,964
35% SR : 35% THLR : 30% LLR	35%	£4,526,720	£3,262,962	£3,052,952	£3,052,952	£2,265,417	£1,740,394
35% SR : 35% THLR : 30% LLR	43%	£-83,231	£-1,179,650	£-1,394,744	£-1,394,744	£-2,201,345	£-2,739,079
35% SR : 35% THLR : 30% LLR	50%	£-4,798,606	£-5,706,477	£-5,923,345	£-5,923,345	£-6,736,602	£-7,278,774

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-24,353,389	£-26,394,069	£-26,591,622	£-26,591,622	£-27,332,446	£-27,826,329
35% SR : 35% THLR : 30% LLR	10%	£-30,142,903	£-31,965,488	£-32,164,419	£-32,164,419	£-32,910,411	£-33,407,738
35% SR : 35% THLR : 30% LLR	20%	£-36,003,774	£-37,600,119	£-37,803,919	£-37,803,919	£-38,568,172	£-39,077,673
35% SR : 35% THLR : 30% LLR	25%	£-38,977,990	£-40,464,940	£-40,669,630	£-40,669,630	£-41,437,217	£-41,948,941
35% SR : 35% THLR : 30% LLR	30%	£-41,977,006	£-43,343,030	£-43,548,663	£-43,548,663	£-44,324,893	£-44,847,383
35% SR : 35% THLR : 30% LLR	35%	£-45,000,627	£-46,264,385	£-46,474,395	£-46,474,395	£-47,261,930	£-47,786,953
35% SR : 35% THLR : 30% LLR	43%	£-49,610,578	£-50,706,997	£-50,922,091	£-50,922,091	£-51,728,692	£-52,266,426
35% SR : 35% THLR : 30% LLR	50%	£-54,325,953	£-55,233,824	£-55,450,692	£-55,450,692	£-56,263,949	£-56,806,121

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,180,830	£-4,221,510	£-4,419,063	£-4,419,063	£-5,159,886	£-5,653,769
35% SR : 35% THLR : 30% LLR	10%	£-7,970,343	£-9,792,929	£-9,991,860	£-9,991,860	£-10,737,851	£-11,235,178
35% SR : 35% THLR : 30% LLR	20%	£-13,831,214	£-15,427,559	£-15,631,360	£-15,631,360	£-16,395,612	£-16,905,114
35% SR : 35% THLR : 30% LLR	25%	£-16,805,431	£-18,292,381	£-18,497,070	£-18,497,070	£-19,264,657	£-19,776,378
35% SR : 35% THLR : 30% LLR	30%	£-19,804,446	£-21,170,470	£-21,376,103	£-21,376,103	£-22,152,333	£-22,674,824
35% SR : 35% THLR : 30% LLR	35%	£-22,828,068	£-24,091,826	£-24,301,836	£-24,301,836	£-25,089,371	£-25,614,394
35% SR : 35% THLR : 30% LLR	43%	£-27,438,019	£-28,534,438	£-28,749,532	£-28,749,532	£-29,556,133	£-30,093,866
35% SR : 35% THLR : 30% LLR	50%	£-32,153,394	£-33,061,264	£-33,278,133	£-33,278,133	£-34,091,389	£-34,633,561

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,399,303	£10,358,623	£10,161,070	£10,161,070	£9,420,246	£8,926,363
35% SR : 35% THLR : 30% LLR	10%	£6,609,789	£4,767,204	£4,588,273	£4,588,273	£3,842,281	£3,344,954
35% SR : 35% THLR : 30% LLR	20%	£748,918	£-847,427	£-1,051,227	£-1,051,227	£-1,815,480	£-2,324,981
35% SR : 35% THLR : 30% LLR	25%	£-2,225,298	£-3,712,248	£-3,916,938	£-3,916,938	£-4,684,525	£-5,196,249
35% SR : 35% THLR : 30% LLR	30%	£-5,224,314	£-6,590,338	£-6,795,971	£-6,795,971	£-7,572,201	£-8,084,691
35% SR : 35% THLR : 30% LLR	35%	£-8,247,935	£-9,511,893	£-9,721,703	£-9,721,703	£-10,509,238	£-11,034,261
35% SR : 35% THLR : 30% LLR	43%	£-12,857,898	£-13,954,305	£-14,169,399	£-14,169,399	£-14,976,000	£-15,513,734
35% SR : 35% THLR : 30% LLR	50%	£-17,573,261	£-18,481,132	£-18,698,000	£-18,698,000	£-19,511,257	£-20,053,429

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,485,517	£16,444,837	£16,247,284	£16,247,284	£15,506,460	£15,012,577
35% SR : 35% THLR : 30% LLR	10%	£12,696,003	£10,873,418	£10,674,487	£10,674,487	£9,928,495	£9,431,168
35% SR : 35% THLR : 30% LLR	20%	£6,835,132	£5,238,787	£5,034,987	£5,034,987	£4,270,734	£3,761,233
35% SR : 35% THLR : 30% LLR	25%	£3,860,916	£2,373,966	£2,169,276	£2,169,276	£1,401,689	£889,965
35% SR : 35% THLR : 30% LLR	30%	£861,900	£-504,124	£-709,757	£-709,757	£-1,485,987	£-2,008,477
35% SR : 35% THLR : 30% LLR	35%	£-2,161,721	£-3,425,479	£-3,635,489	£-3,635,489	£-4,423,024	£-4,948,047
35% SR : 35% THLR : 30% LLR	43%	£-6,771,672	£-7,868,091	£-8,083,185	£-8,083,185	£-8,899,786	£-9,427,520
35% SR : 35% THLR : 30% LLR	50%	£-11,487,047	£-12,394,918	£-12,611,786	£-12,611,786	£-13,425,043	£-13,967,215

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,173,425	£10,311,814	£10,111,030	£10,111,030	£9,358,090	£8,856,130
35% SR : 35% THLR : 30% LLR	10%	£7,318,939	£5,674,342	£5,468,851	£5,468,851	£4,698,260	£4,184,532
35% SR : 35% THLR : 30% LLR	20%	£2,361,168	£923,215	£716,081	£716,081	£-61,663	£-587,967
35% SR : 35% THLR : 30% LLR	25%	£-150,695	£-1,496,668	£-1,708,108	£-1,708,108	£-2,501,008	£-3,029,608
35% SR : 35% THLR : 30% LLR	30%	£-2,715,126	£-3,945,360	£-4,157,774	£-4,157,774	£-4,954,327	£-5,485,363
35% SR : 35% THLR : 30% LLR	35%	£-5,293,506	£-6,407,763	£-6,621,207	£-6,621,207	£-7,421,622	£-7,955,232
35% SR : 35% THLR : 30% LLR	43%	£-9,187,235	£-10,127,074	£-10,342,167	£-10,342,167	£-11,148,769	£-11,686,503
35% SR : 35% THLR : 30% LLR	50%	£-13,112,351	£-13,877,232	£-14,094,101	£-14,094,101	£-14,907,359	£-15,449,529

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-37,353,922	£-39,215,533	£-39,416,317	£-39,416,317	£-40,169,257	£-40,671,217
35% SR : 35% THLR : 30% LLR	10%	£-42,208,408	£-43,853,005	£-44,058,496	£-44,058,496	£-44,829,087	£-45,342,815
35% SR : 35% THLR : 30% LLR	20%	£-47,166,179	£-48,604,132	£-48,811,266	£-48,811,266	£-49,589,010	£-50,115,314
35% SR : 35% THLR : 30% LLR	25%	£-49,678,042	£-51,024,015	£-51,235,455	£-51,235,455	£-52,028,355	£-52,556,955
35% SR : 35% THLR : 30% LLR	30%	£-52,242,473	£-53,472,707	£-53,685,121	£-53,685,121	£-54,481,674	£-55,012,710
35% SR : 35% THLR : 30% LLR	35%	£-54,820,853	£-55,935,110	£-56,148,554	£-56,148,554	£-56,948,969	£-57,482,579
35% SR : 35% THLR : 30% LLR	43%	£-58,714,582	£-59,654,421	£-59,869,514	£-59,869,514	£-60,676,116	£-61,213,849
35% SR : 35% THLR : 30% LLR	50%	£-62,639,698	£-63,404,579	£-63,621,448	£-63,621,448	£-64,434,706	£-64,976,876

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-15,181,362	£-17,042,973	£-17,243,758	£-17,243,758	£-17,996,698	£-18,498,658
35% SR : 35% THLR : 30% LLR	10%	£-20,035,848	£-21,680,445	£-21,885,936	£-21,885,936	£-22,656,528	£-23,170,256
35% SR : 35% THLR : 30% LLR	20%	£-24,993,619	£-26,431,573	£-26,638,706	£-26,638,706	£-27,416,451	£-27,942,755
35% SR : 35% THLR : 30% LLR	25%	£-27,505,483	£-28,851,455	£-29,062,895	£-29,062,895	£-29,855,795	£-30,384,396
35% SR : 35% THLR : 30% LLR	30%	£-30,069,914	£-31,300,147	£-31,512,562	£-31,512,562	£-32,309,115	£-32,840,150
35% SR : 35% THLR : 30% LLR	35%	£-32,648,294	£-33,762,550	£-33,975,995	£-33,975,995	£-34,776,410	£-35,310,020
35% SR : 35% THLR : 30% LLR	43%	£-36,542,022	£-37,481,861	£-37,696,954	£-37,696,954	£-38,503,556	£-39,041,290
35% SR : 35% THLR : 30% LLR	50%	£-40,467,138	£-41,232,020	£-41,448,889	£-41,448,889	£-42,262,146	£-42,804,317

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-801,230	£-2,462,841	£-2,663,625	£-2,663,625	£-3,416,565	£-3,918,525
35% SR : 35% THLR : 30% LLR	10%	£-5,455,716	£-7,100,313	£-7,305,804	£-7,305,804	£-8,076,395	£-8,590,123
35% SR : 35% THLR : 30% LLR	20%	£-10,413,487	£-11,851,440	£-12,058,574	£-12,058,574	£-12,836,318	£-13,362,622
35% SR : 35% THLR : 30% LLR	25%	£-12,925,350	£-14,271,323	£-14,482,763	£-14,482,763	£-15,275,663	£-15,804,263
35% SR : 35% THLR : 30% LLR	30%	£-15,489,781	£-16,720,015	£-16,932,429	£-16,932,429	£-17,729,982	£-18,260,018
35% SR : 35% THLR : 30% LLR	35%	£-18,068,161	£-19,182,418	£-19,395,862	£-19,395,862	£-20,196,277	£-20,729,887
35% SR : 35% THLR : 30% LLR	43%	£-21,961,890	£-22,901,729	£-23,116,822	£-23,116,822	£-23,923,424	£-24,461,158
35% SR : 35% THLR : 30% LLR	50%	£-25,887,006	£-26,651,887	£-26,868,756	£-26,868,756	£-27,682,014	£-28,224,184

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,484,984	£3,623,373	£3,422,589	£3,422,589	£2,669,649	£2,167,689
35% SR : 35% THLR : 30% LLR	10%	£630,498	£1,014,099	£1,219,589	£1,219,589	£1,990,181	£2,503,909
35% SR : 35% THLR : 30% LLR	20%	£-4,327,273	£-5,765,226	£-5,972,360	£-5,972,360	£-6,750,104	£-7,276,408
35% SR : 35% THLR : 30% LLR	25%	£-6,839,136	£-8,185,109	£-8,396,549	£-8,396,549	£-9,189,449	£-9,718,049
35% SR : 35% THLR : 30% LLR	30%	£-9,403,567	£-10,633,801	£-10,846,215	£-10,846,215	£-11,642,768	£-12,173,804
35% SR : 35% THLR : 30% LLR	35%	£-11,981,947	£-13,096,204	£-13,309,648	£-13,309,648	£-14,110,663	£-14,643,674
35% SR : 35% THLR : 30% LLR	43%	£-15,875,676	£-16,815,515	£-17,030,608	£-17,030,608	£-17,837,210	£-18,374,944
35% SR : 35% THLR : 30% LLR	50%	£-19,800,792	£-20,565,674	£-20,782,542	£-20,782,542	£-21,595,800	£-22,137,971

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 - 250 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	250
Site Area	0.89 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,570,805	-£137,691	-£345,096	-£345,096	-£1,122,866	-£1,641,381
35% SR : 35% THLR : 30% LLR	10%	-£2,466,210	-£3,987,255	-£4,196,107	-£4,196,107	-£4,979,302	-£5,501,433
35% SR : 35% THLR : 30% LLR	20%	-£6,584,716	-£7,891,662	-£8,102,184	-£8,102,184	-£8,891,640	-£9,417,944
35% SR : 35% THLR : 30% LLR	25%	-£8,664,894	-£9,864,431	-£10,075,871	-£10,075,871	-£10,868,771	-£11,397,371
35% SR : 35% THLR : 30% LLR	30%	-£10,759,023	-£11,850,910	-£12,063,324	-£12,063,324	-£12,859,878	-£13,390,913
35% SR : 35% THLR : 30% LLR	35%	-£12,867,102	-£13,851,099	-£14,064,544	-£14,064,544	-£14,864,959	-£15,398,569
35% SR : 35% THLR : 30% LLR	43%	-£16,055,377	-£16,877,090	-£17,092,184	-£17,092,184	-£17,898,785	-£18,436,519
35% SR : 35% THLR : 30% LLR	50%	-£19,275,040	-£19,933,929	-£20,150,798	-£20,150,798	-£20,964,055	-£21,506,226

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£47,956,542	-£49,665,038	-£49,872,443	-£49,872,443	-£50,650,213	-£51,168,728
35% SR : 35% THLR : 30% LLR	10%	-£51,993,557	-£53,514,602	-£53,723,454	-£53,723,454	-£54,506,649	-£55,028,780
35% SR : 35% THLR : 30% LLR	20%	-£56,112,063	-£57,419,009	-£57,629,531	-£57,629,531	-£58,418,987	-£58,945,291
35% SR : 35% THLR : 30% LLR	25%	-£58,192,241	-£59,391,778	-£59,603,218	-£59,603,218	-£60,396,118	-£60,924,718
35% SR : 35% THLR : 30% LLR	30%	-£60,286,370	-£61,378,256	-£61,590,671	-£61,590,671	-£62,387,225	-£62,918,260
35% SR : 35% THLR : 30% LLR	35%	-£62,394,449	-£63,378,446	-£63,591,891	-£63,591,891	-£64,392,306	-£64,925,916
35% SR : 35% THLR : 30% LLR	43%	-£65,582,724	-£66,404,437	-£66,619,531	-£66,619,531	-£67,426,132	-£67,963,866
35% SR : 35% THLR : 30% LLR	50%	-£68,802,387	-£69,461,276	-£69,678,145	-£69,678,145	-£70,491,402	-£71,033,573

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£25,783,983	-£27,492,478	-£27,699,883	-£27,699,883	-£28,477,654	-£28,996,168
35% SR : 35% THLR : 30% LLR	10%	-£29,820,997	-£31,342,043	-£31,550,895	-£31,550,895	-£32,334,090	-£32,856,220
35% SR : 35% THLR : 30% LLR	20%	-£33,939,503	-£35,246,449	-£35,456,972	-£35,456,972	-£36,246,427	-£36,772,731
35% SR : 35% THLR : 30% LLR	25%	-£36,019,681	-£37,219,219	-£37,430,659	-£37,430,659	-£38,223,559	-£38,752,158
35% SR : 35% THLR : 30% LLR	30%	-£38,113,810	-£39,205,697	-£39,418,111	-£39,418,111	-£40,214,665	-£40,745,701
35% SR : 35% THLR : 30% LLR	35%	-£40,221,890	-£41,205,887	-£41,419,331	-£41,419,331	-£42,419,746	-£42,953,357
35% SR : 35% THLR : 30% LLR	43%	-£43,410,165	-£44,231,877	-£44,446,972	-£44,446,972	-£45,253,572	-£45,791,306
35% SR : 35% THLR : 30% LLR	50%	-£46,629,828	-£47,288,717	-£47,505,585	-£47,505,585	-£48,318,843	-£48,861,014

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£11,203,850	-£12,912,346	-£13,119,751	-£13,119,751	-£13,897,521	-£14,416,036
35% SR : 35% THLR : 30% LLR	10%	-£15,240,865	-£16,761,910	-£16,970,762	-£16,970,762	-£17,753,957	-£18,276,088
35% SR : 35% THLR : 30% LLR	20%	-£19,359,371	-£20,666,317	-£20,876,839	-£20,876,839	-£21,666,295	-£22,192,599
35% SR : 35% THLR : 30% LLR	25%	-£21,439,549	-£22,639,086	-£22,850,526	-£22,850,526	-£23,643,426	-£24,172,026
35% SR : 35% THLR : 30% LLR	30%	-£23,533,678	-£24,625,565	-£24,837,979	-£24,837,979	-£25,634,533	-£26,165,568
35% SR : 35% THLR : 30% LLR	35%	-£25,641,757	-£26,625,754	-£26,839,199	-£26,839,199	-£27,639,614	-£28,173,224
35% SR : 35% THLR : 30% LLR	43%	-£28,830,032	-£29,651,745	-£29,866,839	-£29,866,839	-£30,673,440	-£31,211,174
35% SR : 35% THLR : 30% LLR	50%	-£32,049,695	-£32,708,584	-£32,925,453	-£32,925,453	-£33,738,710	-£34,280,881

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£5,117,637	-£6,826,132	-£7,033,537	-£7,033,537	-£7,811,308	-£8,329,822
35% SR : 35% THLR : 30% LLR	10%	-£9,154,651	-£10,675,688	-£10,884,548	-£10,884,548	-£11,667,744	-£12,189,874
35% SR : 35% THLR : 30% LLR	20%	-£13,273,157	-£14,580,103	-£14,790,625	-£14,790,625	-£15,580,081	-£16,106,395
35% SR : 35% THLR : 30% LLR	25%	-£15,353,335	-£16,552,872	-£16,764,312	-£16,764,312	-£17,557,212	-£18,085,812
35% SR : 35% THLR : 30% LLR	30%	-£17,447,464	-£18,539,351	-£18,751,765	-£18,751,765	-£19,548,319	-£20,079,354
35% SR : 35% THLR : 30% LLR	35%	-£19,555,543	-£20,539,541	-£20,752,985	-£20,752,985	-£21,553,400	-£22,087,010
35% SR : 35% THLR : 30% LLR	43%	-£22,743,818	-£23,565,531	-£23,780,625	-£23,780,625	-£24,587,226	-£25,124,960
35% SR : 35% THLR : 30% LLR	50%	-£25,963,481	-£26,622,370	-£26,839,239	-£26,839,239	-£27,652,496	-£28,194,667

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 High (£1,200 ppsf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£82,672,924	£74,569,647	£74,262,740	£74,262,740	£73,111,842	£72,344,574
35% SR : 35% THLR : 30% LLR	10%	£69,000,006	£61,653,668	£61,339,566	£61,339,566	£60,161,685	£59,376,431
35% SR : 35% THLR : 30% LLR	20%	£55,122,027	£48,599,456	£48,277,665	£48,277,665	£47,070,950	£46,266,474
35% SR : 35% THLR : 30% LLR	25%	£48,126,532	£41,990,842	£41,667,647	£41,667,647	£40,455,668	£39,647,681
35% SR : 35% THLR : 30% LLR	30%	£41,061,897	£35,349,402	£35,019,408	£35,019,408	£33,781,931	£32,956,946
35% SR : 35% THLR : 30% LLR	35%	£33,957,862	£28,631,193	£28,299,599	£28,299,599	£27,056,122	£26,217,904
35% SR : 35% THLR : 30% LLR	43%	£23,137,091	£18,428,039	£18,088,417	£18,088,417	£16,799,005	£15,936,064
35% SR : 35% THLR : 30% LLR	50%	£12,097,393	£7,987,646	£7,633,929	£7,633,929	£6,307,493	£5,423,201

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£47,453,477	£39,350,200	£39,043,294	£39,043,294	£37,892,395	£37,125,128
35% SR : 35% THLR : 30% LLR	10%	£33,780,559	£26,434,221	£26,120,119	£26,120,119	£24,942,238	£24,156,984
35% SR : 35% THLR : 30% LLR	20%	£19,902,580	£13,380,009	£13,058,218	£13,058,218	£11,851,503	£11,047,027
35% SR : 35% THLR : 30% LLR	25%	£12,907,085	£6,771,395	£6,448,200	£6,448,200	£5,236,221	£4,428,235
35% SR : 35% THLR : 30% LLR	30%	£5,842,450	£129,955	£-200,039	£-200,039	£-1,437,516	£-2,262,501
35% SR : 35% THLR : 30% LLR	35%	£-1,261,585	£-6,588,253	£-6,919,848	£-6,919,848	£-8,163,325	£-9,001,543
35% SR : 35% THLR : 30% LLR	43%	£-12,082,356	£-16,791,408	£-17,131,030	£-17,131,030	£-18,420,442	£-19,283,383
35% SR : 35% THLR : 30% LLR	50%	£-23,122,053	£-27,231,801	£-27,585,517	£-27,585,517	£-28,911,954	£-29,796,246

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£63,220,631	£55,117,354	£54,810,447	£54,810,447	£53,659,548	£52,892,281
35% SR : 35% THLR : 30% LLR	10%	£49,547,713	£42,201,374	£41,887,272	£41,887,272	£40,709,392	£39,924,138
35% SR : 35% THLR : 30% LLR	20%	£35,669,734	£29,147,162	£28,825,371	£28,825,371	£27,618,657	£26,814,180
35% SR : 35% THLR : 30% LLR	25%	£28,674,239	£22,538,549	£22,215,354	£22,215,354	£21,003,374	£20,195,388
35% SR : 35% THLR : 30% LLR	30%	£21,609,803	£15,897,108	£15,567,115	£15,567,115	£14,329,637	£13,504,653
35% SR : 35% THLR : 30% LLR	35%	£14,505,568	£9,178,900	£8,847,306	£8,847,306	£7,603,828	£6,765,610
35% SR : 35% THLR : 30% LLR	43%	£3,684,797	£-1,024,255	£-1,363,877	£-1,363,877	£-2,653,289	£-3,516,230
35% SR : 35% THLR : 30% LLR	50%	£-7,354,900	£-11,464,648	£-11,818,364	£-11,818,364	£-13,144,801	£-14,029,092

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£73,588,725	£65,485,448	£65,178,541	£65,178,541	£64,027,642	£63,260,375
35% SR : 35% THLR : 30% LLR	10%	£59,915,807	£52,569,468	£52,255,367	£52,255,367	£51,077,486	£50,292,232
35% SR : 35% THLR : 30% LLR	20%	£46,037,828	£39,515,257	£39,193,466	£39,193,466	£37,986,751	£37,182,274
35% SR : 35% THLR : 30% LLR	25%	£39,042,333	£32,906,643	£32,583,448	£32,583,448	£31,371,468	£30,563,482
35% SR : 35% THLR : 30% LLR	30%	£31,977,696	£26,265,203	£25,935,209	£25,935,209	£24,697,732	£23,872,747
35% SR : 35% THLR : 30% LLR	35%	£24,873,663	£19,546,994	£19,215,400	£19,215,400	£17,971,923	£17,133,705
35% SR : 35% THLR : 30% LLR	43%	£14,052,892	£9,343,840	£9,004,218	£9,004,218	£7,714,806	£6,851,865
35% SR : 35% THLR : 30% LLR	50%	£3,013,194	£-1,096,553	£-1,450,270	£-1,450,270	£-2,776,706	£-3,660,998

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£77,916,699	£69,813,422	£69,506,516	£69,506,516	£68,356,617	£67,588,350
35% SR : 35% THLR : 30% LLR	10%	£64,243,781	£56,897,443	£56,583,341	£56,583,341	£55,405,460	£54,620,206
35% SR : 35% THLR : 30% LLR	20%	£50,365,802	£43,843,231	£43,521,440	£43,521,440	£42,314,725	£41,510,249
35% SR : 35% THLR : 30% LLR	25%	£43,370,307	£37,234,617	£36,911,422	£36,911,422	£35,699,443	£34,891,457
35% SR : 35% THLR : 30% LLR	30%	£36,305,672	£30,593,177	£30,263,183	£30,263,183	£29,025,706	£28,200,721
35% SR : 35% THLR : 30% LLR	35%	£29,201,637	£23,874,969	£23,543,374	£23,543,374	£22,299,897	£21,461,719
35% SR : 35% THLR : 30% LLR	43%	£18,390,866	£13,671,814	£13,332,192	£13,332,192	£12,042,780	£11,179,839
35% SR : 35% THLR : 30% LLR	50%	£7,341,169	£3,231,421	£2,877,705	£2,877,705	£1,551,268	£666,976

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Med (£900 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£39,106,450	£31,353,772	£31,031,560	£31,031,560	£29,804,619	£28,985,913
35% SR : 35% THLR : 30% LLR	10%	£29,158,657	£22,152,970	£21,823,204	£21,823,204	£20,581,451	£19,743,551
35% SR : 35% THLR : 30% LLR	20%	£19,022,697	£12,763,577	£12,425,737	£12,425,737	£11,138,755	£10,280,344
35% SR : 35% THLR : 30% LLR	25%	£13,851,989	£7,966,145	£7,621,283	£7,621,283	£6,328,048	£5,460,310
35% SR : 35% THLR : 30% LLR	30%	£8,617,598	£3,102,343	£2,750,226	£2,750,226	£1,429,784	£549,489
35% SR : 35% THLR : 30% LLR	35%	£3,297,252	£-1,849,812	£-2,209,423	£-2,209,423	£-3,557,969	£-4,456,998
35% SR : 35% THLR : 30% LLR	43%	£-4,882,332	£-9,398,508	£-9,760,899	£-9,760,899	£-11,119,865	£-12,025,842
35% SR : 35% THLR : 30% LLR	50%	£-13,170,001	£-17,000,431	£-17,365,812	£-17,365,812	£-18,735,992	£-19,649,445

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,887,003	£-3,865,674	£-4,187,887	£-4,187,887	£-5,414,828	£-6,233,534
35% SR : 35% THLR : 30% LLR	10%	£-6,060,789	£-13,066,476	£-13,396,243	£-13,396,243	£-14,637,995	£-15,475,895
35% SR : 35% THLR : 30% LLR	20%	£-16,196,750	£-22,455,870	£-22,793,710	£-22,793,710	£-24,080,692	£-24,939,103
35% SR : 35% THLR : 30% LLR	25%	£-21,367,458	£-27,253,302	£-27,598,164	£-27,598,164	£-28,891,399	£-29,759,137
35% SR : 35% THLR : 30% LLR	30%	£-26,601,849	£-32,117,103	£-32,469,221	£-32,469,221	£-33,789,663	£-34,669,957
35% SR : 35% THLR : 30% LLR	35%	£-31,922,195	£-37,069,258	£-37,428,870	£-37,428,870	£-38,777,415	£-39,676,444
35% SR : 35% THLR : 30% LLR	43%	£-40,101,779	£-44,617,955	£-44,980,345	£-44,980,345	£-46,339,312	£-47,245,289
35% SR : 35% THLR : 30% LLR	50%	£-48,389,448	£-52,219,877	£-52,585,258	£-52,585,258	£-53,955,439	£-54,868,892

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,654,156	£11,901,479	£11,579,266	£11,579,266	£10,352,325	£9,533,619
35% SR : 35% THLR : 30% LLR	10%	£9,706,364	£2,700,677	£2,370,910	£2,370,910	£1,129,158	£291,258
35% SR : 35% THLR : 30% LLR	20%	£-429,597	£-6,688,717	£-7,026,556	£-7,026,556	£-8,313,538	£-9,171,950
35% SR : 35% THLR : 30% LLR	25%	£-9,600,305	£-11,486,149	£-11,831,011	£-11,831,011	£-13,124,245	£-13,991,983
35% SR : 35% THLR : 30% LLR	30%	£-10,834,696	£-16,349,950	£-16,702,068	£-16,702,068	£-18,022,569	£-18,902,804
35% SR : 35% THLR : 30% LLR	35%	£-16,155,042	£-21,302,105	£-21,661,717	£-21,661,717	£-23,010,262	£-23,909,291
35% SR : 35% THLR : 30% LLR	43%	£-24,334,625	£-28,850,802	£-29,213,192	£-29,213,192	£-30,572,158	£-31,478,136
35% SR : 35% THLR : 30% LLR	50%	£-32,622,294	£-36,452,724	£-36,818,105	£-36,818,105	£-38,188,295	£-39,101,739

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£30,022,251	£22,269,573	£21,947,360	£21,947,360	£20,720,420	£19,901,713
35% SR : 35% THLR : 30% LLR	10%	£20,074,458	£13,068,771	£12,739,005	£12,739,005	£11,497,252	£10,659,352
35% SR : 35% THLR : 30% LLR	20%	£9,938,498	£3,679,377	£3,341,538	£3,341,538	£2,054,556	£1,196,145
35% SR : 35% THLR : 30% LLR	25%	£4,767,789	£-1,118,054	£-1,462,917	£-1,462,917	£-2,756,151	£-3,623,889
35% SR : 35% THLR : 30% LLR	30%	£-406,601	£-9,981,856	£-10,333,973	£-10,333,973	£-11,654,415	£-12,534,710
35% SR : 35% THLR : 30% LLR	35%	£-5,796,949	£-10,934,011	£-11,293,622	£-11,293,622	£-12,642,168	£-13,541,197
35% SR : 35% THLR : 30% LLR	43%	£-13,969,531	£-18,482,707	£-18,845,098	£-18,845,098	£-20,204,064	£-21,110,042
35% SR : 35% THLR : 30% LLR	50%	£-22,254,200	£-26,084,630	£-26,450,011	£-26,450,011	£-27,820,191	£-28,733,644

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£34,350,225	£26,597,548	£26,275,335	£26,275,335	£25,048,394	£24,229,688
35% SR : 35% THLR : 30% LLR	10%	£24,402,432	£17,396,746	£17,066,979	£17,066,979	£15,825,227	£14,997,327
35% SR : 35% THLR : 30% LLR	20%	£14,266,472	£8,007,352	£7,669,512	£7,669,512	£6,382,530	£5,524,119
35% SR : 35% THLR : 30% LLR	25%	£9,095,764	£3,209,920	£2,865,058	£2,865,058	£1,571,823	£704,085
35% SR : 35% THLR : 30% LLR	30%	£3,861,373	£-1,653,881	£-2,005,999	£-2,005,999	£-3,326,441	£-4,206,735
35% SR : 35% THLR : 30% LLR	35%	£-1,458,973	£-6,606,036	£-6,965,648	£-6,965,648	£-8,314,193	£-9,213,222
35% SR : 35% THLR : 30% LLR	43%	£-9,638,557	£-14,154,733	£-14,517,124	£-14,517,124	£-15,876,090	£-16,782,067
35% SR : 35% THLR : 30% LLR	50%	£-17,926,226	£-21,756,655	£-22,122,036	£-22,122,036	£-23,492,217	£-24,406,670

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z1 Low (£775 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,408,176	£12,734,231	£12,395,949	£12,395,949	£11,127,390	£10,281,685
35% SR : 35% THLR : 30% LLR	10%	£11,876,210	£4,922,460	£4,576,247	£4,576,247	£3,277,949	£2,412,418
35% SR : 35% THLR : 30% LLR	20%	£3,101,342	-£3,131,912	-£3,486,601	-£3,486,601	-£4,816,680	-£5,703,400
35% SR : 35% THLR : 30% LLR	25%	-£1,391,135	-£7,234,836	-£7,591,072	-£7,591,072	-£8,926,954	-£9,817,543
35% SR : 35% THLR : 30% LLR	30%	-£5,958,405	-£11,361,417	-£11,719,293	-£11,719,293	-£13,061,331	-£13,956,022
35% SR : 35% THLR : 30% LLR	35%	-£10,549,745	-£15,511,653	-£15,871,265	-£15,871,265	-£17,219,810	-£18,118,840
35% SR : 35% THLR : 30% LLR	43%	-£17,481,887	-£21,781,363	-£22,143,753	-£22,143,753	-£23,502,719	-£24,408,697
35% SR : 35% THLR : 30% LLR	50%	-£24,468,186	-£28,104,299	-£28,469,680	-£28,469,680	-£29,839,860	-£30,753,313

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£14,811,270	-£22,485,216	-£22,823,497	-£22,823,497	-£24,092,056	-£24,937,761
35% SR : 35% THLR : 30% LLR	10%	-£23,343,236	-£30,296,986	-£30,643,199	-£30,643,199	-£31,941,498	-£32,807,029
35% SR : 35% THLR : 30% LLR	20%	-£32,118,104	-£38,351,359	-£38,706,047	-£38,706,047	-£40,036,127	-£40,922,847
35% SR : 35% THLR : 30% LLR	25%	-£36,610,582	-£42,454,283	-£42,810,519	-£42,810,519	-£44,146,401	-£45,036,990
35% SR : 35% THLR : 30% LLR	30%	-£41,177,852	-£46,580,863	-£46,938,740	-£46,938,740	-£48,280,777	-£49,175,469
35% SR : 35% THLR : 30% LLR	35%	-£45,769,192	-£50,731,099	-£51,090,712	-£51,090,712	-£52,439,256	-£53,338,287
35% SR : 35% THLR : 30% LLR	43%	-£52,701,334	-£57,000,810	-£57,363,200	-£57,363,200	-£58,722,166	-£59,628,144
35% SR : 35% THLR : 30% LLR	50%	-£59,687,633	-£63,323,746	-£63,689,127	-£63,689,127	-£65,059,307	-£65,972,760

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£955,883	-£6,718,062	-£7,056,344	-£7,056,344	-£8,324,903	-£9,170,608
35% SR : 35% THLR : 30% LLR	10%	-£7,576,083	-£14,529,833	-£14,876,046	-£14,876,046	-£16,174,344	-£17,039,875
35% SR : 35% THLR : 30% LLR	20%	-£16,350,951	-£22,584,206	-£22,938,894	-£22,938,894	-£24,268,973	-£25,155,694
35% SR : 35% THLR : 30% LLR	25%	-£20,843,428	-£26,687,130	-£27,043,365	-£27,043,365	-£28,379,248	-£29,289,837
35% SR : 35% THLR : 30% LLR	30%	-£25,410,699	-£30,813,710	-£31,171,587	-£31,171,587	-£32,513,624	-£33,408,316
35% SR : 35% THLR : 30% LLR	35%	-£30,002,038	-£34,963,946	-£35,323,559	-£35,323,559	-£36,672,103	-£37,571,133
35% SR : 35% THLR : 30% LLR	43%	-£36,934,181	-£41,233,656	-£41,596,047	-£41,596,047	-£42,955,013	-£43,880,991
35% SR : 35% THLR : 30% LLR	50%	-£43,920,480	-£47,586,592	-£47,921,973	-£47,921,973	-£49,292,154	-£50,205,607

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,323,977	£3,650,032	£3,311,750	£3,311,750	£2,043,191	£1,197,486
35% SR : 35% THLR : 30% LLR	10%	£2,792,011	-£4,161,739	-£4,507,952	-£4,507,952	-£5,806,250	-£6,671,781
35% SR : 35% THLR : 30% LLR	20%	-£5,982,857	-£12,216,111	-£12,570,800	-£12,570,800	-£13,900,879	-£14,787,599
35% SR : 35% THLR : 30% LLR	25%	-£10,475,334	-£16,319,035	-£16,675,271	-£16,675,271	-£18,011,154	-£18,901,742
35% SR : 35% THLR : 30% LLR	30%	-£15,042,604	-£20,445,616	-£20,803,492	-£20,803,492	-£22,145,530	-£23,040,221
35% SR : 35% THLR : 30% LLR	35%	-£19,633,944	-£24,599,852	-£24,955,465	-£24,955,465	-£26,304,009	-£27,203,039
35% SR : 35% THLR : 30% LLR	43%	-£26,566,066	-£30,865,562	-£31,227,953	-£31,227,953	-£32,588,919	-£33,492,896
35% SR : 35% THLR : 30% LLR	50%	-£33,552,366	-£37,188,498	-£37,553,879	-£37,553,879	-£38,924,059	-£39,837,512

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,651,952	£7,978,006	£7,639,724	£7,639,724	£6,371,166	£5,525,461
35% SR : 35% THLR : 30% LLR	10%	£7,119,986	£166,236	-£179,977	-£179,977	-£1,478,276	-£2,343,807
35% SR : 35% THLR : 30% LLR	20%	-£1,654,882	-£7,888,137	-£8,242,826	-£8,242,826	-£9,572,905	-£10,459,625
35% SR : 35% THLR : 30% LLR	25%	-£6,147,360	-£11,991,061	-£12,347,297	-£12,347,297	-£13,683,179	-£14,573,768
35% SR : 35% THLR : 30% LLR	30%	-£10,714,630	-£16,117,641	-£16,475,518	-£16,475,518	-£17,817,555	-£18,712,247
35% SR : 35% THLR : 30% LLR	35%	-£15,305,970	-£20,267,878	-£20,627,490	-£20,627,490	-£21,976,034	-£22,875,065
35% SR : 35% THLR : 30% LLR	43%	-£22,238,112	-£26,537,588	-£26,899,978	-£26,899,978	-£28,258,944	-£29,164,922
35% SR : 35% THLR : 30% LLR	50%	-£29,224,411	-£32,860,524	-£33,225,905	-£33,225,905	-£34,596,085	-£35,509,538

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 High (£850 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£31,670,644	£27,768,369	£27,440,886	£27,440,886	£26,212,826	£25,394,120
35% SR : 35% THLR : 30% LLR	10%	£22,702,576	£19,213,361	£18,878,201	£18,878,201	£17,621,351	£16,783,451
35% SR : 35% THLR : 30% LLR	20%	£13,543,740	£10,452,848	£10,109,483	£10,109,483	£8,821,866	£7,963,454
35% SR : 35% THLR : 30% LLR	25%	£8,871,687	£5,988,793	£5,643,929	£5,643,929	£4,332,105	£3,455,848
35% SR : 35% THLR : 30% LLR	30%	£4,132,230	£1,442,621	£1,090,503	£1,090,503	£-233,699	£-1,128,390
35% SR : 35% THLR : 30% LLR	35%	£-695,889	£-3,186,300	£-3,545,911	£-3,545,911	£-4,894,457	£-5,793,486
35% SR : 35% THLR : 30% LLR	43%	£-8,084,573	£-10,209,427	£-10,571,819	£-10,571,819	£-11,930,785	£-12,836,762
35% SR : 35% THLR : 30% LLR	50%	£-15,527,415	£-17,285,782	£-17,651,163	£-17,651,163	£-19,021,343	£-19,934,797

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,548,802	£-7,451,078	£-7,778,561	£-7,778,561	£-9,006,621	£-9,825,327
35% SR : 35% THLR : 30% LLR	10%	£-12,516,871	£-16,006,086	£-16,341,246	£-16,341,246	£-17,598,086	£-18,435,996
35% SR : 35% THLR : 30% LLR	20%	£-21,675,707	£-24,766,599	£-25,109,964	£-25,109,964	£-26,397,590	£-27,255,993
35% SR : 35% THLR : 30% LLR	25%	£-26,347,759	£-29,230,654	£-29,575,517	£-29,575,517	£-30,887,342	£-31,763,599
35% SR : 35% THLR : 30% LLR	30%	£-31,087,217	£-33,776,826	£-34,128,944	£-34,128,944	£-35,453,145	£-36,347,837
35% SR : 35% THLR : 30% LLR	35%	£-35,915,336	£-38,405,746	£-38,765,358	£-38,765,358	£-40,113,903	£-41,012,932
35% SR : 35% THLR : 30% LLR	43%	£-43,304,020	£-45,428,874	£-45,791,266	£-45,791,266	£-47,150,232	£-48,056,208
35% SR : 35% THLR : 30% LLR	50%	£-50,746,881	£-52,505,229	£-52,870,610	£-52,870,610	£-54,240,790	£-55,154,243

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,218,351	£8,316,075	£7,988,592	£7,988,592	£6,760,533	£5,941,827
35% SR : 35% THLR : 30% LLR	10%	£3,250,283	£-238,933	£-574,092	£-574,092	£-1,830,942	£-2,668,842
35% SR : 35% THLR : 30% LLR	20%	£-5,908,554	£-8,999,446	£-9,342,811	£-9,342,811	£-10,630,427	£-11,488,839
35% SR : 35% THLR : 30% LLR	25%	£-10,580,606	£-13,463,501	£-13,808,364	£-13,808,364	£-15,120,189	£-15,996,446
35% SR : 35% THLR : 30% LLR	30%	£-15,320,064	£-18,009,673	£-18,361,790	£-18,361,790	£-19,685,992	£-20,580,684
35% SR : 35% THLR : 30% LLR	35%	£-20,148,183	£-22,638,593	£-22,998,205	£-22,998,205	£-24,346,750	£-25,245,779
35% SR : 35% THLR : 30% LLR	43%	£-27,536,886	£-29,661,721	£-30,024,112	£-30,024,112	£-31,383,078	£-32,289,055
35% SR : 35% THLR : 30% LLR	50%	£-34,979,708	£-36,738,075	£-37,103,456	£-37,103,456	£-38,473,637	£-39,387,090

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,586,445	£18,684,169	£18,356,686	£18,356,686	£17,128,627	£16,309,921
35% SR : 35% THLR : 30% LLR	10%	£13,618,377	£10,129,161	£9,794,002	£9,794,002	£8,537,152	£7,699,252
35% SR : 35% THLR : 30% LLR	20%	£4,459,541	£1,368,649	£1,025,284	£1,025,284	£-262,333	£-1,120,745
35% SR : 35% THLR : 30% LLR	25%	£-212,512	£-3,995,407	£-3,440,270	£-3,440,270	£-4,752,094	£-5,628,351
35% SR : 35% THLR : 30% LLR	30%	£-4,951,970	£-7,641,578	£-7,993,696	£-7,993,696	£-9,317,898	£-10,212,589
35% SR : 35% THLR : 30% LLR	35%	£-9,780,088	£-12,270,499	£-12,630,110	£-12,630,110	£-13,978,656	£-14,877,685
35% SR : 35% THLR : 30% LLR	43%	£-17,168,772	£-19,293,627	£-19,656,018	£-19,656,018	£-21,014,984	£-21,920,961
35% SR : 35% THLR : 30% LLR	50%	£-24,611,614	£-26,369,981	£-26,735,362	£-26,735,362	£-28,105,542	£-29,018,996

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£26,914,420	£23,012,144	£22,684,661	£22,684,661	£21,456,601	£20,637,896
35% SR : 35% THLR : 30% LLR	10%	£17,946,351	£14,457,136	£14,121,976	£14,121,976	£12,865,126	£12,027,226
35% SR : 35% THLR : 30% LLR	20%	£8,787,615	£5,696,623	£5,353,258	£5,353,258	£4,065,642	£3,207,229
35% SR : 35% THLR : 30% LLR	25%	£4,115,463	£1,232,568	£887,705	£887,705	£-424,120	£-1,300,377
35% SR : 35% THLR : 30% LLR	30%	£-623,995	£-3,313,604	£-3,665,722	£-3,665,722	£-4,989,923	£-5,884,615
35% SR : 35% THLR : 30% LLR	35%	£-5,452,114	£-7,942,524	£-8,302,136	£-8,302,136	£-9,650,681	£-10,549,710
35% SR : 35% THLR : 30% LLR	43%	£-12,840,798	£-14,965,652	£-15,328,044	£-15,328,044	£-16,687,010	£-17,592,986
35% SR : 35% THLR : 30% LLR	50%	£-20,283,639	£-22,042,007	£-22,407,388	£-22,407,388	£-23,777,568	£-24,691,021

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Med (£750 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,593,271	£12,863,376	£12,525,094	£12,525,094	£11,256,536	£10,410,830
35% SR : 35% THLR : 30% LLR	10%	£8,526,241	£5,177,287	£4,831,074	£4,831,074	£3,532,777	£2,667,245
35% SR : 35% THLR : 30% LLR	20%	£228,722	£-2,750,871	£-3,105,559	£-3,105,559	£-4,435,639	£-5,322,358
35% SR : 35% THLR : 30% LLR	25%	£-4,041,940	£-6,792,772	£-7,149,008	£-7,149,008	£-8,484,890	£-9,375,478
35% SR : 35% THLR : 30% LLR	30%	£-8,340,411	£-10,858,328	£-11,216,205	£-11,216,205	£-12,558,242	£-13,452,934
35% SR : 35% THLR : 30% LLR	35%	£-12,662,953	£-14,947,542	£-15,307,153	£-15,307,153	£-16,655,698	£-17,554,728
35% SR : 35% THLR : 30% LLR	43%	£-19,191,897	£-21,125,716	£-21,488,107	£-21,488,107	£-22,847,073	£-23,753,050
35% SR : 35% THLR : 30% LLR	50%	£-25,774,999	£-27,357,116	£-27,722,497	£-27,722,497	£-29,092,678	£-30,006,131

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-18,626,175	£-22,356,071	£-22,694,353	£-22,694,353	£-23,962,910	£-24,808,616
35% SR : 35% THLR : 30% LLR	10%	£-26,693,206	£-30,042,160	£-30,388,373	£-30,388,373	£-31,686,670	£-32,552,202
35% SR : 35% THLR : 30% LLR	20%	£-34,990,725	£-37,970,318	£-38,325,006	£-38,325,006	£-39,655,086	£-40,541,805
35% SR : 35% THLR : 30% LLR	25%	£-39,261,386	£-42,012,219	£-42,368,454	£-42,368,454	£-43,704,337	£-44,594,324
35% SR : 35% THLR : 30% LLR	30%	£-43,559,857	£-46,077,775	£-46,435,652	£-46,435,652	£-47,777,689	£-48,672,381
35% SR : 35% THLR : 30% LLR	35%	£-47,882,400	£-50,166,988	£-50,526,600	£-50,526,600	£-51,875,144	£-52,774,175
35% SR : 35% THLR : 30% LLR	43%	£-54,411,344	£-56,345,163	£-56,707,553	£-56,707,553	£-58,066,519	£-58,972,497
35% SR : 35% THLR : 30% LLR	50%	£-60,994,445	£-62,576,563	£-62,941,944	£-62,941,944	£-64,312,124	£-65,225,578

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,859,022	£-6,588,917	£-6,927,199	£-6,927,199	£-8,195,757	£-9,041,463
35% SR : 35% THLR : 30% LLR	10%	£-10,926,052	£-14,275,007	£-14,621,219	£-14,621,219	£-15,919,517	£-16,785,049
35% SR : 35% THLR : 30% LLR	20%	£-19,223,572	£-22,203,165	£-22,557,852	£-22,557,852	£-23,887,933	£-24,774,652
35% SR : 35% THLR : 30% LLR	25%	£-23,494,233	£-26,245,065	£-26,601,301	£-26,601,301	£-27,937,183	£-28,827,771
35% SR : 35% THLR : 30% LLR	30%	£-27,792,704	£-30,310,622	£-30,668,498	£-30,668,498	£-32,010,536	£-32,905,227
35% SR : 35% THLR : 30% LLR	35%	£-32,115,246	£-34,399,835	£-34,759,447	£-34,759,447	£-36,107,991	£-37,007,021
35% SR : 35% THLR : 30% LLR	43%	£-38,644,190	£-40,578,010	£-40,940,400	£-40,940,400	£-42,299,366	£-43,205,344
35% SR : 35% THLR : 30% LLR	50%	£-45,227,292	£-46,809,410	£-47,174,791	£-47,174,791	£-48,544,971	£-49,458,424

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,509,072	£3,779,177	£3,440,895	£3,440,895	£2,172,337	£1,326,631
35% SR : 35% THLR : 30% LLR	10%	£-857,958	£-3,906,912	£-4,253,125	£-4,253,125	£-5,551,422	£-6,416,955
35% SR : 35% THLR : 30% LLR	20%	£-8,855,477	£-11,835,071	£-12,189,758	£-12,189,758	£-13,519,838	£-14,406,558
35% SR : 35% THLR : 30% LLR	25%	£-13,126,139	£-15,876,971	£-16,233,207	£-16,233,207	£-17,569,089	£-18,459,677
35% SR : 35% THLR : 30% LLR	30%	£-17,424,610	£-19,942,527	£-20,300,404	£-20,300,404	£-21,642,441	£-22,537,133
35% SR : 35% THLR : 30% LLR	35%	£-21,747,152	£-24,031,741	£-24,391,352	£-24,391,352	£-25,739,897	£-26,639,927
35% SR : 35% THLR : 30% LLR	43%	£-28,276,096	£-30,209,915	£-30,572,306	£-30,572,306	£-31,931,272	£-32,837,249
35% SR : 35% THLR : 30% LLR	50%	£-34,859,198	£-36,441,315	£-36,806,697	£-36,806,697	£-38,176,877	£-39,090,330

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,837,047	£8,107,151	£7,768,869	£7,768,869	£6,500,312	£5,654,606
35% SR : 35% THLR : 30% LLR	10%	£3,770,016	£421,062	£74,849	£74,849	£-1,223,448	£-2,088,980
35% SR : 35% THLR : 30% LLR	20%	£-4,527,503	£-7,507,096	£-7,861,784	£-7,861,784	£-9,191,884	£-10,078,593
35% SR : 35% THLR : 30% LLR	25%	£-8,798,164	£-11,548,997	£-11,905,232	£-11,905,232	£-13,241,115	£-14,131,702
35% SR : 35% THLR : 30% LLR	30%	£-13,096,635	£-15,614,553	£-15,972,430	£-15,972,430	£-17,314,467	£-18,209,159
35% SR : 35% THLR : 30% LLR	35%	£-17,419,178	£-19,703,766	£-20,063,378	£-20,063,378	£-21,411,322	£-22,310,953
35% SR : 35% THLR : 30% LLR	43%	£-23,948,122	£-25,881,941	£-26,244,331	£-26,244,331	£-27,603,297	£-28,509,275
35% SR : 35% THLR : 30% LLR	50%	£-30,531,224	£-32,113,341	£-32,478,722	£-32,478,722	£-33,848,902	£-34,762,356

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z2 Low (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,022,832	£1,379,343	£1,035,528	£1,035,528	-£257,927	-£1,131,523
35% SR : 35% THLR : 30% LLR	10%	-£2,436,344	-£5,691,747	-£6,043,623	-£6,043,623	-£7,363,154	-£8,242,842
35% SR : 35% THLR : 30% LLR	20%	-£10,073,949	-£12,880,022	-£13,234,710	-£13,234,710	-£14,564,790	-£15,451,510
35% SR : 35% THLR : 30% LLR	25%	-£13,928,856	-£16,509,644	-£16,865,878	-£16,865,878	-£18,201,762	-£19,092,350
35% SR : 35% THLR : 30% LLR	30%	-£17,807,834	-£20,162,921	-£20,520,797	-£20,520,797	-£21,862,835	-£22,757,527
35% SR : 35% THLR : 30% LLR	35%	-£21,710,881	-£23,839,854	-£24,199,467	-£24,199,467	-£25,548,011	-£26,447,041
35% SR : 35% THLR : 30% LLR	43%	-£27,610,584	-£29,399,610	-£29,762,001	-£29,762,001	-£31,120,967	-£32,026,944
35% SR : 35% THLR : 30% LLR	50%	-£33,564,444	-£35,012,592	-£35,377,973	-£35,377,973	-£36,748,153	-£37,661,606

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£30,196,615	-£33,840,104	-£34,183,919	-£34,183,919	-£35,477,374	-£36,350,969
35% SR : 35% THLR : 30% LLR	10%	-£37,655,790	-£40,911,194	-£41,263,069	-£41,263,069	-£42,582,601	-£43,462,288
35% SR : 35% THLR : 30% LLR	20%	-£45,293,395	-£48,099,469	-£48,454,156	-£48,454,156	-£49,784,237	-£50,670,957
35% SR : 35% THLR : 30% LLR	25%	-£49,148,303	-£51,729,090	-£52,085,325	-£52,085,325	-£53,421,208	-£54,311,796
35% SR : 35% THLR : 30% LLR	30%	-£53,027,280	-£55,382,368	-£55,740,244	-£55,740,244	-£57,082,362	-£57,976,974
35% SR : 35% THLR : 30% LLR	35%	-£56,930,328	-£59,059,301	-£59,418,913	-£59,418,913	-£60,767,458	-£61,666,488
35% SR : 35% THLR : 30% LLR	43%	-£62,830,031	-£64,619,057	-£64,981,448	-£64,981,448	-£66,340,414	-£67,246,391
35% SR : 35% THLR : 30% LLR	50%	-£68,783,891	-£70,232,038	-£70,597,419	-£70,597,419	-£71,967,600	-£72,881,053

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£14,429,462	-£18,072,950	-£18,416,765	-£18,416,765	-£19,710,221	-£20,583,816
35% SR : 35% THLR : 30% LLR	10%	-£21,888,637	-£25,144,041	-£25,495,916	-£25,495,916	-£26,815,447	-£27,695,135
35% SR : 35% THLR : 30% LLR	20%	-£29,526,242	-£32,332,316	-£32,687,003	-£32,687,003	-£34,017,083	-£34,903,803
35% SR : 35% THLR : 30% LLR	25%	-£33,381,150	-£35,961,937	-£36,318,172	-£36,318,172	-£37,654,065	-£38,544,643
35% SR : 35% THLR : 30% LLR	30%	-£37,260,127	-£39,615,215	-£39,973,091	-£39,973,091	-£41,315,129	-£42,209,820
35% SR : 35% THLR : 30% LLR	35%	-£41,163,174	-£43,292,147	-£43,651,760	-£43,651,760	-£45,000,304	-£45,899,335
35% SR : 35% THLR : 30% LLR	43%	-£47,062,877	-£48,851,903	-£49,214,295	-£49,214,295	-£50,973,261	-£51,879,238
35% SR : 35% THLR : 30% LLR	50%	-£53,016,738	-£54,464,885	-£54,830,266	-£54,830,266	-£56,200,446	-£57,113,899

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£4,061,368	-£7,704,856	-£8,048,671	-£8,048,671	-£9,342,126	-£10,215,722
35% SR : 35% THLR : 30% LLR	10%	-£11,520,543	-£14,775,946	-£15,127,822	-£15,127,822	-£16,447,353	-£17,327,041
35% SR : 35% THLR : 30% LLR	20%	-£19,158,148	-£21,964,221	-£22,318,909	-£22,318,909	-£23,648,989	-£24,535,709
35% SR : 35% THLR : 30% LLR	25%	-£23,013,056	-£25,593,843	-£25,950,078	-£25,950,078	-£27,285,961	-£28,176,549
35% SR : 35% THLR : 30% LLR	30%	-£26,892,033	-£29,247,120	-£29,604,996	-£29,604,996	-£30,947,035	-£31,841,726
35% SR : 35% THLR : 30% LLR	35%	-£30,795,080	-£32,924,053	-£33,283,666	-£33,283,666	-£34,632,210	-£35,531,240
35% SR : 35% THLR : 30% LLR	43%	-£36,694,783	-£38,483,809	-£38,846,201	-£38,846,201	-£40,205,167	-£41,111,143
35% SR : 35% THLR : 30% LLR	50%	-£42,648,644	-£44,096,791	-£44,462,172	-£44,462,172	-£46,032,352	-£46,945,805

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£266,607	-£3,376,892	-£3,720,897	-£3,720,897	-£5,014,152	-£5,887,747
35% SR : 35% THLR : 30% LLR	10%	-£7,192,568	-£10,447,972	-£10,799,847	-£10,799,847	-£12,119,379	-£12,999,066
35% SR : 35% THLR : 30% LLR	20%	-£14,830,173	-£17,636,247	-£17,990,934	-£17,990,934	-£19,321,015	-£20,207,735
35% SR : 35% THLR : 30% LLR	25%	-£18,685,081	-£21,265,868	-£21,622,103	-£21,622,103	-£22,957,988	-£23,848,574
35% SR : 35% THLR : 30% LLR	30%	-£22,564,058	-£24,919,146	-£25,277,022	-£25,277,022	-£26,619,060	-£27,513,752
35% SR : 35% THLR : 30% LLR	35%	-£26,467,106	-£28,596,079	-£28,955,691	-£28,955,691	-£30,304,236	-£31,203,266
35% SR : 35% THLR : 30% LLR	43%	-£32,366,809	-£34,155,835	-£34,518,226	-£34,518,226	-£35,877,192	-£36,783,169
35% SR : 35% THLR : 30% LLR	50%	-£38,320,669	-£39,768,816	-£40,134,197	-£40,134,197	-£41,504,378	-£42,417,831

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 High (£800 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,172,696	£21,214,989	£20,887,507	£20,887,507	£19,643,015	£18,810,918
35% SR : 35% THLR : 30% LLR	10%	£15,755,564	£13,117,917	£12,782,757	£12,782,757	£11,511,634	£10,660,031
35% SR : 35% THLR : 30% LLR	20%	£7,129,549	£4,810,691	£4,461,711	£4,461,711	£3,153,035	£2,280,584
35% SR : 35% THLR : 30% LLR	25%	£2,714,994	£559,610	£209,107	£209,107	£-1,123,355	£-2,013,944
35% SR : 35% THLR : 30% LLR	30%	£-1,776,725	£-3,775,503	£-4,133,380	£-4,133,380	£-5,475,417	£-6,370,109
35% SR : 35% THLR : 30% LLR	35%	£-6,336,917	£-8,143,425	£-8,503,036	£-8,503,036	£-9,851,581	£-10,750,611
35% SR : 35% THLR : 30% LLR	43%	£-13,222,337	£-14,739,661	£-15,102,053	£-15,102,053	£-16,461,019	£-17,366,995
35% SR : 35% THLR : 30% LLR	50%	£-20,161,915	£-21,389,124	£-21,754,505	£-21,754,505	£-23,124,686	£-24,038,139

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-11,046,751	£-14,004,457	£-14,331,939	£-14,331,939	£-15,576,432	£-16,408,528
35% SR : 35% THLR : 30% LLR	10%	£-19,463,883	£-22,101,530	£-22,436,690	£-22,436,690	£-23,707,812	£-24,559,416
35% SR : 35% THLR : 30% LLR	20%	£-28,089,897	£-30,408,755	£-30,757,736	£-30,757,736	£-32,066,412	£-32,938,863
35% SR : 35% THLR : 30% LLR	25%	£-32,504,453	£-34,659,837	£-35,010,340	£-35,010,340	£-36,342,802	£-37,233,391
35% SR : 35% THLR : 30% LLR	30%	£-36,996,171	£-38,994,950	£-39,352,826	£-39,352,826	£-40,694,864	£-41,589,555
35% SR : 35% THLR : 30% LLR	35%	£-41,556,364	£-43,362,871	£-43,722,483	£-43,722,483	£-45,071,027	£-45,970,058
35% SR : 35% THLR : 30% LLR	43%	£-48,441,784	£-49,959,108	£-50,321,499	£-50,321,499	£-51,680,465	£-52,586,442
35% SR : 35% THLR : 30% LLR	50%	£-55,381,362	£-56,608,571	£-56,973,952	£-56,973,952	£-58,344,132	£-59,257,586

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,720,403	£1,762,696	£1,435,214	£1,435,214	£190,721	£-641,375
35% SR : 35% THLR : 30% LLR	10%	£-3,696,729	£-6,334,377	£-6,669,536	£-6,669,536	£-7,940,659	£-8,792,263
35% SR : 35% THLR : 30% LLR	20%	£-12,322,744	£-14,641,602	£-14,990,582	£-14,990,582	£-16,299,258	£-17,171,710
35% SR : 35% THLR : 30% LLR	25%	£-16,737,299	£-18,892,684	£-19,243,187	£-19,243,187	£-20,575,649	£-21,466,237
35% SR : 35% THLR : 30% LLR	30%	£-21,229,018	£-23,227,796	£-23,585,673	£-23,585,673	£-24,927,710	£-25,822,402
35% SR : 35% THLR : 30% LLR	35%	£-25,789,211	£-27,595,718	£-27,955,330	£-27,955,330	£-29,303,874	£-30,202,904
35% SR : 35% THLR : 30% LLR	43%	£-32,674,631	£-34,191,955	£-34,554,346	£-34,554,346	£-35,913,312	£-36,819,289
35% SR : 35% THLR : 30% LLR	50%	£-39,614,209	£-40,841,418	£-41,206,799	£-41,206,799	£-42,576,979	£-43,490,432

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,088,497	£12,130,790	£11,803,308	£11,803,308	£10,558,815	£9,726,719
35% SR : 35% THLR : 30% LLR	10%	£6,671,365	£4,033,717	£3,698,558	£3,698,558	£2,427,435	£1,575,832
35% SR : 35% THLR : 30% LLR	20%	£-1,954,650	£-4,273,508	£-4,622,488	£-4,622,488	£-5,931,164	£-6,803,615
35% SR : 35% THLR : 30% LLR	25%	£-6,369,205	£-9,524,590	£-9,875,093	£-9,875,093	£-10,207,554	£-11,096,143
35% SR : 35% THLR : 30% LLR	30%	£-10,860,924	£-12,859,702	£-13,217,579	£-13,217,579	£-14,559,616	£-15,454,308
35% SR : 35% THLR : 30% LLR	35%	£-15,421,116	£-17,227,624	£-17,587,235	£-17,587,235	£-18,935,780	£-19,834,610
35% SR : 35% THLR : 30% LLR	43%	£-22,306,536	£-23,823,860	£-24,186,252	£-24,186,252	£-25,545,218	£-26,451,195
35% SR : 35% THLR : 30% LLR	50%	£-29,246,115	£-30,473,323	£-30,838,705	£-30,838,705	£-32,208,885	£-33,122,338

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,416,471	£16,468,765	£16,131,283	£16,131,283	£14,886,790	£14,054,694
35% SR : 35% THLR : 30% LLR	10%	£10,999,339	£8,361,692	£8,026,532	£8,026,532	£6,755,410	£5,903,806
35% SR : 35% THLR : 30% LLR	20%	£2,373,325	£54,467	£-294,614	£-294,614	£-1,603,190	£-2,475,641
35% SR : 35% THLR : 30% LLR	25%	£-2,041,231	£-4,196,615	£-4,547,118	£-4,547,118	£-5,879,580	£-6,770,169
35% SR : 35% THLR : 30% LLR	30%	£-6,532,949	£-9,531,728	£-9,889,604	£-9,889,604	£-10,231,642	£-11,126,333
35% SR : 35% THLR : 30% LLR	35%	£-11,093,142	£-12,899,649	£-13,259,261	£-13,259,261	£-14,607,805	£-15,506,836
35% SR : 35% THLR : 30% LLR	43%	£-17,978,562	£-19,495,886	£-19,858,277	£-19,858,277	£-21,217,243	£-22,123,220
35% SR : 35% THLR : 30% LLR	50%	£-24,918,140	£-26,145,349	£-26,510,730	£-26,510,730	£-27,880,910	£-28,794,364

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Med (£675 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,022,832	£2,267,712	£1,923,897	£1,923,897	£634,591	-£228,625
35% SR : 35% THLR : 30% LLR	10%	-£2,215,010	-£4,661,613	-£5,013,488	-£5,013,488	-£6,333,020	-£7,212,708
35% SR : 35% THLR : 30% LLR	20%	-£9,631,281	-£11,722,651	-£12,077,339	-£12,077,339	-£13,407,419	-£14,294,139
35% SR : 35% THLR : 30% LLR	25%	-£13,375,522	-£15,288,654	-£15,644,889	-£15,644,889	-£16,980,772	-£17,871,360
35% SR : 35% THLR : 30% LLR	30%	-£17,143,833	-£18,878,313	-£19,236,190	-£19,236,190	-£20,578,227	-£21,472,918
35% SR : 35% THLR : 30% LLR	35%	-£20,936,215	-£22,891,628	-£22,851,240	-£22,851,240	-£24,199,784	-£25,098,814
35% SR : 35% THLR : 30% LLR	43%	-£26,669,917	-£27,955,956	-£28,318,348	-£28,318,348	-£29,677,313	-£30,583,290
35% SR : 35% THLR : 30% LLR	50%	-£32,457,778	-£33,473,510	-£33,838,891	-£33,838,891	-£35,209,072	-£36,122,525

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£30,196,615	-£32,951,735	-£33,295,550	-£33,295,550	-£34,584,856	-£35,448,072
35% SR : 35% THLR : 30% LLR	10%	-£37,434,457	-£39,881,060	-£40,232,935	-£40,232,935	-£41,552,467	-£42,432,154
35% SR : 35% THLR : 30% LLR	20%	-£44,850,728	-£46,942,098	-£47,296,786	-£47,296,786	-£48,626,865	-£49,513,586
35% SR : 35% THLR : 30% LLR	25%	-£48,594,969	-£50,508,101	-£50,864,336	-£50,864,336	-£52,200,219	-£53,090,807
35% SR : 35% THLR : 30% LLR	30%	-£52,363,280	-£54,097,760	-£54,455,636	-£54,455,636	-£55,797,674	-£56,692,365
35% SR : 35% THLR : 30% LLR	35%	-£56,155,661	-£57,711,075	-£58,070,687	-£58,070,687	-£59,419,231	-£60,318,261
35% SR : 35% THLR : 30% LLR	43%	-£61,889,364	-£63,175,403	-£63,537,794	-£63,537,794	-£64,896,759	-£65,802,737
35% SR : 35% THLR : 30% LLR	50%	-£67,677,225	-£68,692,957	-£69,058,338	-£69,058,338	-£70,428,519	-£71,341,972

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£14,429,462	-£17,184,582	-£17,528,397	-£17,528,397	-£18,817,703	-£19,680,918
35% SR : 35% THLR : 30% LLR	10%	-£21,667,304	-£24,113,907	-£24,465,782	-£24,465,782	-£25,795,531	-£26,665,001
35% SR : 35% THLR : 30% LLR	20%	-£29,083,575	-£31,174,944	-£31,529,633	-£31,529,633	-£32,859,712	-£33,746,432
35% SR : 35% THLR : 30% LLR	25%	-£32,827,816	-£34,740,948	-£35,097,182	-£35,097,182	-£36,433,066	-£37,323,654
35% SR : 35% THLR : 30% LLR	30%	-£36,596,127	-£38,330,606	-£38,688,483	-£38,688,483	-£40,030,520	-£40,925,212
35% SR : 35% THLR : 30% LLR	35%	-£40,388,508	-£41,943,922	-£42,303,533	-£42,303,533	-£43,652,078	-£44,551,108
35% SR : 35% THLR : 30% LLR	43%	-£46,122,211	-£47,408,249	-£47,770,641	-£47,770,641	-£49,129,606	-£50,035,584
35% SR : 35% THLR : 30% LLR	50%	-£51,910,071	-£52,925,804	-£53,291,185	-£53,291,185	-£54,661,365	-£55,574,818

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£4,061,368	-£6,816,488	-£7,160,303	-£7,160,303	-£8,449,609	-£9,312,824
35% SR : 35% THLR : 30% LLR	10%	-£11,299,210	-£13,745,812	-£14,097,688	-£14,097,688	-£15,417,219	-£16,296,907
35% SR : 35% THLR : 30% LLR	20%	-£18,715,480	-£20,806,850	-£21,161,538	-£21,161,538	-£22,491,618	-£23,378,338
35% SR : 35% THLR : 30% LLR	25%	-£22,459,721	-£24,372,853	-£24,729,088	-£24,729,088	-£26,064,971	-£26,955,559
35% SR : 35% THLR : 30% LLR	30%	-£26,228,032	-£27,962,512	-£28,320,389	-£28,320,389	-£29,662,426	-£30,557,118
35% SR : 35% THLR : 30% LLR	35%	-£30,020,414	-£31,575,827	-£31,935,439	-£31,935,439	-£33,283,963	-£34,183,014
35% SR : 35% THLR : 30% LLR	43%	-£35,754,116	-£37,040,155	-£37,402,547	-£37,402,547	-£38,761,512	-£39,667,489
35% SR : 35% THLR : 30% LLR	50%	-£41,541,977	-£42,557,710	-£42,923,091	-£42,923,091	-£44,293,271	-£45,206,724

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£266,607	-£2,488,513	-£2,832,329	-£2,832,329	-£4,121,634	-£4,994,850
35% SR : 35% THLR : 30% LLR	10%	-£8,971,235	-£9,417,838	-£9,769,713	-£9,769,713	-£11,089,245	-£11,968,932
35% SR : 35% THLR : 30% LLR	20%	-£14,387,506	-£16,478,876	-£16,833,564	-£16,833,564	-£18,163,643	-£19,050,364
35% SR : 35% THLR : 30% LLR	25%	-£18,131,747	-£20,044,879	-£20,401,114	-£20,401,114	-£21,736,997	-£22,627,585
35% SR : 35% THLR : 30% LLR	30%	-£21,900,058	-£23,634,538	-£23,992,414	-£23,992,414	-£25,334,452	-£26,229,143
35% SR : 35% THLR : 30% LLR	35%	-£25,692,439	-£27,247,853	-£27,607,465	-£27,607,465	-£28,956,009	-£29,855,039
35% SR : 35% THLR : 30% LLR	43%	-£31,426,142	-£32,712,181	-£33,074,572	-£33,074,572	-£34,433,572	-£35,339,515
35% SR : 35% THLR : 30% LLR	50%	-£37,214,003	-£38,229,735	-£38,595,116	-£38,595,116	-£39,965,297	-£40,878,750

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T9 - 400 Flats

Value Area	CIL Z3 Low (£575 psf)
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No Units	400
Site Area	0.63 Ha

Sales value inflation	-5%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£10,874,203	-£13,399,558	-£13,748,995	-£13,748,995	-£15,059,387	-£15,932,983
35% SR : 35% THLR : 30% LLR	10%	-£16,817,609	-£19,013,062	-£19,364,937	-£19,364,937	-£20,684,468	-£21,564,156
35% SR : 35% THLR : 30% LLR	20%	-£22,857,295	-£24,721,190	-£25,075,878	-£25,075,878	-£26,405,958	-£27,292,678
35% SR : 35% THLR : 30% LLR	25%	-£25,913,244	-£27,610,739	-£27,966,974	-£27,966,974	-£29,302,856	-£30,193,445
35% SR : 35% THLR : 30% LLR	30%	-£28,993,262	-£30,523,943	-£30,881,820	-£30,881,820	-£32,223,857	-£33,118,549
35% SR : 35% THLR : 30% LLR	35%	-£32,097,350	-£33,460,804	-£33,820,416	-£33,820,416	-£35,168,960	-£36,067,990
35% SR : 35% THLR : 30% LLR	43%	-£36,798,615	-£37,910,450	-£38,272,841	-£38,272,841	-£39,631,807	-£40,537,784
35% SR : 35% THLR : 30% LLR	50%	-£41,554,036	-£42,413,322	-£42,778,703	-£42,778,703	-£44,148,883	-£45,062,337

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£46,093,649	-£48,619,004	-£48,968,442	-£48,968,442	-£50,278,834	-£51,152,430
35% SR : 35% THLR : 30% LLR	10%	-£52,037,056	-£54,232,509	-£54,584,384	-£54,584,384	-£55,903,915	-£56,783,603
35% SR : 35% THLR : 30% LLR	20%	-£58,076,742	-£59,940,637	-£60,295,324	-£60,295,324	-£61,625,405	-£62,512,125
35% SR : 35% THLR : 30% LLR	25%	-£61,132,690	-£62,830,186	-£63,186,421	-£63,186,421	-£64,522,303	-£65,412,892
35% SR : 35% THLR : 30% LLR	30%	-£64,212,709	-£65,743,390	-£66,101,267	-£66,101,267	-£67,443,304	-£68,337,995
35% SR : 35% THLR : 30% LLR	35%	-£67,316,797	-£68,680,251	-£69,039,862	-£69,039,862	-£70,388,407	-£71,287,437
35% SR : 35% THLR : 30% LLR	43%	-£72,018,062	-£73,129,897	-£73,492,287	-£73,492,287	-£74,851,253	-£75,757,231
35% SR : 35% THLR : 30% LLR	50%	-£76,773,483	-£77,632,769	-£77,998,150	-£77,998,150	-£79,368,330	-£80,281,783

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£30,326,496	-£32,851,851	-£33,201,288	-£33,201,288	-£34,511,681	-£35,385,276
35% SR : 35% THLR : 30% LLR	10%	-£36,269,902	-£38,465,355	-£38,817,231	-£38,817,231	-£40,136,762	-£41,016,450
35% SR : 35% THLR : 30% LLR	20%	-£42,309,588	-£44,173,484	-£44,528,171	-£44,528,171	-£45,858,251	-£46,744,972
35% SR : 35% THLR : 30% LLR	25%	-£45,365,537	-£47,063,032	-£47,419,267	-£47,419,267	-£48,758,149	-£49,645,738
35% SR : 35% THLR : 30% LLR	30%	-£48,445,556	-£49,976,236	-£50,334,113	-£50,334,113	-£51,676,150	-£52,570,842
35% SR : 35% THLR : 30% LLR	35%	-£51,549,644	-£52,913,097	-£53,272,709	-£53,272,709	-£54,621,253	-£55,520,283
35% SR : 35% THLR : 30% LLR	43%	-£56,250,908	-£57,362,744	-£57,725,134	-£57,725,134	-£59,084,100	-£59,990,078
35% SR : 35% THLR : 30% LLR	50%	-£61,006,329	-£61,865,615	-£62,230,997	-£62,230,997	-£63,601,177	-£64,514,630

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£19,958,402	-£22,483,757	-£22,833,194	-£22,833,194	-£24,143,586	-£25,017,182
35% SR : 35% THLR : 30% LLR	10%	-£25,901,808	-£28,097,261	-£28,449,136	-£28,449,136	-£29,768,668	-£30,648,355
35% SR : 35% THLR : 30% LLR	20%	-£31,941,494	-£33,805,389	-£34,160,077	-£34,160,077	-£35,490,157	-£36,376,877
35% SR : 35% THLR : 30% LLR	25%	-£34,997,443	-£36,694,938	-£37,051,173	-£37,051,173	-£38,387,055	-£39,277,644
35% SR : 35% THLR : 30% LLR	30%	-£38,077,461	-£39,608,142	-£39,966,019	-£39,966,019	-£41,308,056	-£42,202,748
35% SR : 35% THLR : 30% LLR	35%	-£41,181,549	-£42,545,003	-£42,904,615	-£42,904,615	-£44,253,159	-£45,152,189
35% SR : 35% THLR : 30% LLR	43%	-£45,882,814	-£46,994,649	-£47,357,040	-£47,357,040	-£48,716,008	-£49,621,983
35% SR : 35% THLR : 30% LLR	50%	-£50,638,235	-£51,497,521	-£51,862,902	-£51,862,902	-£53,233,083	-£54,146,536

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£15,630,427	-£18,155,782	-£18,505,220	-£18,505,220	-£19,815,612	-£20,689,208
35% SR : 35% THLR : 30% LLR	10%	-£21,573,834	-£23,769,287	-£24,121,162	-£24,121,162	-£25,440,693	-£26,320,381
35% SR : 35% THLR : 30% LLR	20%	-£27,613,520	-£29,477,415	-£29,832,103	-£29,832,103	-£31,162,183	-£32,048,903
35% SR : 35% THLR : 30% LLR	25%	-£30,669,468	-£32,366,964	-£32,723,199	-£32,723,199	-£34,059,081	-£34,949,670
35% SR : 35% THLR : 30% LLR	30%	-£33,749,487	-£35,280,168	-£35,638,045	-£35,638,045	-£36,980,082	-£37,874,773
35% SR : 35% THLR : 30% LLR	35%	-£36,853,575	-£38,217,029	-£38,576,640	-£38,576,640	-£39,925,185	-£40,824,215
35% SR : 35% THLR : 30% LLR	43%	-£41,554,840	-£42,666,675	-£43,029,065	-£43,029,065	-£44,388,031	-£45,294,009
35% SR : 35% THLR : 30% LLR	50%	-£46,310,261	-£47,169,547	-£47,534,928	-£47,534,928	-£48,905,108	-£49,818,561

Appendix 12 - PRS appraisals results with Social Rent, Tower Hamlets Living Rent and London Living Rent

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats		
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Value Area	CIL Z1 High
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£20,771,518	£19,498,943	£19,458,226	£19,458,226	£19,305,539	£19,203,748
35% SR : 35% THLR : 30% LLR	10%	£18,160,177	£17,018,498	£16,977,783	£16,977,783	£16,825,100	£16,723,311
35% SR : 35% THLR : 30% LLR	20%	£15,498,265	£14,488,351	£14,447,455	£14,447,455	£14,294,096	£14,191,857
35% SR : 35% THLR : 30% LLR	25%	£14,148,344	£13,204,638	£13,163,585	£13,163,585	£13,009,633	£12,906,999
35% SR : 35% THLR : 30% LLR	30%	£12,785,780	£11,908,500	£11,867,244	£11,867,244	£11,712,529	£11,609,386
35% SR : 35% THLR : 30% LLR	35%	£11,410,573	£10,599,937	£10,558,431	£10,558,431	£10,402,784	£10,299,019
35% SR : 35% THLR : 30% LLR	43%	£9,324,056	£8,613,793	£8,571,829	£8,571,829	£8,414,464	£8,309,554
35% SR : 35% THLR : 30% LLR	50%	£7,209,092	£6,599,691	£6,557,167	£6,557,167	£6,397,703	£6,291,392

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,472,751	£12,200,176	£12,159,459	£12,159,459	£12,006,772	£11,904,981
35% SR : 35% THLR : 30% LLR	10%	£10,861,411	£9,719,731	£9,679,016	£9,679,016	£9,526,333	£9,424,544
35% SR : 35% THLR : 30% LLR	20%	£8,199,498	£7,189,584	£7,148,688	£7,148,688	£6,995,329	£6,893,090
35% SR : 35% THLR : 30% LLR	25%	£6,849,577	£5,905,871	£5,864,818	£5,864,818	£5,710,866	£5,608,232
35% SR : 35% THLR : 30% LLR	30%	£5,487,014	£4,609,733	£4,568,477	£4,568,477	£4,413,762	£4,310,619
35% SR : 35% THLR : 30% LLR	35%	£4,111,806	£3,301,170	£3,259,664	£3,259,664	£3,104,017	£3,000,252
35% SR : 35% THLR : 30% LLR	43%	£2,025,289	£1,315,026	£1,273,063	£1,273,063	£1,115,697	£1,010,787
35% SR : 35% THLR : 30% LLR	50%	£-89,675	£-699,076	£-741,600	£-741,600	£-901,064	£-1,007,375

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,740,286	£15,467,711	£15,426,994	£15,426,994	£15,274,307	£15,172,516
35% SR : 35% THLR : 30% LLR	10%	£14,128,946	£12,987,267	£12,946,551	£12,946,551	£12,793,868	£12,692,079
35% SR : 35% THLR : 30% LLR	20%	£11,467,033	£10,457,119	£10,416,224	£10,416,224	£10,262,864	£10,160,625
35% SR : 35% THLR : 30% LLR	25%	£10,117,112	£9,173,406	£9,132,353	£9,132,353	£8,978,401	£8,875,767
35% SR : 35% THLR : 30% LLR	30%	£8,754,549	£7,877,268	£7,836,012	£7,836,012	£7,681,297	£7,578,154
35% SR : 35% THLR : 30% LLR	35%	£7,379,341	£6,568,705	£6,527,199	£6,527,199	£6,371,552	£6,267,787
35% SR : 35% THLR : 30% LLR	43%	£5,292,824	£4,582,561	£4,540,598	£4,540,598	£4,383,232	£4,278,322
35% SR : 35% THLR : 30% LLR	50%	£3,177,861	£2,568,459	£2,525,935	£2,525,935	£2,366,471	£2,260,160

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,888,937	£17,616,362	£17,575,646	£17,575,646	£17,422,958	£17,321,167
35% SR : 35% THLR : 30% LLR	10%	£16,277,597	£15,135,918	£15,095,202	£15,095,202	£14,942,519	£14,840,730
35% SR : 35% THLR : 30% LLR	20%	£13,615,685	£12,605,770	£12,564,875	£12,564,875	£12,411,515	£12,309,277
35% SR : 35% THLR : 30% LLR	25%	£12,265,763	£11,322,057	£11,281,004	£11,281,004	£11,127,052	£11,024,418
35% SR : 35% THLR : 30% LLR	30%	£10,903,200	£10,025,919	£9,984,663	£9,984,663	£9,829,948	£9,726,805
35% SR : 35% THLR : 30% LLR	35%	£9,527,992	£8,717,356	£8,675,850	£8,675,850	£8,520,203	£8,416,438
35% SR : 35% THLR : 30% LLR	43%	£7,441,475	£6,731,212	£6,689,249	£6,689,249	£6,531,863	£6,426,973
35% SR : 35% THLR : 30% LLR	50%	£5,326,512	£4,717,110	£4,674,587	£4,674,587	£4,515,122	£4,408,812

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Acces & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,785,853	£18,513,278	£18,472,561	£18,472,561	£18,319,874	£18,218,083
35% SR : 35% THLR : 30% LLR	10%	£17,174,512	£16,032,833	£15,992,118	£15,992,118	£15,839,435	£15,737,646
35% SR : 35% THLR : 30% LLR	20%	£14,512,600	£13,502,686	£13,461,790	£13,461,790	£13,308,431	£13,206,192
35% SR : 35% THLR : 30% LLR	25%	£13,162,679	£12,218,973	£12,177,920	£12,177,920	£12,023,968	£11,921,334
35% SR : 35% THLR : 30% LLR	30%	£11,800,116	£10,922,835	£10,881,579	£10,881,579	£10,726,864	£10,623,721
35% SR : 35% THLR : 30% LLR	35%	£10,424,908	£9,614,272	£9,572,766	£9,572,766	£9,417,119	£9,313,554
35% SR : 35% THLR : 30% LLR	43%	£8,338,391	£7,628,128	£7,586,164	£7,586,164	£7,428,799	£7,323,889
35% SR : 35% THLR : 30% LLR	50%	£6,223,427	£5,614,026	£5,571,502	£5,571,502	£5,412,038	£5,305,727

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z1 Med
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,284,465	£6,243,855	£6,203,138	£6,203,138	£6,050,452	£5,948,660
35% SR : 35% THLR : 30% LLR	10%	£5,976,327	£5,044,197	£5,003,482	£5,003,482	£4,850,799	£4,749,010
35% SR : 35% THLR : 30% LLR	20%	£4,617,615	£3,794,837	£3,753,941	£3,753,941	£3,600,583	£3,498,343
35% SR : 35% THLR : 30% LLR	25%	£3,919,295	£3,151,519	£3,110,464	£3,110,464	£2,956,513	£2,853,878
35% SR : 35% THLR : 30% LLR	30%	£3,208,331	£2,495,774	£2,454,517	£2,454,517	£2,299,802	£2,196,660
35% SR : 35% THLR : 30% LLR	35%	£2,484,724	£1,827,604	£1,786,098	£1,786,098	£1,630,451	£1,526,686
35% SR : 35% THLR : 30% LLR	43%	£1,375,608	£802,050	£760,086	£760,086	£602,722	£497,812
35% SR : 35% THLR : 30% LLR	50%	£238,045	£-255,574	£-298,793	£-298,793	£-460,866	£-568,914

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-14,301	£-1,054,912	£-1,095,629	£-1,095,629	£-1,248,315	£-1,350,107
35% SR : 35% THLR : 30% LLR	10%	£-1,322,440	£-2,254,570	£-2,295,285	£-2,295,285	£-2,447,968	£-2,549,756
35% SR : 35% THLR : 30% LLR	20%	£-2,681,152	£-3,503,930	£-3,544,826	£-3,544,826	£-3,698,184	£-3,800,424
35% SR : 35% THLR : 30% LLR	25%	£-3,379,472	£-4,147,248	£-4,188,302	£-4,188,302	£-4,342,254	£-4,444,889
35% SR : 35% THLR : 30% LLR	30%	£-4,090,436	£-4,802,993	£-4,844,250	£-4,844,250	£-4,998,965	£-5,102,107
35% SR : 35% THLR : 30% LLR	35%	£-4,814,043	£-5,471,163	£-5,512,669	£-5,512,669	£-5,668,316	£-5,772,081
35% SR : 35% THLR : 30% LLR	43%	£-5,923,159	£-6,496,717	£-6,538,681	£-6,538,681	£-6,696,045	£-6,800,955
35% SR : 35% THLR : 30% LLR	50%	£-7,060,722	£-7,554,341	£-7,597,560	£-7,597,560	£-7,759,633	£-7,867,681

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,253,234	£2,212,623	£2,171,906	£2,171,906	£2,019,220	£1,917,429
35% SR : 35% THLR : 30% LLR	10%	£1,945,095	£1,012,965	£972,250	£972,250	£819,567	£717,779
35% SR : 35% THLR : 30% LLR	20%	£586,383	£-236,395	£-277,291	£-277,291	£-430,649	£-532,889
35% SR : 35% THLR : 30% LLR	25%	£-111,937	£-879,713	£-920,767	£-920,767	£-1,074,719	£-1,177,353
35% SR : 35% THLR : 30% LLR	30%	£-822,900	£-1,535,458	£-1,576,715	£-1,576,715	£-1,731,430	£-1,834,572
35% SR : 35% THLR : 30% LLR	35%	£-1,546,508	£-2,203,627	£-2,245,134	£-2,245,134	£-2,400,781	£-2,504,546
35% SR : 35% THLR : 30% LLR	43%	£-2,655,624	£-3,229,182	£-3,271,145	£-3,271,145	£-3,428,510	£-3,533,420
35% SR : 35% THLR : 30% LLR	50%	£-3,793,187	£-4,286,806	£-4,330,025	£-4,330,025	£-4,492,098	£-4,600,146

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,401,885	£4,361,275	£4,320,557	£4,320,557	£4,167,871	£4,066,080
35% SR : 35% THLR : 30% LLR	10%	£4,093,746	£3,161,616	£3,120,901	£3,120,901	£2,968,218	£2,866,430
35% SR : 35% THLR : 30% LLR	20%	£2,735,034	£1,912,256	£1,871,361	£1,871,361	£1,718,002	£1,615,763
35% SR : 35% THLR : 30% LLR	25%	£2,036,714	£1,268,938	£1,227,884	£1,227,884	£1,073,933	£971,298
35% SR : 35% THLR : 30% LLR	30%	£1,325,751	£613,193	£571,936	£571,936	£417,221	£314,079
35% SR : 35% THLR : 30% LLR	35%	£802,143	£54,976	£96,483	£96,483	£252,130	£355,895
35% SR : 35% THLR : 30% LLR	43%	£-506,972	£-1,080,531	£-1,122,494	£-1,122,494	£-1,279,859	£-1,384,769
35% SR : 35% THLR : 30% LLR	50%	£-1,644,636	£-2,138,154	£-2,181,374	£-2,181,374	£-2,343,447	£-2,451,495

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,298,800	£5,258,190	£5,217,473	£5,217,473	£5,064,787	£4,962,995
35% SR : 35% THLR : 30% LLR	10%	£4,990,662	£4,058,532	£4,017,817	£4,017,817	£3,865,134	£3,763,345
35% SR : 35% THLR : 30% LLR	20%	£3,631,950	£2,809,172	£2,768,276	£2,768,276	£2,614,918	£2,512,678
35% SR : 35% THLR : 30% LLR	25%	£2,933,630	£2,165,854	£2,124,799	£2,124,799	£1,970,848	£1,868,213
35% SR : 35% THLR : 30% LLR	30%	£2,222,666	£1,510,109	£1,468,852	£1,468,852	£1,314,137	£1,210,995
35% SR : 35% THLR : 30% LLR	35%	£1,499,059	£841,939	£800,433	£800,433	£644,786	£541,021
35% SR : 35% THLR : 30% LLR	43%	£389,943	£-183,615	£-225,579	£-225,579	£-382,943	£-487,853
35% SR : 35% THLR : 30% LLR	50%	£-747,620	£-1,241,239	£-1,284,458	£-1,284,458	£-1,446,531	£-1,554,579

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z1 Low
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,010,432	£3,026,132	£2,985,415	£2,985,415	£2,832,728	£2,730,937
35% SR : 35% THLR : 30% LLR	10%	£2,993,258	£2,112,434	£2,071,719	£2,071,719	£1,919,036	£1,817,247
35% SR : 35% THLR : 30% LLR	20%	£1,925,510	£1,149,034	£1,108,138	£1,108,138	£954,779	£852,540
35% SR : 35% THLR : 30% LLR	25%	£1,372,672	£648,694	£607,641	£607,641	£453,689	£351,055
35% SR : 35% THLR : 30% LLR	30%	£807,190	£135,930	£94,673	£94,673	£-61,024	£-165,853
35% SR : 35% THLR : 30% LLR	35%	£229,065	£-395,627	£-437,812	£-437,812	£-596,004	£-701,466
35% SR : 35% THLR : 30% LLR	43%	£-672,652	£-1,219,976	£-1,262,626	£-1,262,626	£-1,422,565	£-1,529,190
35% SR : 35% THLR : 30% LLR	50%	£-1,607,029	£-2,072,740	£-2,115,960	£-2,115,960	£-2,278,033	£-2,386,080

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,288,335	£-4,272,635	£-4,313,351	£-4,313,351	£-4,466,039	£-4,567,830
35% SR : 35% THLR : 30% LLR	10%	£-4,305,509	£-5,186,333	£-5,227,048	£-5,227,048	£-5,379,731	£-5,481,520
35% SR : 35% THLR : 30% LLR	20%	£-5,373,257	£-6,149,733	£-6,190,629	£-6,190,629	£-6,343,988	£-6,446,227
35% SR : 35% THLR : 30% LLR	25%	£-5,926,095	£-6,850,073	£-6,891,126	£-6,891,126	£-6,845,078	£-6,947,712
35% SR : 35% THLR : 30% LLR	30%	£-6,491,577	£-7,162,837	£-7,204,093	£-7,204,093	£-7,359,791	£-7,464,620
35% SR : 35% THLR : 30% LLR	35%	£-7,069,702	£-7,694,394	£-7,736,579	£-7,736,579	£-7,894,771	£-8,000,233
35% SR : 35% THLR : 30% LLR	43%	£-7,971,419	£-8,518,743	£-8,561,393	£-8,561,393	£-8,721,332	£-8,827,957
35% SR : 35% THLR : 30% LLR	50%	£-8,905,796	£-9,371,507	£-9,414,727	£-9,414,727	£-9,576,799	£-9,684,847

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-20,800	£-1,005,100	£-1,045,816	£-1,045,816	£-1,198,504	£-1,300,295
35% SR : 35% THLR : 30% LLR	10%	£-1,037,974	£-1,918,797	£-1,959,513	£-1,959,513	£-2,112,196	£-2,213,985
35% SR : 35% THLR : 30% LLR	20%	£-2,105,722	£-2,882,198	£-2,923,094	£-2,923,094	£-3,076,453	£-3,178,692
35% SR : 35% THLR : 30% LLR	25%	£-2,658,560	£-3,382,537	£-3,423,591	£-3,423,591	£-3,577,543	£-3,680,177
35% SR : 35% THLR : 30% LLR	30%	£-3,224,042	£-3,895,302	£-3,936,558	£-3,936,558	£-4,092,256	£-4,197,085
35% SR : 35% THLR : 30% LLR	35%	£-3,802,167	£-4,426,889	£-4,469,043	£-4,469,043	£-4,627,236	£-4,732,698
35% SR : 35% THLR : 30% LLR	43%	£-4,703,884	£-5,251,208	£-5,293,858	£-5,293,858	£-5,453,797	£-5,560,422
35% SR : 35% THLR : 30% LLR	50%	£-5,638,261	£-6,103,972	£-6,147,191	£-6,147,191	£-6,309,264	£-6,417,312

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,127,852	£1,143,551	£1,102,835	£1,102,835	£950,147	£848,356
35% SR : 35% THLR : 30% LLR	10%	£1,110,677	£229,854	£189,138	£189,138	£36,455	£-65,334
35% SR : 35% THLR : 30% LLR	20%	£42,929	£-733,547	£-774,443	£-774,443	£-927,802	£-1,030,041
35% SR : 35% THLR : 30% LLR	25%	£-509,909	£-1,233,886	£-1,274,939	£-1,274,939	£-1,426,892	£-1,531,526
35% SR : 35% THLR : 30% LLR	30%	£-1,075,391	£-1,746,651	£-1,787,907	£-1,787,907	£-1,943,605	£-2,048,434
35% SR : 35% THLR : 30% LLR	35%	£-1,653,616	£-2,276,208	£-2,320,392	£-2,320,392	£-2,478,595	£-2,584,947
35% SR : 35% THLR : 30% LLR	43%	£-2,555,233	£-3,102,557	£-3,145,207	£-3,145,207	£-3,306,145	£-3,411,771
35% SR : 35% THLR : 30% LLR	50%	£-3,489,609	£-3,955,321	£-3,998,540	£-3,998,540	£-4,160,613	£-4,268,661

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,024,767	£2,040,467	£1,999,750	£1,999,750	£1,847,063	£1,745,272
35% SR : 35% THLR : 30% LLR	10%	£2,007,593	£1,126,769	£1,086,054	£1,086,054	£933,371	£831,582
35% SR : 35% THLR : 30% LLR	20%	£939,845	£163,369	£122,473	£122,473	£-30,886	£-133,126
35% SR : 35% THLR : 30% LLR	25%	£387,007	£-336,971	£-378,024	£-378,024	£-531,976	£-634,610
35% SR : 35% THLR : 30% LLR	30%	£-178,475	£-849,735	£-890,992	£-890,992	£-1,046,689	£-1,151,518
35% SR : 35% THLR : 30% LLR	35%	£-756,600	£-1,381,292	£-1,423,477	£-1,423,477	£-1,581,669	£-1,687,131
35% SR : 35% THLR : 30% LLR	43%	£-1,658,317	£-2,205,641	£-2,248,291	£-2,248,291	£-2,408,230	£-2,514,855
35% SR : 35% THLR : 30% LLR	50%	£-2,592,694	£-3,058,405	£-3,101,625	£-3,101,625	£-3,263,698	£-3,371,745

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z2 High
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,708,036	£15,987,695	£15,946,979	£15,946,979	£15,794,291	£15,692,500
35% SR : 35% THLR : 30% LLR	10%	£14,503,044	£13,858,375	£13,817,660	£13,817,660	£13,664,977	£13,563,187
35% SR : 35% THLR : 30% LLR	20%	£12,247,480	£11,679,352	£11,638,456	£11,638,456	£11,485,098	£11,382,858
35% SR : 35% THLR : 30% LLR	25%	£11,100,733	£10,571,203	£10,530,149	£10,530,149	£10,376,196	£10,273,563
35% SR : 35% THLR : 30% LLR	30%	£9,941,343	£9,450,626	£9,409,369	£9,409,369	£9,254,655	£9,151,512
35% SR : 35% THLR : 30% LLR	35%	£8,769,310	£8,317,626	£8,276,120	£8,276,120	£8,120,472	£8,016,708
35% SR : 35% THLR : 30% LLR	43%	£6,987,554	£6,594,825	£6,552,861	£6,552,861	£6,395,497	£6,290,586
35% SR : 35% THLR : 30% LLR	50%	£5,177,351	£4,844,067	£4,801,543	£4,801,543	£4,642,079	£4,535,768

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,409,269	£8,688,928	£8,648,212	£8,648,212	£8,495,524	£8,393,733
35% SR : 35% THLR : 30% LLR	10%	£7,204,277	£6,559,608	£6,518,893	£6,518,893	£6,366,210	£6,264,420
35% SR : 35% THLR : 30% LLR	20%	£4,948,713	£4,380,585	£4,339,689	£4,339,689	£4,186,331	£4,084,091
35% SR : 35% THLR : 30% LLR	25%	£3,801,966	£3,272,436	£3,231,382	£3,231,382	£3,077,430	£2,974,796
35% SR : 35% THLR : 30% LLR	30%	£2,642,576	£2,151,860	£2,110,602	£2,110,602	£1,955,889	£1,852,745
35% SR : 35% THLR : 30% LLR	35%	£1,470,543	£1,018,859	£977,353	£977,353	£821,705	£717,941
35% SR : 35% THLR : 30% LLR	43%	£-311,213	£-703,942	£-745,906	£-745,906	£-903,270	£-1,008,180
35% SR : 35% THLR : 30% LLR	50%	£-2,121,416	£-2,454,700	£-2,497,224	£-2,497,224	£-2,656,688	£-2,762,998

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,676,804	£11,956,463	£11,915,747	£11,915,747	£11,763,059	£11,661,268
35% SR : 35% THLR : 30% LLR	10%	£10,471,812	£9,827,143	£9,786,428	£9,786,428	£9,633,745	£9,531,955
35% SR : 35% THLR : 30% LLR	20%	£8,216,248	£7,648,120	£7,607,224	£7,607,224	£7,453,866	£7,351,626
35% SR : 35% THLR : 30% LLR	25%	£7,069,501	£6,539,971	£6,498,917	£6,498,917	£6,344,965	£6,242,331
35% SR : 35% THLR : 30% LLR	30%	£5,910,111	£5,419,395	£5,378,137	£5,378,137	£5,223,424	£5,120,280
35% SR : 35% THLR : 30% LLR	35%	£4,738,078	£4,286,394	£4,244,888	£4,244,888	£4,089,240	£3,985,476
35% SR : 35% THLR : 30% LLR	43%	£2,956,322	£2,563,593	£2,521,629	£2,521,629	£2,364,265	£2,259,355
35% SR : 35% THLR : 30% LLR	50%	£1,146,119	£812,835	£770,312	£770,312	£610,847	£504,537

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£14,825,455	£14,105,114	£14,064,398	£14,064,398	£13,911,710	£13,809,919
35% SR : 35% THLR : 30% LLR	10%	£12,620,463	£11,975,794	£11,935,079	£11,935,079	£11,782,396	£11,680,607
35% SR : 35% THLR : 30% LLR	20%	£10,364,899	£9,796,771	£9,755,876	£9,755,876	£9,602,517	£9,500,278
35% SR : 35% THLR : 30% LLR	25%	£9,218,152	£8,688,622	£8,647,568	£8,647,568	£8,493,616	£8,390,982
35% SR : 35% THLR : 30% LLR	30%	£8,058,762	£7,568,046	£7,526,788	£7,526,788	£7,372,075	£7,269,931
35% SR : 35% THLR : 30% LLR	35%	£6,886,729	£6,435,045	£6,393,539	£6,393,539	£6,237,891	£6,134,127
35% SR : 35% THLR : 30% LLR	43%	£5,104,973	£4,712,244	£4,670,280	£4,670,280	£4,512,916	£4,408,006
35% SR : 35% THLR : 30% LLR	50%	£3,294,770	£2,961,486	£2,918,963	£2,918,963	£2,759,498	£2,653,188

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£15,722,371	£15,002,030	£14,961,314	£14,961,314	£14,808,626	£14,706,835
35% SR : 35% THLR : 30% LLR	10%	£13,517,379	£12,872,710	£12,831,995	£12,831,995	£12,679,312	£12,577,522
35% SR : 35% THLR : 30% LLR	20%	£11,261,815	£10,693,687	£10,652,791	£10,652,791	£10,499,433	£10,397,193
35% SR : 35% THLR : 30% LLR	25%	£10,115,068	£9,585,538	£9,544,484	£9,544,484	£9,390,531	£9,287,898
35% SR : 35% THLR : 30% LLR	30%	£8,955,678	£8,464,961	£8,423,704	£8,423,704	£8,268,990	£8,165,847
35% SR : 35% THLR : 30% LLR	35%	£7,783,645	£7,331,961	£7,290,455	£7,290,455	£7,134,807	£7,031,043
35% SR : 35% THLR : 30% LLR	43%	£6,001,889	£5,609,160	£5,567,196	£5,567,196	£5,409,832	£5,304,921
35% SR : 35% THLR : 30% LLR	50%	£4,191,686	£3,858,402	£3,815,878	£3,815,878	£3,656,414	£3,550,103

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z2 Med
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No Units	50
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,014,628	£6,461,004	£6,420,287	£6,420,287	£6,267,600	£6,165,809
35% SR : 35% THLR : 30% LLR	10%	£5,716,225	£5,222,681	£5,181,966	£5,181,966	£5,029,283	£4,927,493
35% SR : 35% THLR : 30% LLR	20%	£4,367,250	£3,934,655	£3,893,759	£3,893,759	£3,740,400	£3,638,161
35% SR : 35% THLR : 30% LLR	25%	£3,673,799	£3,272,003	£3,230,949	£3,230,949	£3,076,998	£2,974,363
35% SR : 35% THLR : 30% LLR	30%	£2,967,702	£2,596,927	£2,555,669	£2,555,669	£2,400,955	£2,297,812
35% SR : 35% THLR : 30% LLR	35%	£2,248,964	£1,909,423	£1,867,917	£1,867,917	£1,712,270	£1,608,505
35% SR : 35% THLR : 30% LLR	43%	£1,147,150	£854,870	£812,906	£812,906	£655,542	£550,632
35% SR : 35% THLR : 30% LLR	50%	£16,889	£-231,363	£-274,582	£-274,582	£-436,655	£-544,704

Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-284,139	£-837,763	£-878,479	£-1,031,167	£-1,031,167	£-1,132,958
35% SR : 35% THLR : 30% LLR	10%	£-1,582,542	£-2,076,086	£-2,116,801	£-2,116,801	£-2,269,484	£-2,371,274
35% SR : 35% THLR : 30% LLR	20%	£-2,931,517	£-3,364,112	£-3,405,008	£-3,405,008	£-3,558,367	£-3,660,606
35% SR : 35% THLR : 30% LLR	25%	£-3,624,968	£-4,026,764	£-4,067,818	£-4,067,818	£-4,221,769	£-4,324,404
35% SR : 35% THLR : 30% LLR	30%	£-4,331,065	£-4,701,840	£-4,743,098	£-4,743,098	£-4,897,812	£-5,000,955
35% SR : 35% THLR : 30% LLR	35%	£-5,049,803	£-5,389,343	£-5,430,850	£-5,430,850	£-5,586,497	£-5,690,262
35% SR : 35% THLR : 30% LLR	43%	£-6,151,617	£-6,443,897	£-6,485,860	£-6,485,860	£-6,643,225	£-6,748,135
35% SR : 35% THLR : 30% LLR	50%	£-7,281,877	£-7,530,129	£-7,573,349	£-7,573,349	£-7,735,422	£-7,843,471

Residual Land values compared to benchmark land values
Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,983,396	£2,429,772	£2,389,056	£2,389,056	£2,236,368	£2,134,577
35% SR : 35% THLR : 30% LLR	10%	£1,684,993	£1,191,449	£1,150,734	£1,150,734	£998,051	£896,261
35% SR : 35% THLR : 30% LLR	20%	£336,018	£-96,577	£-137,472	£-137,472	£-290,832	£-393,070
35% SR : 35% THLR : 30% LLR	25%	£-357,433	£-759,228	£-800,283	£-800,283	£-954,234	£-1,056,869
35% SR : 35% THLR : 30% LLR	30%	£-1,063,529	£-1,434,305	£-1,475,563	£-1,475,563	£-1,630,277	£-1,735,420
35% SR : 35% THLR : 30% LLR	35%	£-1,782,268	£-2,121,808	£-2,163,315	£-2,163,315	£-2,318,962	£-2,422,727
35% SR : 35% THLR : 30% LLR	43%	£-2,884,082	£-3,176,382	£-3,218,325	£-3,218,325	£-3,375,690	£-3,480,600
35% SR : 35% THLR : 30% LLR	50%	£-4,014,342	£-4,262,594	£-4,305,814	£-4,305,814	£-4,467,887	£-4,575,936

Residual Land values compared to benchmark land values
Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,132,047	£4,578,423	£4,537,707	£4,537,707	£4,385,019	£4,283,228
35% SR : 35% THLR : 30% LLR	10%	£3,833,644	£3,340,100	£3,299,385	£3,299,385	£3,146,702	£3,044,913
35% SR : 35% THLR : 30% LLR	20%	£2,484,669	£2,052,074	£2,011,179	£2,011,179	£1,857,819	£1,755,581
35% SR : 35% THLR : 30% LLR	25%	£1,791,218	£1,389,423	£1,348,369	£1,348,369	£1,194,417	£1,091,782
35% SR : 35% THLR : 30% LLR	30%	£1,085,122	£714,346	£673,088	£673,088	£518,374	£415,231
35% SR : 35% THLR : 30% LLR	35%	£306,383	£26,843	£-14,864	£-14,864	£-170,311	£-274,075
35% SR : 35% THLR : 30% LLR	43%	£-735,481	£-1,027,711	£-1,069,674	£-1,069,674	£-1,227,039	£-1,331,949
35% SR : 35% THLR : 30% LLR	50%	£-1,865,691	£-2,112,943	£-2,157,163	£-2,157,163	£-2,319,236	£-2,427,285

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,028,963	£5,475,339	£5,434,622	£5,434,622	£5,281,935	£5,180,144
35% SR : 35% THLR : 30% LLR	10%	£4,730,560	£4,237,016	£4,196,301	£4,196,301	£4,043,618	£3,941,828
35% SR : 35% THLR : 30% LLR	20%	£3,381,585	£2,948,990	£2,908,094	£2,908,094	£2,754,735	£2,652,496
35% SR : 35% THLR : 30% LLR	25%	£2,688,134	£2,286,338	£2,245,284	£2,245,284	£2,091,333	£1,988,698
35% SR : 35% THLR : 30% LLR	30%	£1,982,037	£1,611,262	£1,570,004	£1,570,004	£1,415,290	£1,312,147
35% SR : 35% THLR : 30% LLR	35%	£1,263,299	£923,758	£882,252	£882,252	£726,605	£622,840
35% SR : 35% THLR : 30% LLR	43%	£161,485	£-130,795	£-172,759	£-172,759	£-330,123	£-435,033
35% SR : 35% THLR : 30% LLR	50%	£-968,776	£-1,217,028	£-1,260,247	£-1,260,247	£-1,422,320	£-1,530,369

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z2 Low
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,059,805	£1,591,398	£1,550,682	£1,550,682	£1,397,995	£1,296,203
35% SR : 35% THLR : 30% LLR	10%	£1,206,937	£790,948	£750,232	£750,232	£597,549	£495,761
35% SR : 35% THLR : 30% LLR	20%	£303,497	£60,174	£-101,739	£-101,739	£-257,606	£-361,517
35% SR : 35% THLR : 30% LLR	25%	£-169,922	£-511,146	£-552,872	£-552,872	£-709,341	£-813,655
35% SR : 35% THLR : 30% LLR	30%	£-661,155	£-974,748	£-1,016,680	£-1,016,680	£-1,173,925	£-1,278,754
35% SR : 35% THLR : 30% LLR	35%	£-1,165,238	£-1,450,978	£-1,493,163	£-1,493,163	£-1,651,356	£-1,756,817
35% SR : 35% THLR : 30% LLR	43%	£-1,945,455	£-2,189,002	£-2,231,653	£-2,231,653	£-2,391,591	£-2,498,217
35% SR : 35% THLR : 30% LLR	50%	£-2,754,586	£-2,955,443	£-2,998,662	£-2,998,662	£-3,160,734	£-3,268,783

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-5,238,962	£-5,707,369	£-5,748,085	£-5,748,085	£-5,900,772	£-6,002,564
35% SR : 35% THLR : 30% LLR	10%	£-6,091,830	£-6,507,819	£-6,548,535	£-6,548,535	£-6,701,218	£-6,803,006
35% SR : 35% THLR : 30% LLR	20%	£-6,995,270	£-7,358,941	£-7,400,505	£-7,400,505	£-7,556,373	£-7,660,284
35% SR : 35% THLR : 30% LLR	25%	£-7,468,689	£-7,809,913	£-7,851,639	£-7,851,639	£-8,008,108	£-8,112,422
35% SR : 35% THLR : 30% LLR	30%	£-7,959,921	£-8,273,515	£-8,315,447	£-8,315,447	£-8,472,692	£-8,577,521
35% SR : 35% THLR : 30% LLR	35%	£-8,464,005	£-8,749,745	£-8,791,930	£-8,791,930	£-8,950,123	£-9,055,584
35% SR : 35% THLR : 30% LLR	43%	£-9,244,222	£-9,487,769	£-9,530,420	£-9,530,420	£-9,690,358	£-9,796,984
35% SR : 35% THLR : 30% LLR	50%	£-10,053,353	£-10,254,210	£-10,297,429	£-10,297,429	£-10,459,501	£-10,567,550

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,971,427	£-2,439,834	£-2,480,550	£-2,480,550	£-2,633,237	£-2,735,029
35% SR : 35% THLR : 30% LLR	10%	£-2,824,295	£-3,240,284	£-3,281,000	£-3,281,000	£-3,433,683	£-3,535,471
35% SR : 35% THLR : 30% LLR	20%	£-3,727,735	£-4,091,406	£-4,132,970	£-4,132,970	£-4,288,838	£-4,392,749
35% SR : 35% THLR : 30% LLR	25%	£-4,201,154	£-4,542,378	£-4,584,104	£-4,584,104	£-4,740,573	£-4,844,887
35% SR : 35% THLR : 30% LLR	30%	£-4,692,386	£-5,005,980	£-5,047,912	£-5,047,912	£-5,205,157	£-5,309,986
35% SR : 35% THLR : 30% LLR	35%	£-5,196,470	£-5,482,210	£-5,524,395	£-5,524,395	£-5,682,588	£-5,788,049
35% SR : 35% THLR : 30% LLR	43%	£-5,976,687	£-6,220,234	£-6,262,885	£-6,262,885	£-6,422,823	£-6,529,449
35% SR : 35% THLR : 30% LLR	50%	£-6,785,818	£-6,986,674	£-7,029,894	£-7,029,894	£-7,191,966	£-7,300,015

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£177,224	£-291,183	£-331,899	£-331,899	£-484,586	£-586,377
35% SR : 35% THLR : 30% LLR	10%	£-675,644	£-1,091,633	£-1,132,348	£-1,132,348	£-1,285,032	£-1,386,820
35% SR : 35% THLR : 30% LLR	20%	£-1,579,084	£-1,942,755	£-1,984,319	£-1,984,319	£-2,140,187	£-2,244,098
35% SR : 35% THLR : 30% LLR	25%	£-2,052,502	£-2,393,727	£-2,435,453	£-2,435,453	£-2,591,922	£-2,696,235
35% SR : 35% THLR : 30% LLR	30%	£-2,543,735	£-2,857,328	£-2,899,261	£-2,899,261	£-3,056,505	£-3,161,335
35% SR : 35% THLR : 30% LLR	35%	£-3,047,819	£-3,333,559	£-3,375,744	£-3,375,744	£-3,533,336	£-3,639,398
35% SR : 35% THLR : 30% LLR	43%	£-3,828,036	£-4,071,583	£-4,114,234	£-4,114,234	£-4,274,172	£-4,380,795
35% SR : 35% THLR : 30% LLR	50%	£-4,637,167	£-4,838,023	£-4,881,243	£-4,881,243	£-5,043,315	£-5,151,364

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,074,140	£605,733	£565,017	£565,017	£412,330	£310,538
35% SR : 35% THLR : 30% LLR	10%	£221,272	£-194,717	£-235,433	£-235,433	£-388,116	£-489,904
35% SR : 35% THLR : 30% LLR	20%	£-682,168	£-1,045,839	£-1,087,404	£-1,087,404	£-1,243,271	£-1,347,182
35% SR : 35% THLR : 30% LLR	25%	£-1,155,587	£-1,496,811	£-1,538,537	£-1,538,537	£-1,695,006	£-1,799,320
35% SR : 35% THLR : 30% LLR	30%	£-1,646,820	£-1,960,413	£-2,002,345	£-2,002,345	£-2,159,590	£-2,264,419
35% SR : 35% THLR : 30% LLR	35%	£-2,150,903	£-2,436,643	£-2,478,828	£-2,478,828	£-2,637,021	£-2,742,482
35% SR : 35% THLR : 30% LLR	43%	£-2,931,120	£-3,174,667	£-3,217,318	£-3,217,318	£-3,377,256	£-3,483,882
35% SR : 35% THLR : 30% LLR	50%	£-3,740,251	£-3,941,108	£-3,984,327	£-3,984,327	£-4,146,399	£-4,254,448

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z3 High
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,041,913	£3,646,606	£3,605,889	£3,605,889	£3,453,202	£3,351,410
35% SR : 35% THLR : 30% LLR	10%	£3,085,756	£2,733,922	£2,693,207	£2,693,207	£2,540,524	£2,438,736
35% SR : 35% THLR : 30% LLR	20%	£2,079,026	£1,771,536	£1,730,641	£1,730,641	£1,577,282	£1,475,043
35% SR : 35% THLR : 30% LLR	25%	£1,556,696	£1,271,705	£1,230,651	£1,230,651	£1,076,700	£974,065
35% SR : 35% THLR : 30% LLR	30%	£1,021,724	£759,448	£718,191	£718,191	£563,476	£460,333
35% SR : 35% THLR : 30% LLR	35%	£474,107	£234,765	£193,259	£193,259	£37,612	£-67,234
35% SR : 35% THLR : 30% LLR	43%	£-377,091	£-584,971	£-627,622	£-627,622	£-787,560	£-894,186
35% SR : 35% THLR : 30% LLR	50%	£-1,264,955	£-1,436,962	£-1,480,181	£-1,480,181	£-1,642,254	£-1,750,303

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,256,854	£-3,652,161	£-3,692,878	£-3,692,878	£-3,845,565	£-3,947,357
35% SR : 35% THLR : 30% LLR	10%	£-4,213,011	£-4,564,845	£-4,605,560	£-4,605,560	£-4,758,243	£-4,860,031
35% SR : 35% THLR : 30% LLR	20%	£-5,219,741	£-5,527,231	£-5,568,126	£-5,568,126	£-5,721,485	£-5,823,724
35% SR : 35% THLR : 30% LLR	25%	£-6,242,071	£-6,027,062	£-6,068,116	£-6,068,116	£-6,222,067	£-6,324,702
35% SR : 35% THLR : 30% LLR	30%	£-6,277,043	£-6,539,319	£-6,580,576	£-6,580,576	£-6,735,291	£-6,838,434
35% SR : 35% THLR : 30% LLR	35%	£-6,824,660	£-7,064,002	£-7,105,508	£-7,105,508	£-7,261,155	£-7,366,001
35% SR : 35% THLR : 30% LLR	43%	£-7,675,858	£-7,883,738	£-7,926,389	£-7,926,389	£-8,086,327	£-8,192,953
35% SR : 35% THLR : 30% LLR	50%	£-8,563,722	£-8,735,729	£-8,778,948	£-8,778,948	£-8,941,021	£-9,049,070

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£10,681	£-384,626	£-425,343	£-425,343	£-578,030	£-679,822
35% SR : 35% THLR : 30% LLR	10%	£-945,475	£-1,297,310	£-1,338,025	£-1,338,025	£-1,490,700	£-1,592,496
35% SR : 35% THLR : 30% LLR	20%	£-1,952,206	£-2,259,696	£-2,300,591	£-2,300,591	£-2,453,950	£-2,556,189
35% SR : 35% THLR : 30% LLR	25%	£-2,474,536	£-2,759,526	£-2,800,581	£-2,800,581	£-2,954,533	£-3,057,167
35% SR : 35% THLR : 30% LLR	30%	£-3,009,508	£-3,271,784	£-3,313,041	£-3,313,041	£-3,467,756	£-3,570,899
35% SR : 35% THLR : 30% LLR	35%	£-3,557,125	£-3,796,487	£-3,837,973	£-3,837,973	£-3,993,620	£-4,098,466
35% SR : 35% THLR : 30% LLR	43%	£-4,408,322	£-4,616,203	£-4,658,853	£-4,658,853	£-4,818,792	£-4,925,418
35% SR : 35% THLR : 30% LLR	50%	£-5,296,187	£-5,468,194	£-5,511,413	£-5,511,413	£-5,673,486	£-5,781,535

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,159,333	£1,764,025	£1,723,308	£1,723,308	£1,570,621	£1,468,829
35% SR : 35% THLR : 30% LLR	10%	£1,203,176	£851,341	£810,626	£810,626	£657,943	£556,155
35% SR : 35% THLR : 30% LLR	20%	£196,445	£-111,044	£-151,940	£-151,940	£-305,299	£-407,538
35% SR : 35% THLR : 30% LLR	25%	£-325,884	£-610,875	£-651,929	£-651,929	£-805,881	£-908,516
35% SR : 35% THLR : 30% LLR	30%	£-860,857	£-1,123,133	£-1,164,390	£-1,164,390	£-1,319,105	£-1,422,248
35% SR : 35% THLR : 30% LLR	35%	£-1,408,474	£-1,647,816	£-1,689,321	£-1,689,321	£-1,844,989	£-1,949,915
35% SR : 35% THLR : 30% LLR	43%	£-2,259,671	£-2,467,562	£-2,510,202	£-2,510,202	£-2,670,141	£-2,776,766
35% SR : 35% THLR : 30% LLR	50%	£-3,147,536	£-3,319,542	£-3,362,762	£-3,362,762	£-3,524,836	£-3,632,884

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,056,248	£2,660,941	£2,620,224	£2,620,224	£2,467,537	£2,365,745
35% SR : 35% THLR : 30% LLR	10%	£2,100,091	£1,748,257	£1,707,542	£1,707,542	£1,554,859	£1,453,071
35% SR : 35% THLR : 30% LLR	20%	£1,093,361	£785,871	£744,976	£744,976	£591,617	£489,378
35% SR : 35% THLR : 30% LLR	25%	£571,031	£286,040	£244,986	£244,986	£91,035	£-11,600
35% SR : 35% THLR : 30% LLR	30%	£36,059	£-226,217	£-267,474	£-267,474	£-422,189	£-525,332
35% SR : 35% THLR : 30% LLR	35%	£-511,558	£-750,900	£-792,406	£-792,406	£-948,053	£-1,052,899
35% SR : 35% THLR : 30% LLR	43%	£-1,362,756	£-1,570,636	£-1,613,287	£-1,613,287	£-1,773,225	£-1,879,851
35% SR : 35% THLR : 30% LLR	50%	£-2,250,620	£-2,422,627	£-2,465,846	£-2,465,846	£-2,627,919	£-2,735,968

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z3 Med
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,933,880	£1,574,828	£1,534,111	£1,534,111	£1,381,424	£1,279,633
35% SR : 35% THLR : 30% LLR	10%	£1,124,360	£806,261	£765,545	£765,545	£612,862	£511,073
35% SR : 35% THLR : 30% LLR	20%	£264,269	£-12,206	£-53,771	£-53,771	£-209,638	£-313,549
35% SR : 35% THLR : 30% LLR	25%	£-187,764	£-446,976	£-488,702	£-488,702	£-645,170	£-749,484
35% SR : 35% THLR : 30% LLR	30%	£-656,969	£-894,375	£-936,307	£-936,307	£-1,093,552	£-1,198,381
35% SR : 35% THLR : 30% LLR	35%	£-1,139,023	£-1,354,403	£-1,396,587	£-1,396,587	£-1,554,780	£-1,660,242
35% SR : 35% THLR : 30% LLR	43%	£-1,886,198	£-2,068,124	£-2,110,774	£-2,110,774	£-2,270,713	£-2,377,338
35% SR : 35% THLR : 30% LLR	50%	£-2,662,286	£-2,810,260	£-2,853,479	£-2,853,479	£-3,015,552	£-3,123,601

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-5,364,887	£-5,723,939	£-5,764,656	£-5,764,656	£-5,917,343	£-6,018,134
35% SR : 35% THLR : 30% LLR	10%	£-6,174,407	£-6,492,506	£-6,533,222	£-6,533,222	£-6,685,905	£-6,787,694
35% SR : 35% THLR : 30% LLR	20%	£-7,034,498	£-7,310,972	£-7,352,538	£-7,352,538	£-7,508,405	£-7,612,316
35% SR : 35% THLR : 30% LLR	25%	£-7,486,531	£-7,745,743	£-7,787,468	£-7,787,468	£-7,943,937	£-8,048,251
35% SR : 35% THLR : 30% LLR	30%	£-7,955,736	£-8,193,142	£-8,235,074	£-8,235,074	£-8,392,319	£-8,497,148
35% SR : 35% THLR : 30% LLR	35%	£-8,437,790	£-8,653,170	£-8,695,354	£-8,695,354	£-8,853,547	£-8,959,009
35% SR : 35% THLR : 30% LLR	43%	£-9,184,965	£-9,366,891	£-9,409,541	£-9,409,541	£-9,569,480	£-9,676,105
35% SR : 35% THLR : 30% LLR	50%	£-9,961,053	£-10,109,027	£-10,152,246	£-10,152,246	£-10,314,319	£-10,422,368

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,097,352	£-2,456,404	£-2,497,121	£-2,497,121	£-2,649,808	£-2,751,599
35% SR : 35% THLR : 30% LLR	10%	£-2,906,872	£-3,224,971	£-3,265,687	£-3,265,687	£-3,418,370	£-3,520,159
35% SR : 35% THLR : 30% LLR	20%	£-3,766,963	£-4,043,437	£-4,085,003	£-4,085,003	£-4,240,870	£-4,344,781
35% SR : 35% THLR : 30% LLR	25%	£-4,218,996	£-4,478,208	£-4,519,933	£-4,519,933	£-4,676,402	£-4,780,716
35% SR : 35% THLR : 30% LLR	30%	£-4,688,201	£-4,925,607	£-4,967,539	£-4,967,539	£-5,124,784	£-5,229,613
35% SR : 35% THLR : 30% LLR	35%	£-5,170,255	£-5,385,635	£-5,427,819	£-5,427,819	£-5,586,012	£-5,691,474
35% SR : 35% THLR : 30% LLR	43%	£-5,917,430	£-6,099,356	£-6,142,006	£-6,142,006	£-6,301,945	£-6,408,570
35% SR : 35% THLR : 30% LLR	50%	£-6,693,518	£-6,841,492	£-6,884,711	£-6,884,711	£-7,046,784	£-7,154,833

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£51,299	£-307,753	£-348,469	£-348,469	£-501,157	£-602,948
35% SR : 35% THLR : 30% LLR	10%	£-758,220	£-1,076,320	£-1,117,035	£-1,117,035	£-1,269,719	£-1,371,508
35% SR : 35% THLR : 30% LLR	20%	£-1,618,312	£-1,894,798	£-1,936,351	£-1,936,351	£-2,092,219	£-2,196,130
35% SR : 35% THLR : 30% LLR	25%	£-2,070,345	£-2,329,557	£-2,371,282	£-2,371,282	£-2,527,751	£-2,632,065
35% SR : 35% THLR : 30% LLR	30%	£-2,539,550	£-2,776,955	£-2,818,888	£-2,818,888	£-2,976,132	£-3,080,962
35% SR : 35% THLR : 30% LLR	35%	£-3,021,604	£-3,236,984	£-3,279,168	£-3,279,168	£-3,437,361	£-3,542,822
35% SR : 35% THLR : 30% LLR	43%	£-3,768,779	£-3,950,705	£-3,993,355	£-3,993,355	£-4,153,294	£-4,259,919
35% SR : 35% THLR : 30% LLR	50%	£-4,544,867	£-4,692,841	£-4,736,060	£-4,736,060	£-4,898,133	£-5,006,182

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£948,215	£589,163	£548,446	£548,446	£395,759	£293,968
35% SR : 35% THLR : 30% LLR	10%	£138,685	£-179,404	£-220,120	£-220,120	£-372,803	£-474,592
35% SR : 35% THLR : 30% LLR	20%	£-721,388	£-997,871	£-1,039,436	£-1,039,436	£-1,195,303	£-1,299,214
35% SR : 35% THLR : 30% LLR	25%	£-1,173,429	£-1,432,641	£-1,474,367	£-1,474,367	£-1,630,835	£-1,735,149
35% SR : 35% THLR : 30% LLR	30%	£-1,642,634	£-1,880,040	£-1,921,972	£-1,921,972	£-2,079,217	£-2,184,046
35% SR : 35% THLR : 30% LLR	35%	£-2,124,688	£-2,340,068	£-2,382,252	£-2,382,252	£-2,540,445	£-2,645,907
35% SR : 35% THLR : 30% LLR	43%	£-2,871,863	£-3,053,789	£-3,096,439	£-3,096,439	£-3,256,378	£-3,363,003
35% SR : 35% THLR : 30% LLR	50%	£-3,647,951	£-3,795,925	£-3,839,144	£-3,839,144	£-4,001,217	£-4,109,266

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T6 PRS - 50 Flats	
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Value Area	CIL Z3 Low
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No Units	50
Site Area	0.13 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,153,149	£807,525	£766,809	£766,809	£614,121	£512,330
35% SR : 35% THLR : 30% LLR	10%	£390,947	£85,462	£44,746	£44,746	£-109,703	£-213,156
35% SR : 35% THLR : 30% LLR	20%	£-428,727	£-697,529	£-739,094	£-739,094	£-894,961	£-998,873
35% SR : 35% THLR : 30% LLR	25%	£-861,035	£-1,108,667	£-1,150,392	£-1,150,392	£-1,306,862	£-1,411,175
35% SR : 35% THLR : 30% LLR	30%	£-1,306,193	£-1,532,434	£-1,574,365	£-1,574,365	£-1,731,610	£-1,836,441
35% SR : 35% THLR : 30% LLR	35%	£-1,764,202	£-1,968,830	£-2,011,014	£-2,011,014	£-2,169,207	£-2,274,669
35% SR : 35% THLR : 30% LLR	43%	£-2,475,308	£-2,647,102	£-2,689,752	£-2,689,752	£-2,849,691	£-2,956,316
35% SR : 35% THLR : 30% LLR	50%	£-3,215,327	£-3,353,790	£-3,397,009	£-3,397,009	£-3,559,082	£-3,667,130

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-6,145,618	£-6,491,242	£-6,531,958	£-6,531,958	£-6,684,646	£-6,786,437
35% SR : 35% THLR : 30% LLR	10%	£-6,907,820	£-7,213,305	£-7,254,021	£-7,254,021	£-7,408,469	£-7,511,923
35% SR : 35% THLR : 30% LLR	20%	£-7,727,494	£-7,996,296	£-8,037,861	£-8,037,861	£-8,193,728	£-8,297,640
35% SR : 35% THLR : 30% LLR	25%	£-8,159,802	£-8,407,434	£-8,449,159	£-8,449,159	£-8,605,629	£-8,709,942
35% SR : 35% THLR : 30% LLR	30%	£-8,604,960	£-8,831,201	£-8,873,132	£-8,873,132	£-9,030,377	£-9,135,207
35% SR : 35% THLR : 30% LLR	35%	£-9,062,969	£-9,267,597	£-9,309,781	£-9,309,781	£-9,467,974	£-9,573,433
35% SR : 35% THLR : 30% LLR	43%	£-9,774,075	£-9,945,869	£-9,988,519	£-9,988,519	£-10,148,458	£-10,255,086
35% SR : 35% THLR : 30% LLR	50%	£-10,514,094	£-10,652,557	£-10,695,776	£-10,695,776	£-10,857,849	£-10,965,897

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,878,083	£-3,223,707	£-3,264,423	£-3,264,423	£-3,417,111	£-3,518,902
35% SR : 35% THLR : 30% LLR	10%	£-3,640,285	£-3,945,770	£-3,986,486	£-3,986,486	£-4,140,934	£-4,244,388
35% SR : 35% THLR : 30% LLR	20%	£-4,459,959	£-4,728,761	£-4,770,326	£-4,770,326	£-4,926,192	£-5,030,104
35% SR : 35% THLR : 30% LLR	25%	£-4,892,267	£-5,139,899	£-5,181,624	£-5,181,624	£-5,338,094	£-5,442,407
35% SR : 35% THLR : 30% LLR	30%	£-5,337,425	£-5,563,686	£-5,605,597	£-5,605,597	£-5,762,842	£-5,867,672
35% SR : 35% THLR : 30% LLR	35%	£-5,795,433	£-6,000,082	£-6,042,246	£-6,042,246	£-6,200,439	£-6,305,900
35% SR : 35% THLR : 30% LLR	43%	£-6,506,540	£-6,678,334	£-6,720,984	£-6,720,984	£-6,880,923	£-6,987,548
35% SR : 35% THLR : 30% LLR	50%	£-7,246,559	£-7,385,022	£-7,428,241	£-7,428,241	£-7,590,314	£-7,698,362

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-729,431	£-1,075,056	£-1,115,772	£-1,115,772	£-1,268,460	£-1,370,251
35% SR : 35% THLR : 30% LLR	10%	£-1,491,633	£-1,797,119	£-1,837,835	£-1,837,835	£-1,992,293	£-2,095,737
35% SR : 35% THLR : 30% LLR	20%	£-2,311,307	£-2,580,110	£-2,621,675	£-2,621,675	£-2,777,541	£-2,881,453
35% SR : 35% THLR : 30% LLR	25%	£-2,743,616	£-2,991,248	£-3,032,973	£-3,032,973	£-3,189,443	£-3,293,756
35% SR : 35% THLR : 30% LLR	30%	£-3,188,774	£-3,415,015	£-3,456,946	£-3,456,946	£-3,614,191	£-3,719,021
35% SR : 35% THLR : 30% LLR	35%	£-3,646,782	£-3,851,410	£-3,893,595	£-3,893,595	£-4,051,788	£-4,157,249
35% SR : 35% THLR : 30% LLR	43%	£-4,357,889	£-4,629,683	£-4,672,333	£-4,672,333	£-4,832,272	£-4,938,897
35% SR : 35% THLR : 30% LLR	50%	£-5,097,908	£-5,236,370	£-5,279,590	£-5,279,590	£-5,441,663	£-5,549,711

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£167,484	£-178,140	£-218,856	£-218,856	£-371,544	£-473,335
35% SR : 35% THLR : 30% LLR	10%	£-594,718	£-900,203	£-940,919	£-940,919	£-1,095,368	£-1,198,821
35% SR : 35% THLR : 30% LLR	20%	£-1,414,392	£-1,683,194	£-1,724,759	£-1,724,759	£-1,880,626	£-1,984,538
35% SR : 35% THLR : 30% LLR	25%	£-1,846,700	£-2,094,332	£-2,136,057	£-2,136,057	£-2,292,527	£-2,396,840
35% SR : 35% THLR : 30% LLR	30%	£-2,291,858	£-2,518,099	£-2,560,030	£-2,560,030	£-2,717,275	£-2,822,106
35% SR : 35% THLR : 30% LLR	35%	£-2,749,867	£-2,954,495	£-2,996,679	£-2,996,679	£-3,154,872	£-3,260,384
35% SR : 35% THLR : 30% LLR	43%	£-3,460,973	£-3,632,767	£-3,675,417	£-3,675,417	£-3,835,356	£-3,941,991
35% SR : 35% THLR : 30% LLR	50%	£-4,200,992	£-4,339,455	£-4,382,674	£-4,382,674	£-4,544,747	£-4,652,795

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area CIL Z1 High

No Units 100
Site Area 0.48 Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£38,859,387	£36,366,566	£36,287,325	£36,287,325	£35,990,170	£35,792,067
35% SR : 35% THLR : 30% LLR	10%	£33,934,034	£31,697,311	£31,618,071	£31,618,071	£31,320,923	£31,122,826
35% SR : 35% THLR : 30% LLR	20%	£28,910,099	£26,931,166	£26,851,576	£26,851,576	£26,553,114	£26,354,139
35% SR : 35% THLR : 30% LLR	25%	£26,361,161	£24,511,761	£24,431,864	£24,431,864	£24,132,248	£23,932,504
35% SR : 35% THLR : 30% LLR	30%	£23,787,579	£22,068,135	£21,987,841	£21,987,841	£21,686,741	£21,486,006
35% SR : 35% THLR : 30% LLR	35%	£21,189,350	£19,600,285	£19,519,508	£19,519,508	£19,216,592	£19,014,648
35% SR : 35% THLR : 30% LLR	43%	£17,245,795	£15,853,095	£15,771,427	£15,771,427	£15,465,168	£15,260,996
35% SR : 35% THLR : 30% LLR	50%	£13,246,787	£12,051,406	£11,968,647	£11,968,647	£11,658,301	£11,451,405

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,444,802	£9,951,980	£9,872,740	£9,872,740	£9,575,585	£9,377,482
35% SR : 35% THLR : 30% LLR	10%	£7,519,449	£5,282,725	£5,203,486	£5,203,486	£4,906,338	£4,708,241
35% SR : 35% THLR : 30% LLR	20%	£2,495,514	£516,581	£436,991	£436,991	£138,529	£-80,446
35% SR : 35% THLR : 30% LLR	25%	£-53,424	£-1,902,824	£-1,982,721	£-1,982,721	£-2,282,338	£-2,482,081
35% SR : 35% THLR : 30% LLR	30%	£-2,627,006	£-4,346,450	£-4,426,744	£-4,426,744	£-4,727,844	£-4,928,579
35% SR : 35% THLR : 30% LLR	35%	£-5,225,235	£-6,814,300	£-6,895,077	£-6,895,077	£-7,197,993	£-7,399,937
35% SR : 35% THLR : 30% LLR	43%	£-9,168,790	£-10,561,490	£-10,643,159	£-10,643,159	£-10,949,417	£-11,153,589
35% SR : 35% THLR : 30% LLR	50%	£-13,167,798	£-14,363,179	£-14,445,938	£-14,445,938	£-14,756,284	£-14,963,180

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,270,167	£21,777,345	£21,698,105	£21,698,105	£21,400,950	£21,202,847
35% SR : 35% THLR : 30% LLR	10%	£19,344,814	£17,108,090	£17,028,851	£17,028,851	£16,731,703	£16,533,606
35% SR : 35% THLR : 30% LLR	20%	£14,320,879	£12,341,946	£12,262,356	£12,262,356	£11,963,894	£11,764,919
35% SR : 35% THLR : 30% LLR	25%	£11,771,941	£9,922,541	£9,842,644	£9,842,644	£9,543,027	£9,343,284
35% SR : 35% THLR : 30% LLR	30%	£9,198,359	£7,478,915	£7,398,621	£7,398,621	£7,097,521	£6,896,786
35% SR : 35% THLR : 30% LLR	35%	£6,600,130	£5,011,065	£4,930,288	£4,930,288	£4,627,372	£4,425,428
35% SR : 35% THLR : 30% LLR	43%	£2,656,575	£1,263,875	£1,182,206	£1,182,206	£875,948	£671,776
35% SR : 35% THLR : 30% LLR	50%	£-1,342,433	£-2,537,814	£-2,620,573	£-2,620,573	£-2,930,919	£-3,137,815

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£32,046,238	£29,553,416	£29,474,175	£29,474,175	£29,177,020	£28,978,917
35% SR : 35% THLR : 30% LLR	10%	£27,120,885	£24,884,161	£24,804,921	£24,804,921	£24,507,774	£24,309,676
35% SR : 35% THLR : 30% LLR	20%	£22,096,949	£20,118,017	£20,038,427	£20,038,427	£19,739,964	£19,540,990
35% SR : 35% THLR : 30% LLR	25%	£19,548,011	£17,698,612	£17,618,715	£17,618,715	£17,319,098	£17,119,354
35% SR : 35% THLR : 30% LLR	30%	£16,974,429	£15,254,985	£15,174,692	£15,174,692	£14,873,591	£14,672,857
35% SR : 35% THLR : 30% LLR	35%	£14,376,200	£12,787,136	£12,706,359	£12,706,359	£12,403,443	£12,201,499
35% SR : 35% THLR : 30% LLR	43%	£10,432,846	£9,039,946	£8,958,277	£8,958,277	£8,652,019	£8,447,847
35% SR : 35% THLR : 30% LLR	50%	£6,433,638	£5,238,257	£5,155,498	£5,155,498	£4,845,152	£4,638,256

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106, SUDs & Accessibility (small sites)	Base Costs, CIL & S106, SUDs, Acces & 35% Carbon	Base Costs, CIL & S106, SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£35,292,219	£32,799,397	£32,720,156	£32,720,156	£32,423,001	£32,224,898
35% SR : 35% THLR : 30% LLR	10%	£30,366,866	£28,130,142	£28,050,902	£28,050,902	£27,753,755	£27,555,657
35% SR : 35% THLR : 30% LLR	20%	£25,342,930	£23,363,998	£23,284,408	£23,284,408	£22,985,945	£22,786,971
35% SR : 35% THLR : 30% LLR	25%	£22,793,992	£20,944,593	£20,864,696	£20,864,696	£20,565,079	£20,365,335
35% SR : 35% THLR : 30% LLR	30%	£20,220,410	£18,500,966	£18,420,672	£18,420,672	£18,119,572	£17,918,838
35% SR : 35% THLR : 30% LLR	35%	£17,622,181	£16,033,117	£15,952,339	£15,952,339	£15,649,424	£15,447,480
35% SR : 35% THLR : 30% LLR	43%	£13,678,627	£12,285,927	£12,204,258	£12,204,258	£11,897,999	£11,693,827
35% SR : 35% THLR : 30% LLR	50%	£9,679,619	£8,484,238	£8,401,479	£8,401,479	£8,091,133	£7,884,236

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area	CIL Z1 Med
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£13,253,267	£11,200,846	£11,121,605	£11,121,605	£10,824,450	£10,626,346
35% SR : 35% THLR : 30% LLR	10%	£10,799,968	£8,961,127	£8,881,887	£8,881,887	£8,584,740	£8,386,642
35% SR : 35% THLR : 30% LLR	20%	£8,248,084	£6,624,519	£6,544,929	£6,544,929	£6,246,466	£6,047,492
35% SR : 35% THLR : 30% LLR	25%	£6,935,174	£5,419,882	£5,339,984	£5,339,984	£5,040,368	£4,840,623
35% SR : 35% THLR : 30% LLR	30%	£5,597,617	£4,191,023	£4,110,730	£4,110,730	£3,809,629	£3,608,895
35% SR : 35% THLR : 30% LLR	35%	£4,235,415	£2,937,942	£2,857,164	£2,857,164	£2,554,249	£2,352,305
35% SR : 35% THLR : 30% LLR	43%	£2,145,900	£1,012,904	£931,235	£931,235	£624,977	£420,805
35% SR : 35% THLR : 30% LLR	50%	£932	£-982,443	£-1,066,556	£-1,066,556	£-1,381,976	£-1,592,258

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-13,161,318	£-15,213,739	£-15,292,980	£-15,292,980	£-15,590,135	£-15,788,239
35% SR : 35% THLR : 30% LLR	10%	£-15,614,617	£-17,453,458	£-17,532,698	£-17,532,698	£-17,829,845	£-18,027,943
35% SR : 35% THLR : 30% LLR	20%	£-18,166,501	£-19,790,066	£-19,869,856	£-19,869,856	£-20,168,119	£-20,367,093
35% SR : 35% THLR : 30% LLR	25%	£-19,479,411	£-20,994,703	£-21,074,601	£-21,074,601	£-21,374,217	£-21,573,962
35% SR : 35% THLR : 30% LLR	30%	£-20,816,968	£-22,223,562	£-22,303,855	£-22,303,855	£-22,604,957	£-22,805,690
35% SR : 35% THLR : 30% LLR	35%	£-22,179,170	£-23,476,643	£-23,557,421	£-23,557,421	£-23,860,336	£-24,062,280
35% SR : 35% THLR : 30% LLR	43%	£-24,268,685	£-25,401,681	£-25,483,350	£-25,483,350	£-25,789,608	£-25,993,780
35% SR : 35% THLR : 30% LLR	50%	£-26,413,653	£-27,397,028	£-27,481,141	£-27,481,141	£-27,796,561	£-28,006,843

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,335,953	£-3,388,374	£-3,467,615	£-3,467,615	£-3,764,770	£-3,962,874
35% SR : 35% THLR : 30% LLR	10%	£-3,789,252	£-5,628,093	£-5,707,333	£-5,707,333	£-6,004,480	£-6,202,578
35% SR : 35% THLR : 30% LLR	20%	£-6,341,136	£-7,964,701	£-8,044,291	£-8,044,291	£-8,342,754	£-8,541,728
35% SR : 35% THLR : 30% LLR	25%	£-7,654,046	£-9,169,338	£-9,249,236	£-9,249,236	£-9,548,852	£-9,748,597
35% SR : 35% THLR : 30% LLR	30%	£-8,991,603	£-10,398,197	£-10,478,490	£-10,478,490	£-10,779,592	£-10,980,325
35% SR : 35% THLR : 30% LLR	35%	£-10,353,805	£-11,651,278	£-11,732,056	£-11,732,056	£-12,034,971	£-12,236,915
35% SR : 35% THLR : 30% LLR	43%	£-12,443,320	£-13,576,316	£-13,657,985	£-13,657,985	£-13,964,243	£-14,168,415
35% SR : 35% THLR : 30% LLR	50%	£-14,588,288	£-15,571,663	£-15,655,776	£-15,655,776	£-15,971,196	£-16,181,478

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,440,117	£4,387,697	£4,308,455	£4,308,455	£4,011,300	£3,813,197
35% SR : 35% THLR : 30% LLR	10%	£3,966,819	£2,147,977	£2,068,738	£2,068,738	£1,771,591	£1,573,492
35% SR : 35% THLR : 30% LLR	20%	£1,434,935	£-188,631	£-268,221	£-268,221	£-566,683	£-765,658
35% SR : 35% THLR : 30% LLR	25%	£122,024	£-1,393,267	£-1,473,166	£-1,473,166	£-1,772,761	£-1,972,526
35% SR : 35% THLR : 30% LLR	30%	£-1,215,932	£-2,622,127	£-2,702,420	£-2,702,420	£-3,003,521	£-3,204,254
35% SR : 35% THLR : 30% LLR	35%	£-2,577,735	£-3,875,207	£-3,955,985	£-3,955,985	£-4,258,900	£-4,460,844
35% SR : 35% THLR : 30% LLR	43%	£-4,667,249	£-5,800,245	£-5,881,914	£-5,881,914	£-6,188,173	£-6,392,345
35% SR : 35% THLR : 30% LLR	50%	£-6,812,217	£-7,795,593	£-7,879,705	£-7,879,705	£-8,185,126	£-8,405,407

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,686,098	£7,633,678	£7,554,436	£7,554,436	£7,257,281	£7,059,178
35% SR : 35% THLR : 30% LLR	10%	£7,232,800	£5,393,958	£5,314,718	£5,314,718	£5,017,572	£4,819,473
35% SR : 35% THLR : 30% LLR	20%	£4,680,915	£3,057,350	£2,977,760	£2,977,760	£2,679,298	£2,480,323
35% SR : 35% THLR : 30% LLR	25%	£3,368,005	£1,852,713	£1,772,815	£1,772,815	£1,473,200	£1,273,455
35% SR : 35% THLR : 30% LLR	30%	£2,030,449	£623,854	£543,561	£543,561	£242,460	£41,726
35% SR : 35% THLR : 30% LLR	35%	£669,246	£-629,226	£-710,005	£-710,005	£-1,012,920	£-1,214,863
35% SR : 35% THLR : 30% LLR	43%	£-1,421,268	£-2,554,265	£-2,635,933	£-2,635,933	£-2,942,192	£-3,146,364
35% SR : 35% THLR : 30% LLR	50%	£-3,566,236	£-4,549,612	£-4,633,724	£-4,633,724	£-4,949,145	£-5,159,426

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area	CIL Z1 Low
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,037,284	£5,091,772	£5,012,531	£5,012,531	£4,715,376	£4,517,273
35% SR : 35% THLR : 30% LLR	10%	£5,134,666	£3,393,262	£3,314,023	£3,314,023	£3,016,876	£2,818,778
35% SR : 35% THLR : 30% LLR	20%	£3,133,464	£1,597,865	£1,518,275	£1,518,275	£1,219,812	£1,020,837
35% SR : 35% THLR : 30% LLR	25%	£2,095,894	£663,833	£583,935	£583,935	£284,319	£84,575
35% SR : 35% THLR : 30% LLR	30%	£1,033,678	£-299,236	£-380,843	£-380,843	£-686,868	£-890,885
35% SR : 35% THLR : 30% LLR	35%	£-54,053	£-1,297,781	£-1,379,880	£-1,379,880	£-1,687,749	£-1,892,996
35% SR : 35% THLR : 30% LLR	43%	£-1,757,977	£-2,841,757	£-2,924,761	£-2,924,761	£-3,236,029	£-3,443,541
35% SR : 35% THLR : 30% LLR	50%	£-3,518,260	£-4,441,124	£-4,525,237	£-4,525,237	£-4,840,657	£-5,050,939

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-19,377,301	£-21,322,813	£-21,402,054	£-21,402,054	£-21,699,209	£-21,897,312
35% SR : 35% THLR : 30% LLR	10%	£-21,279,919	£-23,021,323	£-23,100,562	£-23,100,562	£-23,397,709	£-23,595,808
35% SR : 35% THLR : 30% LLR	20%	£-23,281,121	£-24,816,720	£-24,896,310	£-24,896,310	£-25,194,773	£-25,393,748
35% SR : 35% THLR : 30% LLR	25%	£-24,318,691	£-26,750,752	£-26,830,650	£-26,830,650	£-27,128,266	£-27,326,311
35% SR : 35% THLR : 30% LLR	30%	£-25,380,907	£-28,713,821	£-28,795,428	£-28,795,428	£-29,093,453	£-29,291,478
35% SR : 35% THLR : 30% LLR	35%	£-26,468,638	£-30,712,366	£-30,794,465	£-30,794,465	£-31,092,334	£-31,290,359
35% SR : 35% THLR : 30% LLR	43%	£-28,172,562	£-32,756,342	£-32,839,346	£-32,839,346	£-33,137,614	£-33,335,639
35% SR : 35% THLR : 30% LLR	50%	£-29,932,845	£-34,855,709	£-34,939,822	£-34,939,822	£-35,238,242	£-35,436,267

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-7,551,936	£-9,497,448	£-9,576,689	£-9,576,689	£-9,873,844	£-10,071,947
35% SR : 35% THLR : 30% LLR	10%	£-9,454,554	£-11,195,958	£-11,275,197	£-11,275,197	£-11,572,344	£-11,770,442
35% SR : 35% THLR : 30% LLR	20%	£-11,455,756	£-12,991,355	£-13,070,945	£-13,070,945	£-13,368,408	£-13,566,383
35% SR : 35% THLR : 30% LLR	25%	£-12,493,326	£-13,925,387	£-14,005,285	£-14,005,285	£-14,304,901	£-14,502,846
35% SR : 35% THLR : 30% LLR	30%	£-13,565,542	£-14,888,456	£-14,970,063	£-14,970,063	£-15,270,088	£-15,468,105
35% SR : 35% THLR : 30% LLR	35%	£-14,643,273	£-15,887,001	£-15,969,100	£-15,969,100	£-16,276,969	£-16,474,914
35% SR : 35% THLR : 30% LLR	43%	£-16,347,197	£-17,430,977	£-17,513,981	£-17,513,981	£-17,825,249	£-18,023,266
35% SR : 35% THLR : 30% LLR	50%	£-18,107,480	£-19,030,344	£-19,114,457	£-19,114,457	£-19,429,877	£-19,627,894

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£224,135	£-1,721,378	£-1,800,619	£-1,800,619	£-2,097,773	£-2,295,877
35% SR : 35% THLR : 30% LLR	10%	£-1,678,483	£-3,419,887	£-3,499,127	£-3,499,127	£-3,796,273	£-3,994,372
35% SR : 35% THLR : 30% LLR	20%	£-3,679,686	£-5,215,294	£-5,294,874	£-5,294,874	£-5,593,337	£-5,791,312
35% SR : 35% THLR : 30% LLR	25%	£-4,717,255	£-6,149,316	£-6,229,215	£-6,229,215	£-6,528,830	£-6,726,575
35% SR : 35% THLR : 30% LLR	30%	£-5,779,472	£-7,112,386	£-7,193,992	£-7,193,992	£-7,500,018	£-7,708,035
35% SR : 35% THLR : 30% LLR	35%	£-6,867,203	£-8,110,930	£-8,193,029	£-8,193,029	£-8,500,899	£-8,708,145
35% SR : 35% THLR : 30% LLR	43%	£-8,571,126	£-9,854,907	£-9,937,911	£-9,937,911	£-10,249,178	£-10,456,690
35% SR : 35% THLR : 30% LLR	50%	£-10,331,410	£-11,254,274	£-11,338,386	£-11,338,386	£-11,653,807	£-11,861,888

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,470,116	£1,524,603	£1,445,362	£1,445,362	£1,148,207	£950,104
35% SR : 35% THLR : 30% LLR	10%	£1,567,497	£-173,906	£-253,146	£-253,146	£-550,282	£-748,391
35% SR : 35% THLR : 30% LLR	20%	£-433,705	£-1,969,304	£-2,048,893	£-2,048,893	£-2,347,356	£-2,546,332
35% SR : 35% THLR : 30% LLR	25%	£-1,471,274	£-2,903,336	£-2,983,234	£-2,983,234	£-3,282,849	£-3,482,594
35% SR : 35% THLR : 30% LLR	30%	£-2,533,491	£-3,866,405	£-3,948,012	£-3,948,012	£-4,254,037	£-4,453,012
35% SR : 35% THLR : 30% LLR	35%	£-3,621,222	£-4,864,949	£-4,947,048	£-4,947,048	£-5,254,918	£-5,453,893
35% SR : 35% THLR : 30% LLR	43%	£-5,325,146	£-6,408,926	£-6,491,930	£-6,491,930	£-6,803,198	£-7,002,174
35% SR : 35% THLR : 30% LLR	50%	£-7,085,429	£-8,008,293	£-8,092,405	£-8,092,405	£-8,407,826	£-8,606,801

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area	CIL Z2 High
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No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£31,144,580	£29,745,884	£29,666,643	£29,666,643	£29,369,489	£29,171,386
35% SR : 35% THLR : 30% LLR	10%	£26,990,708	£25,738,697	£25,659,458	£25,659,458	£25,362,311	£25,164,213
35% SR : 35% THLR : 30% LLR	20%	£22,738,252	£21,634,621	£21,555,031	£21,555,031	£21,256,569	£21,057,594
35% SR : 35% THLR : 30% LLR	25%	£20,575,056	£19,546,251	£19,466,353	£19,466,353	£19,166,737	£18,966,992
35% SR : 35% THLR : 30% LLR	30%	£18,387,214	£17,433,657	£17,353,364	£17,353,364	£17,052,263	£16,851,530
35% SR : 35% THLR : 30% LLR	35%	£16,174,725	£15,296,842	£15,216,065	£15,216,065	£14,913,149	£14,711,205
35% SR : 35% THLR : 30% LLR	43%	£12,809,781	£12,046,203	£11,964,535	£11,964,535	£11,658,276	£11,454,104
35% SR : 35% THLR : 30% LLR	50%	£9,389,384	£8,741,066	£8,658,307	£8,658,307	£8,347,961	£8,141,064

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,729,995	£3,331,299	£3,252,058	£3,252,058	£2,954,904	£2,756,800
35% SR : 35% THLR : 30% LLR	10%	£576,123	-£675,888	-£755,127	-£755,127	-£1,052,274	-£1,250,372
35% SR : 35% THLR : 30% LLR	20%	-£3,676,333	-£4,779,964	-£4,859,554	-£4,859,554	-£5,158,016	-£5,356,991
35% SR : 35% THLR : 30% LLR	25%	-£5,839,529	-£6,868,334	-£6,948,232	-£6,948,232	-£7,247,848	-£7,447,593
35% SR : 35% THLR : 30% LLR	30%	-£8,027,372	-£9,980,928	-£9,061,221	-£9,061,221	-£9,362,322	-£9,563,055
35% SR : 35% THLR : 30% LLR	35%	-£10,239,860	-£11,117,743	-£11,198,520	-£11,198,520	-£11,501,436	-£11,703,380
35% SR : 35% THLR : 30% LLR	43%	-£13,604,804	-£14,368,382	-£14,450,050	-£14,450,050	-£14,756,309	-£14,960,481
35% SR : 35% THLR : 30% LLR	50%	-£17,025,201	-£17,673,519	-£17,756,278	-£17,756,278	-£18,066,624	-£18,273,521

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£16,555,360	£15,156,664	£15,077,423	£15,077,423	£14,780,269	£14,582,165
35% SR : 35% THLR : 30% LLR	10%	£12,401,488	£11,149,477	£11,070,238	£11,070,238	£10,773,091	£10,574,993
35% SR : 35% THLR : 30% LLR	20%	£8,149,032	£7,045,401	£6,965,811	£6,965,811	£6,667,349	£6,468,374
35% SR : 35% THLR : 30% LLR	25%	£5,985,836	£4,957,031	£4,877,133	£4,877,133	£4,578,671	£4,379,772
35% SR : 35% THLR : 30% LLR	30%	£3,797,993	£2,844,437	£2,764,144	£2,764,144	£2,465,043	£2,262,310
35% SR : 35% THLR : 30% LLR	35%	£1,585,505	£707,622	£626,845	£626,845	£323,929	£121,985
35% SR : 35% THLR : 30% LLR	43%	-£1,779,439	-£2,543,017	-£2,624,685	-£2,624,685	-£2,930,944	-£3,136,116
35% SR : 35% THLR : 30% LLR	50%	-£5,199,836	-£5,848,154	-£5,930,913	-£5,930,913	-£6,241,259	-£6,448,156

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£24,331,430	£22,932,735	£22,853,494	£22,853,494	£22,556,339	£22,358,236
35% SR : 35% THLR : 30% LLR	10%	£20,177,559	£18,925,548	£18,846,309	£18,846,309	£18,549,161	£18,351,064
35% SR : 35% THLR : 30% LLR	20%	£15,925,103	£14,821,472	£14,741,882	£14,741,882	£14,444,734	£14,246,644
35% SR : 35% THLR : 30% LLR	25%	£13,761,907	£12,733,101	£12,653,203	£12,653,203	£12,356,058	£12,157,963
35% SR : 35% THLR : 30% LLR	30%	£11,574,064	£10,620,508	£10,540,215	£10,540,215	£10,239,114	£10,038,390
35% SR : 35% THLR : 30% LLR	35%	£9,361,576	£8,483,693	£8,402,916	£8,402,916	£8,100,000	£7,898,056
35% SR : 35% THLR : 30% LLR	43%	£5,996,632	£5,233,054	£5,151,385	£5,151,385	£4,845,127	£4,640,955
35% SR : 35% THLR : 30% LLR	50%	£2,576,235	£1,927,916	£1,845,157	£1,845,157	£1,534,812	£1,327,915

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£27,577,411	£26,178,716	£26,099,475	£26,099,475	£25,802,320	£25,604,217
35% SR : 35% THLR : 30% LLR	10%	£23,423,539	£22,171,528	£22,092,290	£22,092,290	£21,795,142	£21,597,044
35% SR : 35% THLR : 30% LLR	20%	£19,171,084	£18,067,453	£17,987,863	£17,987,863	£17,690,401	£17,490,425
35% SR : 35% THLR : 30% LLR	25%	£17,007,887	£15,979,082	£15,899,184	£15,899,184	£15,599,569	£15,399,824
35% SR : 35% THLR : 30% LLR	30%	£14,820,045	£13,866,489	£13,786,196	£13,786,196	£13,485,095	£13,284,361
35% SR : 35% THLR : 30% LLR	35%	£12,607,556	£11,729,674	£11,648,897	£11,648,897	£11,345,981	£11,144,037
35% SR : 35% THLR : 30% LLR	43%	£9,242,613	£8,479,035	£8,397,366	£8,397,366	£8,091,108	£7,886,936
35% SR : 35% THLR : 30% LLR	50%	£5,822,216	£5,173,897	£5,091,138	£5,091,138	£4,780,792	£4,573,896

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

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Value Area

CIL Z2 Med

No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£12,740,961	£11,658,791	£11,579,549	£11,579,549	£11,282,394	£11,084,291
35% SR : 35% THLR : 30% LLR	10%	£10,305,325	£9,340,288	£9,261,048	£9,261,048	£8,963,900	£8,765,803
35% SR : 35% THLR : 30% LLR	20%	£7,771,107	£6,924,896	£6,845,306	£6,845,306	£6,546,843	£6,347,869
35% SR : 35% THLR : 30% LLR	25%	£6,467,029	£5,680,868	£5,600,970	£5,600,970	£5,301,354	£5,101,610
35% SR : 35% THLR : 30% LLR	30%	£5,138,304	£4,412,617	£4,332,324	£4,332,324	£4,031,222	£3,830,489
35% SR : 35% THLR : 30% LLR	35%	£3,784,934	£3,120,144	£3,039,367	£3,039,367	£2,736,451	£2,534,507
35% SR : 35% THLR : 30% LLR	43%	£1,708,668	£1,136,019	£1,054,350	£1,054,350	£748,091	£543,919
35% SR : 35% THLR : 30% LLR	50%	£-429,971	£-917,369	£-1,001,481	£-1,001,481	£-1,316,902	£-1,527,183

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-13,673,624	£-14,755,794	£-14,835,036	£-14,835,036	£-15,132,191	£-15,330,294
35% SR : 35% THLR : 30% LLR	10%	£-16,109,260	£-17,074,298	£-17,153,537	£-17,153,537	£-17,450,685	£-17,648,782
35% SR : 35% THLR : 30% LLR	20%	£-18,643,479	£-19,489,689	£-19,569,279	£-19,569,279	£-19,867,742	£-20,066,716
35% SR : 35% THLR : 30% LLR	25%	£-19,947,556	£-20,733,718	£-20,813,615	£-20,813,615	£-21,113,231	£-21,312,975
35% SR : 35% THLR : 30% LLR	30%	£-21,276,281	£-22,001,968	£-22,082,261	£-22,082,261	£-22,363,363	£-22,564,096
35% SR : 35% THLR : 30% LLR	35%	£-22,629,651	£-23,294,441	£-23,375,218	£-23,375,218	£-23,678,134	£-23,880,078
35% SR : 35% THLR : 30% LLR	43%	£-24,705,917	£-25,278,567	£-25,360,235	£-25,360,235	£-25,664,494	£-25,870,666
35% SR : 35% THLR : 30% LLR	50%	£-26,844,556	£-27,331,954	£-27,416,066	£-27,416,066	£-27,731,487	£-27,941,768

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-1,848,259	£-2,930,429	£-3,009,671	£-3,009,671	£-3,306,826	£-3,504,929
35% SR : 35% THLR : 30% LLR	10%	£-4,283,895	£-5,248,932	£-5,328,172	£-5,328,172	£-5,625,320	£-5,823,417
35% SR : 35% THLR : 30% LLR	20%	£-6,818,113	£-7,864,324	£-7,943,914	£-7,943,914	£-8,242,377	£-8,441,351
35% SR : 35% THLR : 30% LLR	25%	£-8,122,191	£-9,308,352	£-9,388,250	£-9,388,250	£-9,687,866	£-9,887,610
35% SR : 35% THLR : 30% LLR	30%	£-9,540,916	£-10,176,603	£-10,256,896	£-10,256,896	£-10,557,998	£-10,758,731
35% SR : 35% THLR : 30% LLR	35%	£-10,804,286	£-11,469,076	£-11,549,853	£-11,549,853	£-11,852,769	£-12,054,713
35% SR : 35% THLR : 30% LLR	43%	£-12,880,552	£-13,453,202	£-13,534,870	£-13,534,870	£-13,841,129	£-14,045,301
35% SR : 35% THLR : 30% LLR	50%	£-15,019,191	£-15,506,589	£-15,590,701	£-15,590,701	£-15,906,122	£-16,116,403

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,927,812	£4,845,641	£4,766,399	£4,766,399	£4,469,245	£4,271,141
35% SR : 35% THLR : 30% LLR	10%	£3,492,176	£2,527,138	£2,447,899	£2,447,899	£2,150,751	£1,952,653
35% SR : 35% THLR : 30% LLR	20%	£957,957	£111,747	£32,157	£32,157	£-266,306	£-465,280
35% SR : 35% THLR : 30% LLR	25%	£-346,120	£-1,152,262	£-1,212,179	£-1,212,179	£-1,511,795	£-1,711,539
35% SR : 35% THLR : 30% LLR	30%	£-1,674,845	£-2,400,533	£-2,480,826	£-2,480,826	£-2,781,927	£-2,982,660
35% SR : 35% THLR : 30% LLR	35%	£-3,028,215	£-3,693,095	£-3,773,782	£-3,773,782	£-4,076,698	£-4,278,642
35% SR : 35% THLR : 30% LLR	43%	£-5,104,482	£-5,677,131	£-5,758,799	£-5,758,799	£-6,065,058	£-6,269,230
35% SR : 35% THLR : 30% LLR	50%	£-7,243,120	£-7,730,518	£-7,814,630	£-7,814,630	£-8,130,051	£-8,340,332

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,173,792	£8,091,622	£8,012,380	£8,012,380	£7,715,225	£7,517,122
35% SR : 35% THLR : 30% LLR	10%	£6,738,157	£5,773,119	£5,693,879	£5,693,879	£5,396,732	£5,198,634
35% SR : 35% THLR : 30% LLR	20%	£4,203,938	£3,357,728	£3,278,138	£3,278,138	£2,979,675	£2,780,700
35% SR : 35% THLR : 30% LLR	25%	£2,899,860	£2,113,699	£2,033,802	£2,033,802	£1,734,185	£1,534,442
35% SR : 35% THLR : 30% LLR	30%	£1,571,136	£845,448	£765,155	£765,155	£464,054	£263,320
35% SR : 35% THLR : 30% LLR	35%	£217,766	£-447,024	£-527,801	£-527,801	£-830,717	£-1,032,661
35% SR : 35% THLR : 30% LLR	43%	£-1,858,501	£-2,431,150	£-2,512,819	£-2,512,819	£-2,819,077	£-3,023,249
35% SR : 35% THLR : 30% LLR	50%	£-3,997,140	£-4,484,537	£-4,568,649	£-4,568,649	£-4,884,070	£-5,094,351

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

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Value Area

CIL Z2 Low

No Units	100
Site Area	0.48 Ha

Sales value inflation		0%
Build cost inflation		0%
Affordable Housing Tenure		SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,333,879	£2,413,501	£2,334,259	£2,334,259	£2,037,104	£1,839,001
35% SR : 35% THLR : 30% LLR	10%	£1,741,746	£923,993	£844,754	£844,754	£547,606	£349,508
35% SR : 35% THLR : 30% LLR	20%	£51,030	£-673,237	£-754,129	£-754,129	£-1,057,472	£-1,259,701
35% SR : 35% THLR : 30% LLR	25%	£-844,893	£-1,516,335	£-1,597,539	£-1,597,539	£-1,902,056	£-2,105,067
35% SR : 35% THLR : 30% LLR	30%	£-1,766,700	£-2,384,051	£-2,465,658	£-2,465,658	£-2,771,683	£-2,975,700
35% SR : 35% THLR : 30% LLR	35%	£-2,713,556	£-3,276,386	£-3,358,485	£-3,358,485	£-3,666,355	£-3,871,602
35% SR : 35% THLR : 30% LLR	43%	£-4,180,807	£-4,661,048	£-4,744,051	£-4,744,051	£-5,055,319	£-5,262,831
35% SR : 35% THLR : 30% LLR	50%	£-5,704,417	£-6,101,099	£-6,185,211	£-6,185,211	£-6,500,633	£-6,710,914

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-23,080,706	£-24,001,084	£-24,080,326	£-24,080,326	£-24,377,481	£-24,575,584
35% SR : 35% THLR : 30% LLR	10%	£-24,672,839	£-25,490,592	£-25,569,831	£-25,569,831	£-25,866,979	£-26,065,077
35% SR : 35% THLR : 30% LLR	20%	£-26,363,555	£-27,087,822	£-27,168,714	£-27,168,714	£-27,472,057	£-27,674,286
35% SR : 35% THLR : 30% LLR	25%	£-27,259,478	£-27,930,920	£-28,012,124	£-28,012,124	£-28,316,641	£-28,519,622
35% SR : 35% THLR : 30% LLR	30%	£-28,181,285	£-28,798,636	£-28,880,243	£-28,880,243	£-29,186,268	£-29,390,285
35% SR : 35% THLR : 30% LLR	35%	£-29,128,141	£-29,690,971	£-29,773,070	£-29,773,070	£-30,080,940	£-30,286,187
35% SR : 35% THLR : 30% LLR	43%	£-30,595,392	£-31,075,633	£-31,158,636	£-31,158,636	£-31,469,904	£-31,677,416
35% SR : 35% THLR : 30% LLR	50%	£-32,119,002	£-32,515,684	£-32,599,796	£-32,599,796	£-32,915,218	£-33,125,499

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-11,255,341	£-12,175,719	£-12,254,961	£-12,254,961	£-12,552,116	£-12,750,219
35% SR : 35% THLR : 30% LLR	10%	£-12,847,474	£-13,665,227	£-13,744,466	£-13,744,466	£-14,041,614	£-14,239,712
35% SR : 35% THLR : 30% LLR	20%	£-14,538,190	£-15,262,457	£-15,343,349	£-15,343,349	£-15,646,692	£-15,848,921
35% SR : 35% THLR : 30% LLR	25%	£-15,434,113	£-16,105,555	£-16,186,759	£-16,186,759	£-16,491,276	£-16,694,287
35% SR : 35% THLR : 30% LLR	30%	£-16,355,920	£-16,973,271	£-17,054,878	£-17,054,878	£-17,360,903	£-17,564,920
35% SR : 35% THLR : 30% LLR	35%	£-17,302,776	£-17,865,606	£-17,947,705	£-17,947,705	£-18,255,575	£-18,460,822
35% SR : 35% THLR : 30% LLR	43%	£-18,770,027	£-19,250,268	£-19,333,271	£-19,333,271	£-19,644,539	£-19,852,051
35% SR : 35% THLR : 30% LLR	50%	£-20,293,637	£-20,690,319	£-20,774,431	£-20,774,431	£-21,089,853	£-21,300,134

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,479,270	£-4,399,648	£-4,478,890	£-4,478,890	£-4,775,045	£-4,974,148
35% SR : 35% THLR : 30% LLR	10%	£-5,071,403	£-5,889,157	£-5,968,395	£-5,968,395	£-6,265,543	£-6,463,642
35% SR : 35% THLR : 30% LLR	20%	£-6,762,120	£-7,486,387	£-7,567,278	£-7,567,278	£-7,870,622	£-8,072,851
35% SR : 35% THLR : 30% LLR	25%	£-7,658,042	£-8,329,484	£-8,410,689	£-8,410,689	£-8,715,205	£-8,918,216
35% SR : 35% THLR : 30% LLR	30%	£-8,579,849	£-9,197,201	£-9,278,807	£-9,278,807	£-9,584,833	£-9,788,850
35% SR : 35% THLR : 30% LLR	35%	£-9,526,705	£-10,089,535	£-10,171,634	£-10,171,634	£-10,479,504	£-10,684,754
35% SR : 35% THLR : 30% LLR	43%	£-10,993,956	£-11,474,197	£-11,557,201	£-11,557,201	£-11,868,469	£-12,075,981
35% SR : 35% THLR : 30% LLR	50%	£-12,517,566	£-12,914,248	£-12,998,360	£-12,998,360	£-13,313,782	£-13,524,063

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-2,323,289	£-1,153,667	£-1,232,909	£-1,232,909	£-1,530,084	£-1,728,167
35% SR : 35% THLR : 30% LLR	10%	£-1,825,422	£-2,643,176	£-2,722,415	£-2,722,415	£-3,019,562	£-3,217,661
35% SR : 35% THLR : 30% LLR	20%	£-3,516,139	£-4,240,406	£-4,321,298	£-4,321,298	£-4,624,641	£-4,826,870
35% SR : 35% THLR : 30% LLR	25%	£-4,412,062	£-5,083,504	£-5,164,708	£-5,164,708	£-5,469,224	£-5,672,235
35% SR : 35% THLR : 30% LLR	30%	£-5,333,869	£-5,951,220	£-6,032,827	£-6,032,827	£-6,338,852	£-6,542,869
35% SR : 35% THLR : 30% LLR	35%	£-6,280,724	£-6,843,554	£-6,925,653	£-6,925,653	£-7,233,524	£-7,438,770
35% SR : 35% THLR : 30% LLR	43%	£-7,747,975	£-8,228,216	£-8,311,220	£-8,311,220	£-8,622,488	£-8,830,000
35% SR : 35% THLR : 30% LLR	50%	£-9,271,586	£-9,668,267	£-9,752,380	£-9,752,380	£-10,067,801	£-10,278,083

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area	CIL Z3 High
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,097,053	£6,325,605	£6,246,364	£6,246,364	£5,949,210	£5,751,105
35% SR : 35% THLR : 30% LLR	10%	£5,313,335	£4,626,441	£4,547,203	£4,547,203	£4,250,055	£4,051,958
35% SR : 35% THLR : 30% LLR	20%	£3,431,033	£2,830,390	£2,750,800	£2,750,800	£2,452,338	£2,253,363
35% SR : 35% THLR : 30% LLR	25%	£2,452,914	£1,896,031	£1,816,133	£1,816,133	£1,516,518	£1,316,773
35% SR : 35% THLR : 30% LLR	30%	£1,450,148	£937,450	£857,157	£857,157	£556,056	£355,323
35% SR : 35% THLR : 30% LLR	35%	£422,737	-£46,094	-£128,193	-£128,193	-£436,063	-£641,309
35% SR : 35% THLR : 30% LLR	43%	-£1,183,639	-£1,590,569	-£1,673,573	-£1,673,573	-£1,984,840	-£2,192,352
35% SR : 35% THLR : 30% LLR	50%	-£2,853,289	-£3,190,434	-£3,274,546	-£3,274,546	-£3,589,967	-£3,800,248

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£19,317,532	-£20,088,980	-£20,168,221	-£20,168,221	-£20,465,376	-£20,663,480
35% SR : 35% THLR : 30% LLR	10%	-£21,101,250	-£21,788,144	-£21,867,382	-£21,867,382	-£22,164,530	-£22,362,628
35% SR : 35% THLR : 30% LLR	20%	-£22,983,552	-£23,584,195	-£23,663,785	-£23,663,785	-£23,962,247	-£24,161,222
35% SR : 35% THLR : 30% LLR	25%	-£23,961,671	-£24,518,554	-£24,598,452	-£24,598,452	-£24,898,067	-£25,097,812
35% SR : 35% THLR : 30% LLR	30%	-£24,964,437	-£25,477,135	-£25,557,428	-£25,557,428	-£25,858,529	-£26,059,263
35% SR : 35% THLR : 30% LLR	35%	-£25,991,848	-£26,460,679	-£26,542,778	-£26,542,778	-£26,805,648	-£27,055,894
35% SR : 35% THLR : 30% LLR	43%	-£27,598,224	-£28,005,154	-£28,088,158	-£28,088,158	-£28,399,425	-£28,606,937
35% SR : 35% THLR : 30% LLR	50%	-£29,267,874	-£29,605,019	-£29,689,132	-£29,689,132	-£30,004,552	-£30,214,834

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£7,492,167	-£8,263,615	-£8,342,856	-£8,342,856	-£8,640,010	-£8,838,115
35% SR : 35% THLR : 30% LLR	10%	-£9,275,885	-£9,962,779	-£10,042,017	-£10,042,017	-£10,339,165	-£10,537,263
35% SR : 35% THLR : 30% LLR	20%	-£11,158,187	-£11,758,830	-£11,838,420	-£11,838,420	-£12,136,882	-£12,335,857
35% SR : 35% THLR : 30% LLR	25%	-£12,136,306	-£12,693,189	-£12,773,087	-£12,773,087	-£13,072,702	-£13,272,447
35% SR : 35% THLR : 30% LLR	30%	-£13,139,072	-£13,651,770	-£13,732,063	-£13,732,063	-£14,033,164	-£14,233,897
35% SR : 35% THLR : 30% LLR	35%	-£14,166,483	-£14,635,314	-£14,717,413	-£14,717,413	-£15,025,283	-£15,230,529
35% SR : 35% THLR : 30% LLR	43%	-£15,772,859	-£16,179,789	-£16,262,793	-£16,262,793	-£16,574,060	-£16,781,572
35% SR : 35% THLR : 30% LLR	50%	-£17,442,509	-£17,779,654	-£17,863,766	-£17,863,766	-£18,179,187	-£18,389,469

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£283,904	£487,544	£566,785	£566,785	£863,940	£1,062,044
35% SR : 35% THLR : 30% LLR	10%	-£1,499,814	-£2,186,708	-£2,265,947	-£2,265,947	-£2,563,094	-£2,761,192
35% SR : 35% THLR : 30% LLR	20%	-£3,382,116	-£3,962,759	-£4,062,349	-£4,062,349	-£4,360,812	-£4,559,786
35% SR : 35% THLR : 30% LLR	25%	-£4,360,236	-£4,917,118	-£4,997,016	-£4,997,016	-£5,296,632	-£5,496,376
35% SR : 35% THLR : 30% LLR	30%	-£5,363,002	-£5,875,999	-£5,955,992	-£5,955,992	-£6,257,093	-£6,457,827
35% SR : 35% THLR : 30% LLR	35%	-£6,390,412	-£6,859,244	-£6,941,342	-£6,941,342	-£7,249,212	-£7,454,459
35% SR : 35% THLR : 30% LLR	43%	-£7,996,788	-£8,403,718	-£8,486,723	-£8,486,723	-£8,797,990	-£9,005,502
35% SR : 35% THLR : 30% LLR	50%	-£9,666,438	-£10,003,584	-£10,087,696	-£10,087,696	-£10,403,117	-£10,613,398

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,629,884	£2,758,437	£2,679,196	£2,679,196	£2,382,041	£2,183,937
35% SR : 35% THLR : 30% LLR	10%	£1,746,167	£1,059,273	£980,034	£980,034	£682,887	£484,789
35% SR : 35% THLR : 30% LLR	20%	-£136,135	-£736,778	-£816,368	-£816,368	-£1,114,831	-£1,313,805
35% SR : 35% THLR : 30% LLR	25%	-£1,114,255	-£1,671,137	-£1,751,035	-£1,751,035	-£2,050,651	-£2,250,395
35% SR : 35% THLR : 30% LLR	30%	-£2,117,021	-£2,629,718	-£2,710,011	-£2,710,011	-£3,011,112	-£3,211,846
35% SR : 35% THLR : 30% LLR	35%	-£3,144,432	-£3,613,263	-£3,695,362	-£3,695,362	-£4,003,231	-£4,208,478
35% SR : 35% THLR : 30% LLR	43%	-£4,750,808	-£5,157,737	-£5,240,742	-£5,240,742	-£5,552,020	-£5,759,521
35% SR : 35% THLR : 30% LLR	50%	-£6,420,457	-£6,757,603	-£6,841,715	-£6,841,715	-£7,157,136	-£7,367,417

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area	CIL Z3 Med
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No Units	100
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,094,803	£2,392,190	£2,312,948	£2,312,948	£2,015,793	£1,817,690
35% SR : 35% THLR : 30% LLR	10%	£1,586,433	£963,639	£884,399	£884,399	£587,251	£389,154
35% SR : 35% THLR : 30% LLR	20%	£20,857	£570,990	£651,882	£651,882	£955,225	£1,157,455
35% SR : 35% THLR : 30% LLR	25%	£875,048	£1,383,111	£1,464,316	£1,464,316	£1,768,832	£1,971,843
35% SR : 35% THLR : 30% LLR	30%	£1,754,289	£2,219,851	£2,301,458	£2,301,458	£2,607,482	£2,811,499
35% SR : 35% THLR : 30% LLR	35%	£2,658,578	£3,081,209	£3,163,307	£3,163,307	£3,471,177	£3,676,424
35% SR : 35% THLR : 30% LLR	43%	£4,061,979	£4,419,404	£4,502,409	£4,502,409	£4,813,677	£5,021,188
35% SR : 35% THLR : 30% LLR	50%	£5,521,741	£5,812,991	£5,897,103	£5,897,103	£6,212,525	£6,422,805

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£23,319,782	£24,022,395	£24,101,637	£24,101,637	£24,998,792	£24,596,895
35% SR : 35% THLR : 30% LLR	10%	£24,828,152	£25,450,947	£25,530,186	£25,530,186	£25,827,334	£26,025,431
35% SR : 35% THLR : 30% LLR	20%	£26,435,442	£26,985,575	£27,066,467	£27,066,467	£27,369,810	£27,572,040
35% SR : 35% THLR : 30% LLR	25%	£27,289,633	£27,797,696	£27,878,901	£27,878,901	£28,183,417	£28,386,428
35% SR : 35% THLR : 30% LLR	30%	£28,168,874	£28,634,436	£28,716,043	£28,716,043	£29,022,067	£29,226,084
35% SR : 35% THLR : 30% LLR	35%	£29,073,163	£29,495,794	£29,577,892	£29,577,892	£29,885,762	£30,091,009
35% SR : 35% THLR : 30% LLR	43%	£30,476,564	£30,833,989	£30,916,994	£30,916,994	£31,228,262	£31,435,773
35% SR : 35% THLR : 30% LLR	50%	£31,936,326	£32,227,576	£32,311,688	£32,311,688	£32,627,110	£32,837,390

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,494,417	£12,197,030	£12,276,272	£12,276,272	£12,573,427	£12,771,530
35% SR : 35% THLR : 30% LLR	10%	£13,002,787	£13,625,581	£13,704,821	£13,704,821	£14,001,969	£14,200,066
35% SR : 35% THLR : 30% LLR	20%	£14,610,077	£15,160,210	£15,241,102	£15,241,102	£15,544,445	£15,746,675
35% SR : 35% THLR : 30% LLR	25%	£15,464,268	£15,972,331	£16,053,536	£16,053,536	£16,358,052	£16,561,063
35% SR : 35% THLR : 30% LLR	30%	£16,343,509	£16,809,071	£16,890,678	£16,890,678	£17,196,702	£17,400,719
35% SR : 35% THLR : 30% LLR	35%	£17,247,798	£17,670,429	£17,752,527	£17,752,527	£18,060,397	£18,265,644
35% SR : 35% THLR : 30% LLR	43%	£18,651,199	£19,008,624	£19,091,629	£19,091,629	£19,402,897	£19,610,408
35% SR : 35% THLR : 30% LLR	50%	£20,110,961	£20,402,211	£20,486,323	£20,486,323	£20,801,745	£21,012,025

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£3,718,347	£4,420,959	£4,500,201	£4,500,201	£4,797,356	£4,995,459
35% SR : 35% THLR : 30% LLR	10%	£5,226,717	£5,949,511	£5,928,750	£5,928,750	£6,225,898	£6,423,996
35% SR : 35% THLR : 30% LLR	20%	£6,834,006	£7,384,139	£7,465,031	£7,465,031	£7,769,374	£7,970,604
35% SR : 35% THLR : 30% LLR	25%	£7,688,198	£8,196,260	£8,277,465	£8,277,465	£8,581,982	£8,784,993
35% SR : 35% THLR : 30% LLR	30%	£8,567,439	£9,033,000	£9,114,607	£9,114,607	£9,420,631	£9,624,646
35% SR : 35% THLR : 30% LLR	35%	£9,471,727	£9,894,358	£9,976,457	£9,976,457	£10,284,326	£10,489,573
35% SR : 35% THLR : 30% LLR	43%	£10,875,128	£11,232,563	£11,315,558	£11,315,558	£11,626,826	£11,834,337
35% SR : 35% THLR : 30% LLR	50%	£12,334,890	£12,626,140	£12,710,252	£12,710,252	£13,025,674	£13,235,954

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£472,366	£1,174,979	£1,254,220	£1,254,220	£1,551,375	£1,749,479
35% SR : 35% THLR : 30% LLR	10%	£1,980,736	£2,603,530	£2,682,770	£2,682,770	£2,979,917	£3,178,015
35% SR : 35% THLR : 30% LLR	20%	£3,588,025	£4,138,158	£4,219,050	£4,219,050	£4,522,393	£4,724,624
35% SR : 35% THLR : 30% LLR	25%	£4,442,217	£4,950,279	£5,031,484	£5,031,484	£5,336,001	£5,539,012
35% SR : 35% THLR : 30% LLR	30%	£5,321,458	£5,787,020	£5,868,626	£5,868,626	£6,174,651	£6,378,668
35% SR : 35% THLR : 30% LLR	35%	£6,225,747	£6,648,377	£6,730,476	£6,730,476	£7,038,346	£7,243,592
35% SR : 35% THLR : 30% LLR	43%	£7,629,148	£7,986,573	£8,069,577	£8,069,577	£8,380,845	£8,588,356
35% SR : 35% THLR : 30% LLR	50%	£9,088,909	£9,380,159	£9,464,272	£9,464,272	£9,779,693	£9,989,974

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T7 PRS - 100 Flats

Value Area CIL Z3 Low

No Units 100
Site Area 0.48 Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,612,530	£935,410	£856,169	£856,169	£559,014	£360,910
35% SR : 35% THLR : 30% LLR	10%	£192,532	-£412,934	-£493,469	-£493,469	-£795,476	-£996,814
35% SR : 35% THLR : 30% LLR	20%	-£1,347,737	-£1,875,049	-£1,955,941	-£1,955,941	-£2,259,284	-£2,461,514
35% SR : 35% THLR : 30% LLR	25%	-£2,157,020	-£2,643,034	-£2,724,238	-£2,724,238	-£3,028,755	-£3,231,766
35% SR : 35% THLR : 30% LLR	30%	-£2,991,352	-£3,435,637	-£3,517,244	-£3,517,244	-£3,823,269	-£4,027,286
35% SR : 35% THLR : 30% LLR	35%	-£3,850,732	-£4,252,859	-£4,334,957	-£4,334,957	-£4,642,827	-£4,848,074
35% SR : 35% THLR : 30% LLR	43%	-£5,186,770	-£5,524,849	-£5,607,854	-£5,607,854	-£5,919,122	-£6,126,633
35% SR : 35% THLR : 30% LLR	50%	-£6,579,168	-£6,852,232	-£6,936,344	-£6,936,344	-£7,251,765	-£7,462,046

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£24,802,055	-£25,479,175	-£25,558,416	-£25,558,416	-£25,855,571	-£26,053,675
35% SR : 35% THLR : 30% LLR	10%	-£26,222,053	-£26,827,519	-£26,908,054	-£26,908,054	-£27,210,061	-£27,411,399
35% SR : 35% THLR : 30% LLR	20%	-£27,762,322	-£28,289,634	-£28,370,526	-£28,370,526	-£28,673,869	-£28,876,099
35% SR : 35% THLR : 30% LLR	25%	-£28,571,605	-£29,057,619	-£29,138,823	-£29,138,823	-£29,443,340	-£29,646,351
35% SR : 35% THLR : 30% LLR	30%	-£29,405,937	-£29,850,222	-£29,931,829	-£29,931,829	-£30,237,854	-£30,441,871
35% SR : 35% THLR : 30% LLR	35%	-£30,265,317	-£30,667,444	-£30,749,543	-£30,749,543	-£31,057,412	-£31,262,659
35% SR : 35% THLR : 30% LLR	43%	-£31,601,355	-£31,939,434	-£32,022,439	-£32,022,439	-£32,333,707	-£32,541,218
35% SR : 35% THLR : 30% LLR	50%	-£32,993,753	-£33,266,817	-£33,350,929	-£33,350,929	-£33,666,350	-£33,876,631

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£12,976,690	-£13,653,810	-£13,733,051	-£13,733,051	-£14,030,206	-£14,228,310
35% SR : 35% THLR : 30% LLR	10%	-£14,396,688	-£15,002,154	-£15,082,689	-£15,082,689	-£15,384,666	-£15,586,034
35% SR : 35% THLR : 30% LLR	20%	-£15,936,957	-£16,464,269	-£16,545,161	-£16,545,161	-£16,848,504	-£17,050,734
35% SR : 35% THLR : 30% LLR	25%	-£16,746,240	-£17,232,254	-£17,313,458	-£17,313,458	-£17,617,975	-£17,820,986
35% SR : 35% THLR : 30% LLR	30%	-£17,580,572	-£18,024,857	-£18,106,464	-£18,106,464	-£18,412,489	-£18,616,506
35% SR : 35% THLR : 30% LLR	35%	-£18,439,952	-£18,842,079	-£18,924,177	-£18,924,177	-£19,232,047	-£19,437,294
35% SR : 35% THLR : 30% LLR	43%	-£19,775,990	-£20,114,069	-£20,197,074	-£20,197,074	-£20,508,342	-£20,715,853
35% SR : 35% THLR : 30% LLR	50%	-£21,168,388	-£21,441,452	-£21,525,564	-£21,525,564	-£21,840,985	-£22,051,266

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£5,200,619	-£5,877,739	-£5,956,980	-£5,956,980	-£6,254,135	-£6,452,239
35% SR : 35% THLR : 30% LLR	10%	-£6,620,617	-£7,226,093	-£7,306,618	-£7,306,618	-£7,608,625	-£7,809,963
35% SR : 35% THLR : 30% LLR	20%	-£8,160,887	-£8,688,198	-£8,769,090	-£8,769,090	-£9,072,433	-£9,274,664
35% SR : 35% THLR : 30% LLR	25%	-£9,970,170	-£9,456,194	-£9,537,388	-£9,537,388	-£9,841,904	-£10,044,915
35% SR : 35% THLR : 30% LLR	30%	-£9,804,501	-£10,248,786	-£10,330,393	-£10,330,393	-£10,636,418	-£10,840,435
35% SR : 35% THLR : 30% LLR	35%	-£10,663,851	-£11,066,008	-£11,148,107	-£11,148,107	-£11,455,976	-£11,661,223
35% SR : 35% THLR : 30% LLR	43%	-£11,999,919	-£12,337,998	-£12,421,003	-£12,421,003	-£12,732,271	-£12,939,782
35% SR : 35% THLR : 30% LLR	50%	-£13,392,318	-£13,665,381	-£13,749,493	-£13,749,493	-£14,064,914	-£14,275,195

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£1,954,639	-£2,631,758	-£2,710,999	-£2,710,999	-£3,008,154	-£3,206,258
35% SR : 35% THLR : 30% LLR	10%	-£3,374,636	-£3,980,102	-£4,060,638	-£4,060,638	-£4,362,645	-£4,563,983
35% SR : 35% THLR : 30% LLR	20%	-£4,914,906	-£5,442,218	-£5,523,109	-£5,523,109	-£5,826,453	-£6,028,683
35% SR : 35% THLR : 30% LLR	25%	-£5,724,189	-£6,210,203	-£6,291,407	-£6,291,407	-£6,595,923	-£6,798,934
35% SR : 35% THLR : 30% LLR	30%	-£6,558,520	-£7,002,805	-£7,084,412	-£7,084,412	-£7,390,437	-£7,594,454
35% SR : 35% THLR : 30% LLR	35%	-£7,417,901	-£7,820,027	-£7,902,126	-£7,902,126	-£8,209,996	-£8,415,242
35% SR : 35% THLR : 30% LLR	43%	-£8,753,938	-£9,092,018	-£9,175,022	-£9,175,022	-£9,486,290	-£9,693,801
35% SR : 35% THLR : 30% LLR	50%	-£10,146,337	-£10,419,400	-£10,503,513	-£10,503,513	-£10,818,933	-£11,029,215

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z1 High
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£97,568,829	£91,339,804	£91,145,251	£91,145,251	£90,415,674	£89,929,290
35% SR : 35% THLR : 30% LLR	10%	£85,259,685	£79,669,867	£79,475,318	£79,475,318	£78,745,760	£78,259,388
35% SR : 35% THLR : 30% LLR	20%	£72,708,720	£67,762,266	£67,566,856	£67,566,856	£66,834,070	£66,345,544
35% SR : 35% THLR : 30% LLR	25%	£66,342,554	£61,719,342	£61,523,178	£61,523,178	£60,787,557	£60,297,145
35% SR : 35% THLR : 30% LLR	30%	£59,915,933	£55,617,003	£55,419,865	£55,419,865	£54,680,602	£54,187,759
35% SR : 35% THLR : 30% LLR	35%	£53,428,856	£49,455,248	£49,256,922	£49,256,922	£48,513,202	£48,017,388
35% SR : 35% THLR : 30% LLR	43%	£43,584,889	£40,101,212	£39,900,697	£39,900,697	£39,148,769	£38,647,483
35% SR : 35% THLR : 30% LLR	50%	£33,604,895	£30,613,490	£30,410,300	£30,410,300	£29,648,338	£29,140,362

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£48,041,482	£41,812,458	£41,617,904	£41,617,904	£40,888,327	£40,401,943
35% SR : 35% THLR : 30% LLR	10%	£35,732,338	£30,142,520	£29,947,971	£29,947,971	£29,218,413	£28,732,041
35% SR : 35% THLR : 30% LLR	20%	£23,181,373	£18,234,919	£18,039,509	£18,039,509	£17,306,723	£16,818,197
35% SR : 35% THLR : 30% LLR	25%	£16,815,207	£12,191,995	£11,995,831	£11,995,831	£11,260,210	£10,769,798
35% SR : 35% THLR : 30% LLR	30%	£10,388,586	£6,089,656	£5,892,518	£5,892,518	£5,153,255	£4,660,412
35% SR : 35% THLR : 30% LLR	35%	£3,901,509	£-172,099	£-270,425	£-270,425	£-1,014,145	£-1,509,959
35% SR : 35% THLR : 30% LLR	43%	£-5,942,458	£-9,426,135	£-9,626,650	£-9,626,650	£-10,378,578	£-10,879,864
35% SR : 35% THLR : 30% LLR	50%	£-15,922,452	£-18,913,857	£-19,117,047	£-19,117,047	£-19,879,009	£-20,386,985

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£70,214,041	£63,985,017	£63,790,463	£63,790,463	£63,060,886	£62,574,502
35% SR : 35% THLR : 30% LLR	10%	£57,904,897	£52,315,079	£52,120,531	£52,120,531	£51,390,972	£50,904,601
35% SR : 35% THLR : 30% LLR	20%	£45,353,932	£40,407,478	£40,212,068	£40,212,068	£39,479,282	£38,990,757
35% SR : 35% THLR : 30% LLR	25%	£38,987,766	£34,364,555	£34,168,390	£34,168,390	£33,432,770	£32,942,357
35% SR : 35% THLR : 30% LLR	30%	£32,561,145	£28,262,215	£28,065,078	£28,065,078	£27,325,814	£26,832,972
35% SR : 35% THLR : 30% LLR	35%	£26,074,069	£22,100,460	£21,902,135	£21,902,135	£21,158,414	£20,662,600
35% SR : 35% THLR : 30% LLR	43%	£16,230,101	£12,746,424	£12,545,909	£12,545,909	£11,793,982	£11,292,696
35% SR : 35% THLR : 30% LLR	50%	£6,250,108	£3,258,702	£3,055,512	£3,055,512	£2,293,550	£1,785,575

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£84,794,174	£78,565,149	£78,370,596	£78,370,596	£77,641,019	£77,154,635
35% SR : 35% THLR : 30% LLR	10%	£72,485,030	£66,895,212	£66,700,663	£66,700,663	£65,971,105	£65,484,733
35% SR : 35% THLR : 30% LLR	20%	£59,934,065	£54,987,611	£54,792,201	£54,792,201	£54,059,415	£53,570,889
35% SR : 35% THLR : 30% LLR	25%	£53,567,899	£48,944,687	£48,748,523	£48,748,523	£48,012,902	£47,522,490
35% SR : 35% THLR : 30% LLR	30%	£47,141,276	£42,842,348	£42,645,210	£42,645,210	£41,905,947	£41,413,104
35% SR : 35% THLR : 30% LLR	35%	£40,654,201	£36,680,593	£36,482,267	£36,482,267	£35,739,547	£35,242,733
35% SR : 35% THLR : 30% LLR	43%	£30,810,234	£27,326,557	£27,126,042	£27,126,042	£26,374,114	£25,872,628
35% SR : 35% THLR : 30% LLR	50%	£20,830,240	£17,838,835	£17,635,645	£17,635,645	£16,873,683	£16,365,707

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£90,880,387	£84,651,363	£84,456,810	£84,456,810	£83,727,233	£83,240,849
35% SR : 35% THLR : 30% LLR	10%	£78,571,244	£72,981,425	£72,786,877	£72,786,877	£72,057,319	£71,570,947
35% SR : 35% THLR : 30% LLR	20%	£66,020,279	£61,073,825	£60,878,415	£60,878,415	£60,145,628	£59,657,103
35% SR : 35% THLR : 30% LLR	25%	£59,654,113	£55,030,901	£54,834,737	£54,834,737	£54,099,116	£53,608,704
35% SR : 35% THLR : 30% LLR	30%	£53,227,492	£48,928,562	£48,731,424	£48,731,424	£47,992,160	£47,499,318
35% SR : 35% THLR : 30% LLR	35%	£46,740,415	£42,766,807	£42,568,481	£42,568,481	£41,824,761	£41,328,947
35% SR : 35% THLR : 30% LLR	43%	£36,896,447	£33,412,771	£33,212,256	£33,212,256	£32,460,328	£31,959,042
35% SR : 35% THLR : 30% LLR	50%	£26,916,454	£23,925,049	£23,721,859	£23,721,859	£22,959,897	£22,451,921

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z1 Med
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£33,814,349	£28,681,839	£28,487,285	£28,487,285	£27,757,708	£27,271,324
35% SR : 35% THLR : 30% LLR	10%	£27,663,221	£23,064,005	£22,869,457	£22,869,457	£22,139,900	£21,653,527
35% SR : 35% THLR : 30% LLR	20%	£21,270,274	£17,208,510	£17,013,101	£17,013,101	£16,280,314	£15,791,789
35% SR : 35% THLR : 30% LLR	25%	£17,983,117	£14,191,639	£13,995,474	£13,995,474	£13,259,855	£12,769,442
35% SR : 35% THLR : 30% LLR	30%	£14,635,505	£11,115,353	£10,918,216	£10,918,216	£10,178,592	£9,686,109
35% SR : 35% THLR : 30% LLR	35%	£11,227,437	£7,979,651	£7,781,325	£7,781,325	£7,037,605	£6,541,791
35% SR : 35% THLR : 30% LLR	43%	£6,001,981	£3,164,694	£2,964,179	£2,964,179	£2,212,251	£1,710,966
35% SR : 35% THLR : 30% LLR	50%	£640,501	-£1,813,126	-£2,019,639	-£2,019,639	-£2,794,064	-£3,310,347

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£15,712,998	-£20,845,508	-£21,040,062	-£21,040,062	-£21,769,638	-£22,256,023
35% SR : 35% THLR : 30% LLR	10%	-£21,864,126	-£26,463,342	-£26,657,890	-£26,657,890	-£27,387,447	-£27,873,820
35% SR : 35% THLR : 30% LLR	20%	-£28,257,073	-£32,318,837	-£32,514,246	-£32,514,246	-£33,247,033	-£33,735,558
35% SR : 35% THLR : 30% LLR	25%	-£31,544,230	-£35,335,708	-£35,531,873	-£35,531,873	-£36,267,492	-£36,757,905
35% SR : 35% THLR : 30% LLR	30%	-£34,891,842	-£38,411,994	-£38,609,131	-£38,609,131	-£39,348,395	-£39,841,238
35% SR : 35% THLR : 30% LLR	35%	-£38,299,910	-£41,547,696	-£41,746,022	-£41,746,022	-£42,489,742	-£42,985,556
35% SR : 35% THLR : 30% LLR	43%	-£43,525,366	-£46,362,653	-£46,563,168	-£46,563,168	-£47,315,096	-£47,816,381
35% SR : 35% THLR : 30% LLR	50%	-£48,886,846	-£51,340,473	-£51,546,986	-£51,546,986	-£52,321,410	-£52,837,894

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£6,459,561	£1,327,052	£1,132,498	£1,132,498	£402,921	£83,464
35% SR : 35% THLR : 30% LLR	10%	£308,434	-£4,290,782	-£4,485,330	-£4,485,330	-£5,214,888	-£5,701,260
35% SR : 35% THLR : 30% LLR	20%	-£6,084,513	-£10,146,277	-£10,341,687	-£10,341,687	-£11,074,474	-£11,562,999
35% SR : 35% THLR : 30% LLR	25%	-£9,371,671	-£13,163,148	-£13,359,313	-£13,359,313	-£14,094,933	-£14,585,346
35% SR : 35% THLR : 30% LLR	30%	-£12,719,283	-£16,239,434	-£16,436,572	-£16,436,572	-£17,175,836	-£17,668,879
35% SR : 35% THLR : 30% LLR	35%	-£16,127,351	-£19,375,137	-£19,573,462	-£19,573,462	-£20,317,183	-£20,812,997
35% SR : 35% THLR : 30% LLR	43%	-£21,352,807	-£24,190,094	-£24,390,609	-£24,390,609	-£25,142,537	-£25,643,821
35% SR : 35% THLR : 30% LLR	50%	-£26,714,287	-£29,167,914	-£29,374,427	-£29,374,427	-£30,148,851	-£30,665,135

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£21,039,694	£15,907,184	£15,712,630	£15,712,630	£14,983,053	£14,496,669
35% SR : 35% THLR : 30% LLR	10%	£14,888,566	£10,289,350	£10,094,802	£10,094,802	£9,365,245	£8,878,872
35% SR : 35% THLR : 30% LLR	20%	£8,495,619	£4,433,855	£4,238,446	£4,238,446	£3,505,659	£3,017,134
35% SR : 35% THLR : 30% LLR	25%	£5,208,462	£1,416,984	£1,220,819	£1,220,819	£485,200	£5,213
35% SR : 35% THLR : 30% LLR	30%	£1,860,850	-£1,659,302	-£1,856,439	-£1,856,439	-£2,595,703	-£3,089,546
35% SR : 35% THLR : 30% LLR	35%	-£1,947,218	-£4,795,004	-£4,993,330	-£4,993,330	-£5,737,050	-£6,232,864
35% SR : 35% THLR : 30% LLR	43%	-£6,772,674	-£9,809,961	-£9,810,476	-£9,810,476	-£10,562,404	-£11,063,689
35% SR : 35% THLR : 30% LLR	50%	-£12,134,154	-£14,687,781	-£14,794,294	-£14,794,294	-£15,568,719	-£16,065,002

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£27,125,907	£21,993,398	£21,798,844	£21,798,844	£21,069,267	£20,582,883
35% SR : 35% THLR : 30% LLR	10%	£20,974,780	£16,375,564	£16,181,016	£16,181,016	£15,451,459	£14,965,086
35% SR : 35% THLR : 30% LLR	20%	£14,581,833	£10,520,069	£10,324,660	£10,324,660	£9,591,873	£9,103,348
35% SR : 35% THLR : 30% LLR	25%	£11,294,675	£7,503,198	£7,307,033	£7,307,033	£6,571,414	£6,081,001
35% SR : 35% THLR : 30% LLR	30%	£7,947,064	£4,426,912	£4,229,775	£4,229,775	£3,490,511	£2,997,668
35% SR : 35% THLR : 30% LLR	35%	£4,538,996	£1,291,210	£1,092,884	£1,092,884	£349,164	£-146,650
35% SR : 35% THLR : 30% LLR	43%	-£686,460	-£3,523,748	-£3,724,262	-£3,724,262	-£4,476,190	-£4,977,475
35% SR : 35% THLR : 30% LLR	50%	-£6,047,941	-£8,501,568	-£8,708,080	-£8,708,080	-£9,482,505	-£9,998,788

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z1 Low
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,337,705	£13,471,379	£13,276,825	£13,276,825	£12,547,248	£12,060,864
35% SR : 35% THLR : 30% LLR	10%	£13,560,127	£9,203,470	£9,008,922	£9,008,922	£8,279,364	£7,792,992
35% SR : 35% THLR : 30% LLR	20%	£8,540,727	£4,697,900	£4,502,490	£4,502,490	£3,769,703	£3,281,178
35% SR : 35% THLR : 30% LLR	25%	£5,940,344	£2,355,991	£2,159,826	£2,159,826	£1,424,206	£933,793
35% SR : 35% THLR : 30% LLR	30%	£3,279,506	£-46,074	£-246,436	£-246,436	£-997,791	£-1,498,694
35% SR : 35% THLR : 30% LLR	35%	£558,212	£-2,547,060	£-2,748,629	£-2,748,629	£-3,504,514	£-4,008,437
35% SR : 35% THLR : 30% LLR	43%	£-3,696,567	£-6,411,765	£-6,615,559	£-6,615,559	£-7,379,785	£-7,889,268
35% SR : 35% THLR : 30% LLR	50%	£-8,098,725	£-10,412,341	£-10,618,855	£-10,618,855	£-11,393,279	£-11,909,562

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-31,189,642	£-36,055,968	£-36,250,522	£-36,250,522	£-36,980,098	£-37,466,483
35% SR : 35% THLR : 30% LLR	10%	£-35,967,219	£-40,323,877	£-40,518,425	£-40,518,425	£-41,247,983	£-41,734,355
35% SR : 35% THLR : 30% LLR	20%	£-40,986,620	£-44,829,447	£-45,024,857	£-45,024,857	£-45,754,416	£-46,246,168
35% SR : 35% THLR : 30% LLR	25%	£-43,587,003	£-47,171,355	£-47,367,521	£-47,367,521	£-48,103,141	£-48,593,554
35% SR : 35% THLR : 30% LLR	30%	£-46,247,841	£-49,573,421	£-49,773,783	£-49,773,783	£-50,525,138	£-51,026,041
35% SR : 35% THLR : 30% LLR	35%	£-48,969,135	£-52,074,407	£-52,275,976	£-52,275,976	£-53,031,861	£-53,535,784
35% SR : 35% THLR : 30% LLR	43%	£-53,223,914	£-55,939,112	£-56,142,906	£-56,142,906	£-56,907,132	£-57,416,615
35% SR : 35% THLR : 30% LLR	50%	£-57,626,072	£-59,939,688	£-60,146,202	£-60,146,202	£-60,920,626	£-61,436,909

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-9,017,082	£-13,883,408	£-14,077,962	£-14,077,962	£-14,807,539	£-15,293,924
35% SR : 35% THLR : 30% LLR	10%	£-13,794,660	£-18,151,317	£-18,345,866	£-18,345,866	£-19,075,424	£-19,561,795
35% SR : 35% THLR : 30% LLR	20%	£-18,814,060	£-22,656,887	£-22,852,298	£-22,852,298	£-23,585,085	£-24,073,609
35% SR : 35% THLR : 30% LLR	25%	£-21,414,444	£-24,998,796	£-25,194,962	£-25,194,962	£-25,930,962	£-26,420,994
35% SR : 35% THLR : 30% LLR	30%	£-24,075,281	£-27,400,862	£-27,601,224	£-27,601,224	£-28,352,579	£-28,853,481
35% SR : 35% THLR : 30% LLR	35%	£-26,796,575	£-29,801,848	£-30,103,417	£-30,103,417	£-30,859,302	£-31,363,224
35% SR : 35% THLR : 30% LLR	43%	£-31,061,354	£-33,766,553	£-33,970,347	£-33,970,347	£-34,734,572	£-35,244,056
35% SR : 35% THLR : 30% LLR	50%	£-36,453,513	£-37,767,129	£-37,973,642	£-37,973,642	£-38,748,067	£-39,264,349

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,563,050	£696,724	£502,170	£502,170	£-227,407	£-713,791
35% SR : 35% THLR : 30% LLR	10%	£785,472	£-3,571,185	£-3,765,733	£-3,765,733	£-4,495,291	£-4,981,663
35% SR : 35% THLR : 30% LLR	20%	£-4,233,928	£-8,076,755	£-8,272,165	£-8,272,165	£-9,004,952	£-9,493,477
35% SR : 35% THLR : 30% LLR	25%	£-6,834,311	£-10,418,664	£-10,614,829	£-10,614,829	£-11,350,449	£-11,840,962
35% SR : 35% THLR : 30% LLR	30%	£-9,495,149	£-12,820,729	£-13,021,091	£-13,021,091	£-13,772,446	£-14,273,349
35% SR : 35% THLR : 30% LLR	35%	£-12,216,443	£-15,321,715	£-15,523,284	£-15,523,284	£-16,279,169	£-16,789,092
35% SR : 35% THLR : 30% LLR	43%	£-16,471,222	£-19,186,420	£-19,390,214	£-19,390,214	£-20,154,440	£-20,663,923
35% SR : 35% THLR : 30% LLR	50%	£-20,673,380	£-23,186,996	£-23,393,510	£-23,393,510	£-24,167,934	£-24,684,217

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,649,264	£6,782,938	£6,588,384	£6,588,384	£5,858,807	£5,372,423
35% SR : 35% THLR : 30% LLR	10%	£6,871,686	£2,515,029	£2,320,481	£2,320,481	£1,590,922	£1,104,551
35% SR : 35% THLR : 30% LLR	20%	£1,852,286	£-1,990,841	£-2,185,951	£-2,185,951	£-2,918,738	£-3,407,263
35% SR : 35% THLR : 30% LLR	25%	£-748,087	£-4,332,450	£-4,528,615	£-4,528,615	£-5,264,235	£-5,754,648
35% SR : 35% THLR : 30% LLR	30%	£-3,408,935	£-6,734,515	£-6,934,877	£-6,934,877	£-7,686,232	£-8,187,135
35% SR : 35% THLR : 30% LLR	35%	£-6,130,229	£-9,235,501	£-9,437,070	£-9,437,070	£-10,192,955	£-10,696,878
35% SR : 35% THLR : 30% LLR	43%	£-10,385,008	£-13,100,206	£-13,304,000	£-13,304,000	£-14,068,226	£-14,577,709
35% SR : 35% THLR : 30% LLR	50%	£-14,787,166	£-17,100,782	£-17,307,296	£-17,307,296	£-18,081,720	£-18,598,003

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z2 High
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£78,360,391	£74,859,926	£74,665,372	£74,665,372	£73,935,795	£73,449,411
35% SR : 35% THLR : 30% LLR	10%	£67,972,092	£64,837,975	£64,643,427	£64,643,427	£63,913,869	£63,427,497
35% SR : 35% THLR : 30% LLR	20%	£57,341,970	£54,578,363	£54,382,953	£54,382,953	£53,650,166	£53,161,642
35% SR : 35% THLR : 30% LLR	25%	£51,936,227	£49,359,433	£49,163,267	£49,163,267	£48,427,648	£47,937,235
35% SR : 35% THLR : 30% LLR	30%	£46,470,027	£44,081,087	£43,883,951	£43,883,951	£43,144,686	£42,651,844
35% SR : 35% THLR : 30% LLR	35%	£40,943,372	£38,743,327	£38,545,002	£38,545,002	£37,801,281	£37,305,467
35% SR : 35% THLR : 30% LLR	43%	£32,540,037	£30,625,281	£30,424,767	£30,424,767	£29,672,839	£29,171,553
35% SR : 35% THLR : 30% LLR	50%	£24,000,677	£22,373,550	£22,170,360	£22,170,360	£21,408,398	£20,900,423

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£28,833,045	£25,332,579	£25,138,025	£25,138,025	£24,408,448	£23,922,064
35% SR : 35% THLR : 30% LLR	10%	£18,444,745	£15,310,628	£15,116,080	£15,116,080	£14,386,522	£13,900,150
35% SR : 35% THLR : 30% LLR	20%	£7,814,623	£5,051,016	£4,855,606	£4,855,606	£4,122,819	£3,634,295
35% SR : 35% THLR : 30% LLR	25%	£2,400,880	£-167,914	£-364,079	£-364,079	£-1,099,699	£-1,590,112
35% SR : 35% THLR : 30% LLR	30%	£-3,057,320	£-5,446,259	£-5,643,396	£-5,643,396	£-6,382,661	£-6,875,503
35% SR : 35% THLR : 30% LLR	35%	£-8,583,975	£-10,784,020	£-10,982,345	£-10,982,345	£-11,726,066	£-12,221,880
35% SR : 35% THLR : 30% LLR	43%	£-16,987,310	£-18,902,066	£-19,102,580	£-19,102,580	£-19,854,508	£-20,355,794
35% SR : 35% THLR : 30% LLR	50%	£-25,526,670	£-27,153,797	£-27,356,987	£-27,356,987	£-28,118,949	£-28,626,924

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£51,005,604	£47,505,138	£47,310,585	£47,310,585	£46,581,008	£46,094,623
35% SR : 35% THLR : 30% LLR	10%	£40,617,304	£37,483,188	£37,288,640	£37,288,640	£36,559,081	£36,072,710
35% SR : 35% THLR : 30% LLR	20%	£29,987,182	£27,223,576	£27,028,165	£27,028,165	£26,295,378	£25,806,854
35% SR : 35% THLR : 30% LLR	25%	£24,581,439	£22,004,646	£21,808,480	£21,808,480	£21,072,860	£20,582,427
35% SR : 35% THLR : 30% LLR	30%	£19,115,240	£16,726,300	£16,529,163	£16,529,163	£15,789,899	£15,297,056
35% SR : 35% THLR : 30% LLR	35%	£13,588,585	£11,388,540	£11,190,214	£11,190,214	£10,446,493	£9,950,679
35% SR : 35% THLR : 30% LLR	43%	£5,185,249	£3,270,493	£3,069,979	£3,069,979	£2,318,051	£1,816,766
35% SR : 35% THLR : 30% LLR	50%	£-3,354,111	£-4,981,237	£-5,184,427	£-5,184,427	£-5,946,389	£-6,454,365

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£65,585,736	£62,085,271	£61,890,717	£61,890,717	£61,161,140	£60,674,758
35% SR : 35% THLR : 30% LLR	10%	£55,197,437	£52,063,320	£51,868,772	£51,868,772	£51,139,214	£50,652,842
35% SR : 35% THLR : 30% LLR	20%	£44,567,315	£41,803,708	£41,608,298	£41,608,298	£40,875,511	£40,386,987
35% SR : 35% THLR : 30% LLR	25%	£39,161,572	£36,584,778	£36,388,612	£36,388,612	£35,652,993	£35,162,580
35% SR : 35% THLR : 30% LLR	30%	£33,695,372	£31,306,432	£31,109,296	£31,109,296	£30,370,031	£29,877,189
35% SR : 35% THLR : 30% LLR	35%	£28,168,717	£25,969,672	£25,770,347	£25,770,347	£25,026,626	£24,530,812
35% SR : 35% THLR : 30% LLR	43%	£19,766,382	£17,850,626	£17,650,112	£17,650,112	£16,898,184	£16,396,896
35% SR : 35% THLR : 30% LLR	50%	£11,226,022	£9,598,895	£9,395,705	£9,395,705	£8,633,743	£8,125,768

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£71,671,950	£68,171,485	£67,976,931	£67,976,931	£67,247,354	£66,760,969
35% SR : 35% THLR : 30% LLR	10%	£61,283,651	£58,149,534	£57,954,986	£57,954,986	£57,225,427	£56,739,056
35% SR : 35% THLR : 30% LLR	20%	£50,653,529	£47,889,922	£47,694,512	£47,694,512	£46,961,725	£46,473,201
35% SR : 35% THLR : 30% LLR	25%	£45,247,786	£42,670,992	£42,474,826	£42,474,826	£41,739,207	£41,248,794
35% SR : 35% THLR : 30% LLR	30%	£39,781,586	£37,392,646	£37,195,510	£37,195,510	£36,456,245	£35,963,403
35% SR : 35% THLR : 30% LLR	35%	£34,254,931	£32,054,886	£31,856,560	£31,856,560	£31,112,840	£30,617,026
35% SR : 35% THLR : 30% LLR	43%	£25,851,596	£23,936,840	£23,736,326	£23,736,326	£22,984,398	£22,483,112
35% SR : 35% THLR : 30% LLR	50%	£17,312,236	£15,685,109	£15,481,919	£15,481,919	£14,719,957	£14,211,982

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z2 Med
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£32,538,800	£29,826,421	£29,631,867	£29,631,867	£28,902,290	£28,415,906
35% SR : 35% THLR : 30% LLR	10%	£26,432,817	£24,013,136	£23,818,587	£23,818,587	£23,089,029	£22,602,657
35% SR : 35% THLR : 30% LLR	20%	£20,085,012	£17,962,188	£17,766,777	£17,766,777	£17,033,991	£16,545,466
35% SR : 35% THLR : 30% LLR	25%	£16,820,427	£14,847,590	£14,651,425	£14,651,425	£13,915,806	£13,425,392
35% SR : 35% THLR : 30% LLR	30%	£13,495,385	£11,673,577	£11,476,440	£11,476,440	£10,737,176	£10,244,333
35% SR : 35% THLR : 30% LLR	35%	£10,109,889	£8,440,148	£8,241,823	£8,241,823	£7,498,102	£7,002,288
35% SR : 35% THLR : 30% LLR	43%	£4,918,291	£3,478,601	£3,278,087	£3,278,087	£2,526,159	£2,024,874
35% SR : 35% THLR : 30% LLR	50%	-£416,027	-£1,643,071	-£1,849,584	-£1,849,584	-£2,624,009	-£3,140,291

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	-£16,988,547	-£19,700,926	-£19,895,480	-£19,895,480	-£20,625,057	-£21,111,441
35% SR : 35% THLR : 30% LLR	10%	-£23,094,530	-£25,514,211	-£25,708,760	-£25,708,760	-£26,438,318	-£26,924,890
35% SR : 35% THLR : 30% LLR	20%	-£29,442,335	-£31,565,159	-£31,760,570	-£31,760,570	-£32,493,356	-£32,981,881
35% SR : 35% THLR : 30% LLR	25%	-£32,706,920	-£34,679,757	-£34,875,922	-£34,875,922	-£35,611,541	-£36,101,955
35% SR : 35% THLR : 30% LLR	30%	-£36,031,962	-£37,853,769	-£38,050,907	-£38,050,907	-£38,790,171	-£39,283,014
35% SR : 35% THLR : 30% LLR	35%	-£39,417,468	-£41,087,199	-£41,285,524	-£41,285,524	-£42,029,245	-£42,525,059
35% SR : 35% THLR : 30% LLR	43%	-£44,609,056	-£46,048,748	-£46,249,260	-£46,249,260	-£47,001,188	-£47,502,473
35% SR : 35% THLR : 30% LLR	50%	-£49,943,374	-£51,170,418	-£51,376,931	-£51,376,931	-£52,151,356	-£52,667,838

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,184,013	£2,471,634	£2,277,080	£2,277,080	£1,547,503	£1,061,118
35% SR : 35% THLR : 30% LLR	10%	-£921,971	-£3,341,691	-£3,536,201	-£3,536,201	-£4,265,758	-£4,752,131
35% SR : 35% THLR : 30% LLR	20%	-£7,269,776	-£9,392,600	-£9,588,010	-£9,588,010	-£10,320,796	-£10,809,322
35% SR : 35% THLR : 30% LLR	25%	-£10,534,361	-£12,507,198	-£12,703,362	-£12,703,362	-£13,438,962	-£13,929,395
35% SR : 35% THLR : 30% LLR	30%	-£13,869,403	-£15,681,210	-£15,878,348	-£15,878,348	-£16,617,611	-£17,110,455
35% SR : 35% THLR : 30% LLR	35%	-£17,244,898	-£18,914,639	-£19,112,965	-£19,112,965	-£19,856,685	-£20,352,499
35% SR : 35% THLR : 30% LLR	43%	-£22,436,497	-£23,876,187	-£24,076,701	-£24,076,701	-£24,828,628	-£25,329,914
35% SR : 35% THLR : 30% LLR	50%	-£27,770,815	-£28,997,858	-£29,204,372	-£29,204,372	-£29,978,796	-£30,496,079

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£19,764,145	£17,051,766	£16,857,212	£16,857,212	£16,127,635	£15,641,251
35% SR : 35% THLR : 30% LLR	10%	£13,658,162	£11,238,481	£11,043,932	£11,043,932	£10,314,374	£9,828,002
35% SR : 35% THLR : 30% LLR	20%	£7,310,357	£5,187,533	£4,992,122	£4,992,122	£4,259,336	£3,770,811
35% SR : 35% THLR : 30% LLR	25%	£4,045,772	£2,072,935	£1,876,770	£1,876,770	£1,141,151	£650,737
35% SR : 35% THLR : 30% LLR	30%	£720,730	-£1,101,078	-£1,298,215	-£1,298,215	-£2,037,479	-£2,530,322
35% SR : 35% THLR : 30% LLR	35%	-£2,064,766	-£4,334,507	-£4,532,832	-£4,532,832	-£5,276,553	-£5,772,367
35% SR : 35% THLR : 30% LLR	43%	-£7,356,364	-£9,296,054	-£9,496,568	-£9,496,568	-£10,248,496	-£10,749,781
35% SR : 35% THLR : 30% LLR	50%	-£13,190,662	-£14,417,726	-£14,624,239	-£14,624,239	-£15,398,664	-£15,914,946

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£25,850,359	£23,137,980	£22,943,426	£22,943,426	£22,213,849	£21,727,464
35% SR : 35% THLR : 30% LLR	10%	£19,744,376	£17,324,695	£17,130,146	£17,130,146	£16,400,582	£15,914,216
35% SR : 35% THLR : 30% LLR	20%	£13,396,571	£11,273,747	£11,078,336	£11,078,336	£10,345,550	£9,857,025
35% SR : 35% THLR : 30% LLR	25%	£10,131,986	£8,159,149	£7,962,984	£7,962,984	£7,227,365	£6,736,951
35% SR : 35% THLR : 30% LLR	30%	£6,806,944	£4,985,136	£4,787,999	£4,787,999	£4,048,735	£3,556,892
35% SR : 35% THLR : 30% LLR	35%	£3,421,448	£1,751,707	£1,553,382	£1,553,382	£809,661	£313,847
35% SR : 35% THLR : 30% LLR	43%	-£1,770,151	-£3,209,840	-£3,410,354	-£3,410,354	-£4,162,282	-£4,663,568
35% SR : 35% THLR : 30% LLR	50%	-£7,104,468	-£8,331,512	-£8,538,026	-£8,538,026	-£9,312,450	-£9,828,733

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z2 Low
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£9,116,914	£6,807,368	£6,612,814	£6,612,814	£5,883,238	£5,396,853
35% SR : 35% THLR : 30% LLR	10%	£5,114,459	£3,061,433	£2,866,883	£2,866,883	£2,137,326	£1,650,953
35% SR : 35% THLR : 30% LLR	20%	£870,181	£937,248	£1,135,855	£1,135,855	£1,880,626	£2,377,141
35% SR : 35% THLR : 30% LLR	25%	£-1,364,599	£-3,052,205	£-3,251,578	£-3,251,578	£-3,999,229	£-4,497,662
35% SR : 35% THLR : 30% LLR	30%	£-3,675,055	£-5,227,548	£-5,427,909	£-5,427,909	£-6,179,264	£-6,680,168
35% SR : 35% THLR : 30% LLR	35%	£-6,046,956	£-7,463,280	£-7,664,848	£-7,664,848	£-8,420,733	£-8,924,656
35% SR : 35% THLR : 30% LLR	43%	£-9,720,015	£-10,930,103	£-11,133,896	£-11,133,896	£-11,898,122	£-12,407,606
35% SR : 35% THLR : 30% LLR	50%	£-13,531,323	£-14,532,797	£-14,739,310	£-14,739,310	£-15,513,735	£-16,030,017

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-40,410,433	£-42,719,979	£-42,914,533	£-42,914,533	£-43,644,109	£-44,130,494
35% SR : 35% THLR : 30% LLR	10%	£-44,412,888	£-46,465,914	£-46,660,464	£-46,660,464	£-47,390,021	£-47,876,394
35% SR : 35% THLR : 30% LLR	20%	£-48,657,165	£-50,464,595	£-50,663,202	£-50,663,202	£-51,407,973	£-51,904,488
35% SR : 35% THLR : 30% LLR	25%	£-50,891,946	£-52,579,552	£-52,778,925	£-52,778,925	£-53,526,576	£-54,025,009
35% SR : 35% THLR : 30% LLR	30%	£-53,202,402	£-54,754,895	£-54,955,256	£-54,955,256	£-55,706,611	£-56,207,515
35% SR : 35% THLR : 30% LLR	35%	£-55,574,303	£-56,990,627	£-57,192,195	£-57,192,195	£-57,948,080	£-58,452,003
35% SR : 35% THLR : 30% LLR	43%	£-59,247,362	£-60,457,450	£-60,661,243	£-60,661,243	£-61,426,469	£-61,934,953
35% SR : 35% THLR : 30% LLR	50%	£-63,058,670	£-64,060,144	£-64,266,657	£-64,266,657	£-65,041,082	£-65,557,364

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-18,237,874	£-20,547,419	£-20,741,973	£-20,741,973	£-21,471,550	£-21,957,935
35% SR : 35% THLR : 30% LLR	10%	£-22,240,329	£-24,293,355	£-24,487,904	£-24,487,904	£-25,217,462	£-25,703,834
35% SR : 35% THLR : 30% LLR	20%	£-26,484,606	£-28,292,036	£-28,490,642	£-28,490,642	£-29,235,414	£-29,731,929
35% SR : 35% THLR : 30% LLR	25%	£-28,719,386	£-30,406,992	£-30,606,365	£-30,606,365	£-31,354,017	£-31,852,450
35% SR : 35% THLR : 30% LLR	30%	£-31,029,843	£-32,582,336	£-32,782,697	£-32,782,697	£-33,534,052	£-34,034,956
35% SR : 35% THLR : 30% LLR	35%	£-33,401,744	£-34,818,067	£-35,019,636	£-35,019,636	£-35,775,521	£-36,279,444
35% SR : 35% THLR : 30% LLR	43%	£-37,074,802	£-38,284,890	£-38,488,684	£-38,488,684	£-39,252,910	£-39,762,393
35% SR : 35% THLR : 30% LLR	50%	£-40,686,111	£-41,887,584	£-42,094,098	£-42,094,098	£-42,868,522	£-43,384,805

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-3,657,741	£-5,967,287	£-6,161,841	£-6,161,841	£-6,891,417	£-7,377,802
35% SR : 35% THLR : 30% LLR	10%	£-7,660,196	£-9,713,222	£-9,907,772	£-9,907,772	£-10,637,329	£-11,123,702
35% SR : 35% THLR : 30% LLR	20%	£-11,904,474	£-13,711,903	£-13,910,510	£-13,910,510	£-14,655,281	£-15,151,796
35% SR : 35% THLR : 30% LLR	25%	£-14,139,254	£-15,826,860	£-16,026,233	£-16,026,233	£-16,773,664	£-17,272,317
35% SR : 35% THLR : 30% LLR	30%	£-16,449,710	£-18,002,203	£-18,202,564	£-18,202,564	£-18,953,919	£-19,454,823
35% SR : 35% THLR : 30% LLR	35%	£-18,821,611	£-20,237,935	£-20,439,503	£-20,439,503	£-21,195,388	£-21,699,314
35% SR : 35% THLR : 30% LLR	43%	£-22,494,670	£-23,704,758	£-23,908,551	£-23,908,551	£-24,672,777	£-25,182,261
35% SR : 35% THLR : 30% LLR	50%	£-26,305,978	£-27,307,452	£-27,513,965	£-27,513,965	£-28,288,390	£-28,804,672

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£2,428,473	£118,927	£75,627	£75,627	£805,204	£1,291,989
35% SR : 35% THLR : 30% LLR	10%	£-1,573,882	£-3,827,009	£-3,821,559	£-3,821,558	£-4,551,115	£-5,037,489
35% SR : 35% THLR : 30% LLR	20%	£-5,818,260	£-7,625,689	£-7,824,296	£-7,824,296	£-8,569,067	£-9,065,582
35% SR : 35% THLR : 30% LLR	25%	£-8,053,040	£-9,740,646	£-9,940,019	£-9,940,019	£-10,687,670	£-11,186,103
35% SR : 35% THLR : 30% LLR	30%	£-10,363,497	£-11,915,990	£-12,116,350	£-12,116,350	£-12,867,705	£-13,368,609
35% SR : 35% THLR : 30% LLR	35%	£-12,735,397	£-14,151,721	£-14,353,290	£-14,353,290	£-15,109,174	£-15,613,097
35% SR : 35% THLR : 30% LLR	43%	£-16,408,456	£-17,618,544	£-17,822,337	£-17,822,337	£-18,586,563	£-19,096,047
35% SR : 35% THLR : 30% LLR	50%	£-20,219,764	£-21,221,238	£-21,427,751	£-21,427,751	£-22,202,176	£-22,718,458

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area CIL Z3 High

No Units 250
Site Area 0.89 Ha

Sales value inflation 0%
Build cost inflation 0%
Affordable Housing Tenure SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,486,519	£16,548,757	£16,354,203	£16,354,203	£15,624,626	£15,138,241
35% SR : 35% THLR : 30% LLR	10%	£14,000,659	£12,274,437	£12,079,888	£12,079,888	£11,350,330	£10,863,958
35% SR : 35% THLR : 30% LLR	20%	£9,272,977	£7,762,455	£7,567,045	£7,567,045	£6,834,257	£6,345,733
35% SR : 35% THLR : 30% LLR	25%	£6,818,453	£5,417,340	£5,221,175	£5,221,175	£4,485,555	£3,995,142
35% SR : 35% THLR : 30% LLR	30%	£4,303,474	£3,012,810	£2,815,673	£2,815,673	£2,076,408	£1,583,566
35% SR : 35% THLR : 30% LLR	35%	£1,728,039	£548,864	£350,538	£350,538	£-399,613	£-903,536
35% SR : 35% THLR : 30% LLR	43%	£-2,285,241	£-3,311,751	£-3,515,545	£-3,515,545	£-4,279,771	£-4,789,254
35% SR : 35% THLR : 30% LLR	50%	£-6,465,032	£-7,317,215	£-7,523,728	£-7,523,728	£-8,298,152	£-8,814,436

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-31,040,828	£-32,978,590	£-33,173,144	£-33,173,144	£-33,902,721	£-34,389,106
35% SR : 35% THLR : 30% LLR	10%	£-35,526,688	£-37,252,910	£-37,447,459	£-37,447,459	£-38,177,017	£-38,663,389
35% SR : 35% THLR : 30% LLR	20%	£-40,254,370	£-41,764,892	£-41,960,302	£-41,960,302	£-42,693,090	£-43,181,614
35% SR : 35% THLR : 30% LLR	25%	£-42,708,894	£-44,110,007	£-44,306,172	£-44,306,172	£-45,041,792	£-45,532,205
35% SR : 35% THLR : 30% LLR	30%	£-45,223,873	£-46,514,537	£-46,711,674	£-46,711,674	£-47,450,939	£-47,943,781
35% SR : 35% THLR : 30% LLR	35%	£-47,799,308	£-48,978,483	£-49,176,809	£-49,176,809	£-49,926,960	£-50,430,883
35% SR : 35% THLR : 30% LLR	43%	£-51,812,588	£-52,839,098	£-53,042,892	£-53,042,892	£-53,807,118	£-54,316,601
35% SR : 35% THLR : 30% LLR	50%	£-55,992,379	£-56,844,562	£-57,051,075	£-57,051,075	£-57,825,499	£-58,341,783

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£-8,868,269	£-10,806,031	£-11,000,585	£-11,000,585	£-11,730,161	£-12,216,546
35% SR : 35% THLR : 30% LLR	10%	£-13,354,128	£-15,080,351	£-15,274,899	£-15,274,899	£-16,004,458	£-16,490,829
35% SR : 35% THLR : 30% LLR	20%	£-18,081,810	£-19,592,333	£-19,787,743	£-19,787,743	£-20,520,530	£-21,009,054
35% SR : 35% THLR : 30% LLR	25%	£-20,536,335	£-21,937,448	£-22,133,613	£-22,133,613	£-22,869,232	£-23,359,645
35% SR : 35% THLR : 30% LLR	30%	£-23,051,313	£-24,341,978	£-24,539,114	£-24,539,114	£-25,278,379	£-25,771,222
35% SR : 35% THLR : 30% LLR	35%	£-25,626,748	£-26,805,924	£-27,004,249	£-27,004,249	£-27,754,401	£-28,258,323
35% SR : 35% THLR : 30% LLR	43%	£-29,640,029	£-30,666,539	£-30,870,332	£-30,870,332	£-31,634,558	£-32,144,042
35% SR : 35% THLR : 30% LLR	50%	£-33,819,819	£-34,672,003	£-34,878,515	£-34,878,515	£-35,652,940	£-36,169,223

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£5,711,864	£3,774,102	£3,579,548	£3,579,548	£2,849,971	£2,363,586
35% SR : 35% THLR : 30% LLR	10%	£1,226,004	£-500,218	£-694,767	£-694,767	£-1,424,325	£-1,910,697
35% SR : 35% THLR : 30% LLR	20%	£-3,901,678	£-5,012,200	£-5,207,610	£-5,207,610	£-5,940,398	£-6,428,922
35% SR : 35% THLR : 30% LLR	25%	£-5,956,202	£-7,357,315	£-7,553,480	£-7,553,480	£-8,289,100	£-8,779,513
35% SR : 35% THLR : 30% LLR	30%	£-8,471,181	£-9,761,845	£-9,958,992	£-9,958,992	£-10,698,247	£-11,191,089
35% SR : 35% THLR : 30% LLR	35%	£-11,046,616	£-12,225,791	£-12,424,117	£-12,424,117	£-13,174,268	£-13,678,191
35% SR : 35% THLR : 30% LLR	43%	£-15,059,896	£-16,086,406	£-16,290,200	£-16,290,200	£-17,054,426	£-17,563,909
35% SR : 35% THLR : 30% LLR	50%	£-19,239,687	£-20,091,870	£-20,298,383	£-20,298,383	£-21,072,807	£-21,589,091

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£11,798,078	£9,860,316	£9,665,762	£9,665,762	£8,936,185	£8,449,800
35% SR : 35% THLR : 30% LLR	10%	£7,312,218	£5,585,996	£5,391,447	£5,391,447	£4,661,889	£4,175,517
35% SR : 35% THLR : 30% LLR	20%	£2,584,536	£1,074,014	£878,604	£878,604	£145,816	£-342,708
35% SR : 35% THLR : 30% LLR	25%	£-130,012	£-1,271,101	£-1,467,266	£-1,467,266	£-2,202,898	£-2,693,299
35% SR : 35% THLR : 30% LLR	30%	£-2,384,967	£-3,675,631	£-3,872,768	£-3,872,768	£-4,612,033	£-5,104,875
35% SR : 35% THLR : 30% LLR	35%	£-4,960,402	£-6,139,577	£-6,337,903	£-6,337,903	£-7,088,054	£-7,591,977
35% SR : 35% THLR : 30% LLR	43%	£-8,973,682	£-10,000,192	£-10,203,986	£-10,203,986	£-10,968,212	£-11,477,695
35% SR : 35% THLR : 30% LLR	50%	£-13,153,473	£-14,005,656	£-14,212,169	£-14,212,169	£-14,986,593	£-15,502,877

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z3 Med
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£8,521,659	£6,755,282	£6,560,728	£6,560,728	£5,831,151	£5,344,766
35% SR : 35% THLR : 30% LLR	10%	£4,725,685	£3,158,983	£2,964,435	£2,964,435	£2,234,876	£1,748,505
35% SR : 35% THLR : 30% LLR	20%	£687,890	£686,017	£684,623	£684,623	£1,623,394	£2,125,909
35% SR : 35% THLR : 30% LLR	25%	£1,444,943	£2,724,931	£2,924,305	£2,924,305	£3,671,955	£4,170,389
35% SR : 35% THLR : 30% LLR	30%	£3,650,470	£4,824,232	£5,024,594	£5,024,594	£5,775,949	£6,276,851
35% SR : 35% THLR : 30% LLR	35%	£5,917,441	£6,983,921	£7,185,490	£7,185,490	£7,941,374	£8,445,298
35% SR : 35% THLR : 30% LLR	43%	£9,433,106	£10,336,681	£10,540,474	£10,540,474	£11,304,700	£11,814,184
35% SR : 35% THLR : 30% LLR	50%	£13,087,020	£13,825,311	£14,031,825	£14,031,825	£14,806,249	£15,322,532

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£41,006,688	£42,772,065	£42,966,619	£42,966,619	£43,696,196	£44,182,581
35% SR : 35% THLR : 30% LLR	10%	£44,801,661	£46,368,364	£46,562,912	£46,562,912	£47,292,471	£47,778,842
35% SR : 35% THLR : 30% LLR	20%	£48,839,457	£50,213,364	£50,411,970	£50,411,970	£51,156,741	£51,653,256
35% SR : 35% THLR : 30% LLR	25%	£50,972,290	£52,252,278	£52,451,652	£52,451,652	£53,199,302	£53,697,736
35% SR : 35% THLR : 30% LLR	30%	£53,177,817	£54,351,579	£54,551,941	£54,551,941	£55,303,296	£55,804,198
35% SR : 35% THLR : 30% LLR	35%	£55,444,788	£56,511,268	£56,712,837	£56,712,837	£57,468,721	£57,972,645
35% SR : 35% THLR : 30% LLR	43%	£58,960,453	£59,864,028	£60,067,821	£60,067,821	£60,832,047	£61,341,531
35% SR : 35% THLR : 30% LLR	50%	£62,814,367	£63,352,658	£63,559,172	£63,559,172	£64,333,596	£64,849,879

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£18,833,129	£20,599,506	£20,794,060	£20,794,060	£21,523,636	£22,010,021
35% SR : 35% THLR : 30% LLR	10%	£22,629,102	£24,195,804	£24,390,353	£24,390,353	£25,119,911	£25,606,283
35% SR : 35% THLR : 30% LLR	20%	£26,666,897	£28,040,804	£28,239,411	£28,239,411	£28,984,182	£29,480,697
35% SR : 35% THLR : 30% LLR	25%	£28,799,730	£30,079,718	£30,279,092	£30,279,092	£31,026,743	£31,525,177
35% SR : 35% THLR : 30% LLR	30%	£31,005,258	£32,179,019	£32,379,381	£32,379,381	£33,130,736	£33,631,639
35% SR : 35% THLR : 30% LLR	35%	£33,272,228	£34,338,709	£34,540,278	£34,540,278	£35,296,162	£35,800,085
35% SR : 35% THLR : 30% LLR	43%	£36,787,894	£37,691,468	£37,895,262	£37,895,262	£38,659,488	£39,168,971
35% SR : 35% THLR : 30% LLR	50%	£40,441,807	£41,180,098	£41,386,612	£41,386,612	£42,161,037	£42,677,319

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,252,996	£6,019,373	£6,213,927	£6,213,927	£6,943,504	£7,429,889
35% SR : 35% THLR : 30% LLR	10%	£8,048,970	£9,615,672	£9,810,220	£9,810,220	£10,539,779	£11,026,150
35% SR : 35% THLR : 30% LLR	20%	£12,086,765	£13,460,672	£13,659,278	£13,659,278	£14,404,049	£14,900,564
35% SR : 35% THLR : 30% LLR	25%	£14,219,598	£15,499,586	£15,698,960	£15,698,960	£16,446,610	£16,945,044
35% SR : 35% THLR : 30% LLR	30%	£16,425,125	£17,698,887	£17,899,249	£17,899,249	£18,650,604	£19,051,506
35% SR : 35% THLR : 30% LLR	35%	£18,692,096	£19,959,576	£20,160,145	£20,160,145	£20,916,029	£21,219,953
35% SR : 35% THLR : 30% LLR	43%	£22,207,761	£23,111,336	£23,315,129	£23,315,129	£24,079,355	£24,588,839
35% SR : 35% THLR : 30% LLR	50%	£25,861,675	£26,599,966	£26,806,480	£26,806,480	£27,580,904	£28,097,187

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,833,217	£66,841	£127,713	£127,713	£857,290	£1,343,675
35% SR : 35% THLR : 30% LLR	10%	£1,982,756	£3,829,458	£3,724,006	£3,724,006	£4,453,565	£4,939,936
35% SR : 35% THLR : 30% LLR	20%	£6,000,551	£7,374,458	£7,573,064	£7,573,064	£8,317,836	£8,814,351
35% SR : 35% THLR : 30% LLR	25%	£8,133,384	£9,413,372	£9,612,746	£9,612,746	£10,360,396	£10,858,030
35% SR : 35% THLR : 30% LLR	30%	£10,338,911	£11,512,673	£11,713,035	£11,713,035	£12,464,390	£12,965,293
35% SR : 35% THLR : 30% LLR	35%	£12,605,882	£13,672,362	£13,873,931	£13,873,931	£14,629,815	£15,133,739
35% SR : 35% THLR : 30% LLR	43%	£16,121,547	£17,025,122	£17,228,915	£17,228,915	£17,993,141	£18,502,625
35% SR : 35% THLR : 30% LLR	50%	£19,775,461	£20,513,752	£20,720,266	£20,720,266	£21,494,690	£22,010,973

LB TOWER HAMLETS
Local Plan Viability Testing 2016

T8 PRS - 250 Flats

Value Area	CIL Z3 Low
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No Units	250
Site Area	0.89 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	SR & TH LR : LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£4,831,074	£3,128,172	£2,933,618	£2,933,618	£2,204,042	£1,717,657
35% SR : 35% THLR : 30% LLR	10%	£1,257,203	£253,930	£451,661	£451,661	£1,193,151	£1,687,477
35% SR : 35% THLR : 30% LLR	20%	£2,600,334	£3,928,743	£4,127,350	£4,127,350	£4,872,121	£5,368,636
35% SR : 35% THLR : 30% LLR	25%	£4,631,550	£5,856,732	£6,056,105	£6,056,105	£6,803,757	£7,302,190
35% SR : 35% THLR : 30% LLR	30%	£6,724,210	£7,845,107	£8,045,469	£8,045,469	£8,796,824	£9,297,726
35% SR : 35% THLR : 30% LLR	35%	£8,878,314	£9,893,870	£10,095,439	£10,095,439	£10,851,324	£11,355,246
35% SR : 35% THLR : 30% LLR	43%	£12,224,678	£13,080,240	£13,284,034	£13,284,034	£14,048,260	£14,557,743
35% SR : 35% THLR : 30% LLR	50%	£15,709,291	£16,402,481	£16,608,995	£16,608,995	£17,383,419	£17,899,702

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£55,470,629

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£44,696,273	£46,399,175	£46,593,729	£47,323,305	£47,809,690	£47,809,690
35% SR : 35% THLR : 30% LLR	10%	£48,270,144	£49,781,277	£49,979,008	£49,979,008	£50,720,498	£51,214,824
35% SR : 35% THLR : 30% LLR	20%	£52,127,681	£53,456,090	£53,654,697	£53,654,697	£54,399,468	£54,895,983
35% SR : 35% THLR : 30% LLR	25%	£54,158,897	£55,384,079	£55,583,452	£55,583,452	£56,331,103	£56,829,573
35% SR : 35% THLR : 30% LLR	30%	£56,251,557	£57,372,454	£57,572,816	£57,572,816	£58,324,171	£58,825,073
35% SR : 35% THLR : 30% LLR	35%	£58,405,661	£59,421,217	£59,622,786	£59,622,786	£60,378,671	£60,882,593
35% SR : 35% THLR : 30% LLR	43%	£61,752,025	£62,607,587	£62,811,381	£62,811,381	£63,575,607	£64,085,090
35% SR : 35% THLR : 30% LLR	50%	£65,236,638	£65,929,828	£66,136,342	£66,136,342	£66,910,766	£67,427,049

Residual Land values compared to benchmark land values

Benchmark land value 2 - Medium value secondary offices

£30,637,362

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£22,523,713	£24,226,615	£24,421,169	£24,421,169	£25,150,746	£25,637,131
35% SR : 35% THLR : 30% LLR	10%	£26,097,584	£27,608,718	£27,806,448	£27,806,448	£28,547,938	£29,042,265
35% SR : 35% THLR : 30% LLR	20%	£29,955,122	£31,283,531	£31,482,137	£31,482,137	£32,226,909	£32,723,424
35% SR : 35% THLR : 30% LLR	25%	£31,986,338	£33,211,520	£33,410,893	£33,410,893	£34,158,544	£34,656,977
35% SR : 35% THLR : 30% LLR	30%	£34,078,997	£35,199,894	£35,400,256	£35,400,256	£36,151,611	£36,652,514
35% SR : 35% THLR : 30% LLR	35%	£36,233,101	£37,248,658	£37,450,226	£37,450,226	£38,206,111	£38,710,034
35% SR : 35% THLR : 30% LLR	43%	£39,579,466	£40,435,028	£40,638,821	£40,638,821	£41,403,047	£41,912,531
35% SR : 35% THLR : 30% LLR	50%	£43,064,079	£43,757,269	£43,963,782	£43,963,782	£44,738,207	£45,254,489

Residual Land values compared to benchmark land values

Benchmark land value 3 - Lower value secondary office or community use

£14,307,614

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£7,943,581	£9,646,483	£9,841,037	£9,841,037	£10,570,613	£11,056,998
35% SR : 35% THLR : 30% LLR	10%	£11,517,452	£13,028,585	£13,226,316	£13,226,316	£13,967,806	£14,462,132
35% SR : 35% THLR : 30% LLR	20%	£15,374,989	£16,703,398	£16,902,005	£16,902,005	£17,646,776	£18,143,291
35% SR : 35% THLR : 30% LLR	25%	£17,406,205	£18,631,387	£18,830,760	£18,830,760	£19,578,412	£20,076,845
35% SR : 35% THLR : 30% LLR	30%	£19,498,865	£20,619,762	£20,820,124	£20,820,124	£21,571,479	£22,072,381
35% SR : 35% THLR : 30% LLR	35%	£21,652,969	£22,669,525	£22,870,094	£22,870,094	£23,625,979	£24,139,901
35% SR : 35% THLR : 30% LLR	43%	£24,999,333	£25,854,895	£26,058,689	£26,058,689	£26,822,915	£27,332,398
35% SR : 35% THLR : 30% LLR	50%	£28,483,946	£29,177,136	£29,383,650	£29,383,650	£30,158,074	£30,674,357

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£7,491,054

Tenure	% AH	Base costs	Base Costs, CIL & S106	Base Costs, CIL & S106 & SUDs	Base Costs, CIL & S106,SUDs & Accessibility (small sites)	Base Costs, CIL & S106,SUDs, Acces & 35% Carbon	Base Costs, CIL & S106,SUDs, Access & Carbon Zero
35% SR : 35% THLR : 30% LLR	0%	£1,857,367	£3,560,269	£3,794,823	£3,754,823	£4,484,400	£4,970,784
35% SR : 35% THLR : 30% LLR	10%	£5,431,238	£6,942,371	£7,140,102	£7,140,102	£7,881,592	£8,375,919
35% SR : 35% THLR : 30% LLR	20%	£9,288,775	£10,617,185	£10,815,791	£10,815,791	£11,560,562	£12,057,077
35% SR : 35% THLR : 30% LLR	25%	£11,319,991	£12,545,173	£12,744,546	£12,744,546	£13,492,198	£13,990,631
35% SR : 35% THLR : 30% LLR	30%	£13,412,651	£14,533,548	£14,733,910	£14,733,910	£15,485,265	£15,986,168
35% SR : 35% THLR : 30% LLR	35%	£15,566,755	£16,582,311	£16,783,880	£16,783,880	£17,539,765	£18,043,687
35% SR : 35% THLR : 30% LLR	43%	£18,913,119	£19,768,681	£19,972,475	£19,972,475	£20,736,701	£21,246,184
35% SR : 35% THLR : 30% LLR	50%	£22,397,732	£23,090,922	£23,297,436	£23,297,436	£24,071,860	£24,588,143

Appendix 13 - Strategic sites testing results

Scheme 1 Bishopsgate Goods Yard					
Total Units	996	Gross Site Area per Ha	4.24	Benchmark Land Value	£23,472,000
Total Floor Area sq ft (GIA)	1,048,824.59	less land for infrastructure	1,255		
Total Floor Area sq m (GIA)	97,438.18	- Strategic Open Space			
Total Floor Area sq ft (NIA)	786,618.44	- Community Use Facility			
		(Idea Store/Archives facility)			
Gross to net ratio	75%	Net site area	2,985	Existing Floorspace (sq m)	-
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73	Density	334		
No Phases	3				

Leisure Facility			
No Pitches	Sq m per Pitch	Sub total	Circulation Area (10.8%)
10	370	3,700	4,069.60

N.B. the number of residential units has been reduced to 996 units to reflect the inclusion of the provision of 5-a-side football pitches, in accordance with Sport England information.

Residential Scheme assumptions

	% Proportion	No units
Market	65%	647.40
Social Rent	12.25%	122
Intermediate - LLR	5.25%	52
Intermediate - SO	0.25%	2
TH Living rent	12.25%	122

	Market	Social Rent	Intermediate (inc LBTH LLR)
Studio	0%	0%	0%
1	30%	20%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	
1b	50	194	9,711.00	31	1525	8	392	8	392	18	915	299
2b	70	324	22,659.00	37	2562	21	1464	21	1464	49	3416	451
3b	95	68	6,155.30	37	3477	18	1739	18	1739	43	4057	181
4b	108	65	6,991.92	18	1977	5	565	5	565	12	1318	106
Total (sq m)		647	45,512.22	122.01	9,541.18	52.29	4,159.67	52.29	4,159.67	122.01	9,705.90	996.00
Total (sq ft)			489,893.54		102,701.28		44,774.68		44,774.68		104,474.26	786,618.44

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	92,000	990,288	73,600	792,230
Retail	20,000	215,280	16,000	172,224

Timescales

	Phase 1			Phase 2			Phase 3		
No Market Resi units	216	Sold on completion	Sales period (months)	216	Sold on completion	Sales period (months)	216	Sold on completion	Sales period (months)
On plan sales	50%	107.90		50%	107.90		50%	107.90	
Sale of units per month thereafter	10		11	10		11	10		11
Purchase	9 months			9 months			9 months		
Pre-construction	9 months			9 months			9 months		
Construction	36 months	at end of construction		36 months	at end of construction		36 months	at end of construction	
Sales	11 months			11 months			11 months		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	125	£50,000	6,246,939
Ground Rent on Market units	Rent Per Unit PA £600	Yield 5%	
Private Resi Sales Value	per sq ft £1,350		
Affordable Resi Sales Value	Social Rent £127	Intermediate - LLR £229	Intermediate - SO £478
	TH Living rent £225		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£58	4.25%	24
Retail	£55	5.00%	18

COSTS

	per unit	Total								
S.106 Assumptions	£1,220	£1,215,120								
Mayoral CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Rent	£35	£43.00	80,682.96	-	80,682.96	£2,609,639.40	N/A	-	0	£2,609,639.40
Office	£35	£43.00	92,000.00	-	92,000.00	£3,906,412.56	£140	£	181	16634260.09
Retail	£35	£43.00	20,000.00	-	20,000.00	£860,089.69	£90	£	116	2324663.677
										£2,324,663.68
										£21,568,563.17

LBTH CIL

	Base	4	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Rent	£0.00	£0.00	80,682.96	-	80,682.96	£0.00
Office	£0.00	£0.00	92,000.00	-	92,000.00	£0.00
Retail	£0.00	£0.00	20,000.00	-	20,000.00	£0.00
						£0.00

Demolition

£80 per sq m

Decontamination and abnormal costs at preconstruction

Per Ha	Total figure
	£100,000,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Rent	£2,900	£375.00	£10.0	£82.50	£3,467.50
Office	£2,387	£383.56	£9.43	£47.1	£2,767
Retail	£2,606	£390.90	£10.4	£52.1	£3,059

Contingency on build costs

5%

Profit

Private/Market on GDV

Affordable on GDV

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV

Resi Sales legal fees on GDV

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa

Commercial Sales fee on GDV

Commercial Legal fee on GDV

Professional fees

12%

Finance

N/A

Appraisal outcome

Ungrown ungeared IRR 31.56%

Scheme	1 Bishopsgate Goods Yard		10% Affordable Workspace @ 50% of market rent	
Total Units	996		Gross Site Area per Ha	4.24
Total Floor Area sq ft (GIA)	1,048,824.59		Benchmark Land Value	£23,472,000
Total Floor Area sq m (GIA)	97,438.18		less land for infrastructure	1,255
Total Floor Area sq ft (NIA)	786,618.44		- Strategic Open Space	
			- Community Use Facility	
			(Ideas Store/Archives facility)	
Gross to net ratio	75%		Net site area	2,985
Average Unit Size sq ft (GIA)	1053		Existing Floorspace (sq m)	-
Average Unit Size sq ft (NIA)	73		Density	334
No Phases	3			

No Pitches	Sq m per Pitch	Sub total	Circulation Area (10.8%)
10	370	3,700	4,099.60

N.B. the number of residential units has been reduced to 996 units to reflect the inclusion of the provision of 5-a-side football pitches, in accordance with Sport England information.

Residential Scheme assumptions

Market	% Proportion	No units
Market	65%	647.40
Social Rent	12.25%	122
Intermediate - LLR	5.25%	52
Intermediate - SO	5.25%	52
TH Living rent	12.25%	122

Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%
1	30%	15%
2	50%	40%
3	10%	35%
4	10%	10%

Type	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	
1b	50	194	9,711.00	31	1,525	8	392	8	392	18	915	299
2b	70	324	22,659.00	37	2,562	21	1,464	21	1,464	49	3,416	451
3b	95	69	6,155.30	37	3,472	18	1,739	18	1,739	43	4,057	181
4b	108	65	6,991.92	18	1,977	5	565	5	565	12	1,318	106
Total (sq m)		647	45,512.22	122.01	9,541.18	52.29	4,159.67	52.29	4,159.67	122.01	9,705.90	996.00
Total (sq ft)			489,893.54		102,701.28		44,774.68		44,774.68		104,474.26	786,618.44

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	92,000	990,288	73,600	792,230
Retail	20,000	215,280	16,000	172,224

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market office	82,800	891,258	66,240	713,007
Affordable office workspace	9,200	99,029	7,360	79,223
Market retail	18,000	193,752	14,400	155,002
Affordable retail workspace	2,000	21,528	1,600	17,222

Timescales

	Phase 1			Phase 2			Phase 3		
	No Market Resi units	Sold on completion	Sales period (months)	No Market Resi units	Sold on completion	Sales period (months)	No Market Resi units	Sold on completion	Sales period (months)
Off-plan sales	216	50%	107.90	216	50%	107.90	216	50%	107.90
Sale of units per month thereafter	10			10			10		
Purchase	9 months			9 months			9 months		
Pre-construction	9 months			9 months			9 months		
Construction	36 months			36 months			36 months		
Sales	11 months	at end of construction		11 months	at end of construction		11 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	125	£50,000	6,248,939
Ground Rent on Market units	£600	5%	
Private Resi Sales Value	per sq ft	£1,350	
Affordable Resi Sales Value	Social Rent	per sq ft	£127
	Intermediate - LLR	£229	
	Intermediate - SO	£478	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£58	4.25%	24
Retail	£35	5.00%	18
Affordable office workspace	£29.00	6.0000%	24
Affordable retail workspace	£27.50	6.00%	24

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£1,215,120

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	60,682.96	-	60,682.96	£2,690,639.40	N/A		0	£2,690,639.40
Office	£35	£43.00	92,000.00	-	92,000.00	£3,956,412.56	£140	£	181	£16,634,260.09
Retail	£35	£43.00	20,000.00	-	20,000.00	£860,089.69	£90	£	116	£2,324,663.67
										£21,568,563.17

LBTH CIL

	Base	4	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£0.00	£0.00	60,682.96	-	60,682.96	£0.00
Office	£0.00	£0.00	92,000.00	-	92,000.00	£0.00
Retail	£0.00	£0.00	20,000.00	-	20,000.00	£0.00
						£0.00

Demolition

	Per Ha	Total figure
Demolition	£80 per sq m	£100,000,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£62.50	£2,948
Office	£2,357	£353.55	£9.43	£47.1	£2,767
Retail	£2,606	£390.90	£10.4	£52.1	£3,059

Contingency on build costs

Contingency on build costs	5%
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Profit

Private/Market on GDV	IRR
Affordable on GDV	

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Professional fees	12%
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Finance

Finance	N/A
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Appraisal outcome

Ungrown ungeard IRR	29.20%
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Scheme		2		Bow Common Gas Works	
Total Units	468	Gross Site Area per Ha	3.94	Benchmark Land Value	£21,811,000
Total Floor Area sq ft (GIA)	492,821.19	less land for infrastructure	2.5		
Total Floor Area sq m (GIA)	45,784.21	- Strategic Open Space			
Total Floor Area sq ft (NIA)	369,615.90	- Secondary School		Existing Floorspace (sq m)	-
Gross to net ratio	75%	Net site area	1.44		
Average Unit Size sq ft (GIA)	1053	Density	325		
Average Unit Size sq ft (NIA)	73				
No Phases	2				

Residential Scheme assumptions

	% Proportion	No units
Market	65%	304
Social Rent	12.25%	57
Intermediate - LLR	5.25%	25
Intermediate - SO	5.25%	25
TH Living rent	12.25%	57

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	91	4,563.00	14	717	4	184	4	184	9	430	122	6078
2b	70	152	10,647.00	17	1204	10	688	10	688	23	1605	212	14832
3b	95	30	2,869.50	17	1634	9	817	9	817	20	1906	85	8064
4b	108	30	3,285.36	9	920	2	265	2	265	6	619	50	5364
Total		304	21,385.26	57.33	4,483.21	24.57	1,954.54	24.57	1,954.54	57.33	4,560.60	468.00	34,338.15
Total (sq ft)			230,190.94		48,257.23		21,038.71		21,038.71		49,090.31		369,615.90

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1			Phase 2		
No Market Resi units	152	Sold on completion	Sales period (months)	152	Sold on completion	Sales period (months)
Off-plan sales	50%	76.05	8	50%	76.05	8
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	24 months			24 months		
Sales	8 months	at end of construction		8 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	211	£20,000	4,226,637
Ground Rent on Market units	£350	5%	
Private Resi Sales Value	per sq ft	£675	
Affordable Resi Sales Value	per sq ft	£127	
		£223	
		£168	
		£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£570,960

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	28,513.68	-	28,513.68	£1,226,216.10	N/A	£	0	£1,226,216.10
Office	£35	£43.00	-	-	-	£0.00	£0	£	0	£0
Retail	£35	£43.00	-	-	-	£0.00	£0	£	0	£0
										£1,226,216.10

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£35	£37.03	28,513.68	-	28,513.68	£1,055,776.80
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£1,055,776.80

Demolition

	Per Ha	Total figure
Demolition	£80 per sq m	
Decontamination at preconstruction	£3,200,000	£12,608,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£56.25	£2,653
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

Contingency on build costs	5%
Profit	
Private/Market on GDV	20%
Affordable on GDV	6%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Professional fees	12%
Finance	7.00%

Appraisal outcome

RLV	-£14,249,854
Benchmark land value	£21,811,000
Scheme viable	No

Scheme	2	Bow Common Gas Works	100% Private		
Total Units	468		Gross Site Area per Ha	3.94	Benchmark Land Value
Total Floor Area sq ft (GIA)	472,186.54				£21,811,000
Total Floor Area sq m (GIA)	43,867.20		less land for infrastructure	2.5	
Total Floor Area sq ft (NIA)	354,139.91		- Strategic Open Space		
Gross to net ratio	75%		- Secondary School		Existing Floorspace (sq m)
Average Unit Size sq ft (GIA)	1009		Net site area	1.44	
Average Unit Size sq ft (NIA)	70		Density	325	
No Phases	2				

Residential Scheme assumptions

Market	% Proportion	No units
Market	100%	468
Social Rent	0.00%	-
Intermediate - LLR	0.00%	-
Intermediate - SO	0.00%	-
TH Living rent	0.00%	-

Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%
1	30%	25%
2	50%	30%
3	10%	30%
4	10%	15%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	140	7,020.00	0	0	0	0	0	0	0	0	140	7020
2b	70	234	16,380.00	0	0	0	0	0	0	0	0	234	16380
3b	95	47	4,446.00	0	0	0	0	0	0	0	0	47	4446
4b	108	47	5,054.40	0	0	0	0	0	0	0	0	47	5054
Total		468	32,900.40	-	-	-	-	-	-	-	-	468.00	32,900.40
Total (sq ft)			354,139.91	-	-	-	-	-	-	-	-		354,139.91

Commercial Scheme assumptions

Use	GIA Sq m	GIA sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1				Phase 2			
No Market Resi units	234	Sold on completion	Sales period (months)	12	234	Sold on completion	Sales period (months)	12
Off-plan sales	50%	117.00			50%	117.00		
Sale of units per month thereafter	10				10			
Purchase	9 months				9 months			
Pre-construction	9 months				9 months			
Construction	24 months				24 months			
Sales	12 months	at end of construction			12 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	211	£20,000	4,226,637
Ground Rent on Market units	£350	5%	
Private Resi Sales Value	per sq ft	£675	
Affordable Resi Sales Value	per sq ft	£127	
		£223	
		£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£570,960

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	43,867.20	-	43,867.20	£1,886,486.31	N/A	£	0	£1,886,486.31
Office	£35	£43.00	-	-	-	£0.00	£0	£	0	£0
Retail	£35	£43.00	-	-	-	£0.00	£0	£	0	£0
										£1,886,486.31

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£35	£37.03	43,867.20	-	43,867.20	£1,624,272.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£1,624,272.00

Demolition

	Per Ha	Total figure
Demolition	£80 per sq m	
Decontamination at preconstruction	£3,200,000	£12,608,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£66.25	£2,663
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

Contingency on build costs	5%
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Profit

Private/Market on GDV	20%
Affordable on GDV	6%

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Professional fees	12%
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Finance

Finance	7.00%
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Appraisal outcome

RLV	£14,101,197
Benchmark land value	£9,203,000
Scheme viable	Yes

Scheme 3 Billingsgate Market					
Total Units	1,716	Gross Site Area per Ha	5.74	Benchmark Land Value	£31,775,000
Total Floor Area sq ft (GIA)	1,807,011.04	less land for infrastructure	1.9		
Total Floor Area sq m (GIA)	167,875.42	- Open Space			
Total Floor Area sq ft (NIA)	1,355,258.28	- Secondary School		Existing Floorspace (sq m)	1,716
Gross to net ratio	75%	Net site area	3.84		
Average Unit Size sq ft (GIA)	1053	Density	447		
Average Unit Size sq ft (NIA)	73				
No Phases	5				

Residential Scheme assumptions

Market	% Proportion	No units
Market	65%	1,115
Social Rent	12.25%	210
Intermediate - LLR	5.25%	90
Intermediate - SO	5.25%	90
TH Living rent	12.25%	210

Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%
1	30%	25%
2	50%	30%
3	10%	30%
4	10%	15%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	335	16,731.00	53	2,628	14	676	14	676	32	1,577	446	22,287
2b	70	558	39,039.00	63	4,414	36	2,523	36	2,523	84	5,886	777	54,384
3b	95	112	10,596.30	63	5,891	32	2,995	32	2,995	74	6,989	311	29,568
4b	108	112	12,046.32	32	3,405	9	973	9	973	21	2,270	182	19,668
Total		1115	78,412.62	210.21	16,438.42	90.09	7,166.66	90.09	7,166.66	210.21	16,722.21	1,716.00	125,906.57
Total (sq ft)			844,033.44		176,943.17		77,141.92		77,141.92		179,997.82		1,355,258.28

Commercial Scheme assumptions

Use	GIA Sq m	GIA sq ft	NIA sq m	NIA sq ft
Office	186,330	2,005,856	149,084	1,604,525
Retail	1,756	18,902	1,405	15,121

	Phase 1				Phase 2				Phase 3				Phase 4				Phase 5			
	No Market Resi units	Off-plan sales	Sale of units per month thereafter	Sales period (months)	No Market Resi units	Off-plan sales	Sale of units per month thereafter	Sales period (months)	No Market Resi units	Off-plan sales	Sale of units per month thereafter	Sales period (months)	No Market Resi units	Off-plan sales	Sale of units per month thereafter	Sales period (months)	No Market Resi units	Off-plan sales	Sale of units per month thereafter	Sales period (months)
No Market Resi units	223	50%	10	111.54	223	50%	10	111.54	223	50%	10	111.54	223	50%	10	111.54	223	50%	10	111.54
Off-plan sales	50%	10	111.54	11	50%	10	111.54	11	50%	10	111.54	11	50%	10	111.54	11	50%	10	111.54	11
Purchase	9 months				9 months				9 months				9 months				9 months			
Pre-construction	9 months				9 months				9 months				9 months				9 months			
Construction	36 months				36 months				36 months				36 months				36 months			
Sales	11 months	at end of construction			11 months	at end of construction			11 months	at end of construction			11 months	at end of construction			11 months	at end of construction		

REVENUE	No spaces			value per space			Total revenue		
	Car parking Spaces	89	£35,000						3,098,262
Ground Rent on Market units	Rent Per Unit PA	£450	Yield	5%					
	Private Resi Sales Value	per sq ft	£1,000						
Affordable Resi Sales Value	Social Rent	per sq ft	£127						
	Intermediate - LLR	per sq ft	£269						
	Intermediate - SO	per sq ft	£478						
	TH Living rent	per sq ft	£225						
Commercial values	Office	£42	5%	24					
	Retail	£50	4.50%	24					

COSTS	per unit		Total							
	S.106 Assumptions	£1,220		£2,093,520						
Mayoral CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
	Resi	£35	£43.00	104,550.16	809.28	103,740.88	£4,461,322.83	N/A	0	£4,461,322.83
	Office	£35	£43.00	186,330.00	898.25	185,431.75	£7,974,396.79	£190	£	45501459.06
	Retail	£35	£43.00	1,756.00	8.47	1,747.53	£75,151.83	£120	£	270828,7067
										£50,233,610.60

LBTH CIL	per unit		Total			
	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	104,550.16	809.28	103,740.88	£21,949,806.77
Office	£0	£0.00	186,330.00	898.25	185,431.75	£0.00
Retail	£70	£74.06	1,756.00	8.47	1,747.53	£129,412.03
						£22,079,218.80

Demolition £80 per sq m

Decontamination at preconstruction	Per Ha	Total figure
		£0

Build Costs	Base per sq m		Externals (15%) per sq m		SUDS (0.4%) per sq m		Carbon Zero		Total	
	Resi	£2,500	£375.00	£10.0	£2.50					£2,948
Office	£2,367	£353.55	£9.4	£2.37					£2,767	
Retail	£2,606	£390.90	£10.4	£2.61					£3,059	

Contingency on build costs 5%

Profit IRR

Private/Market on GDV

Affordable on GDV

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees 12%

Finance N/A

Appraisal outcome

Ungeared IRR 23.46%

Scheme	3	Billingsgate Market	10% Affordable workspace @ 50% of market rent		
Total Units	1,716		Gross Site Area per Ha	5.74	Benchmark Land Value
Total Floor Area sq ft (GIA)	1,807,011.04				£31,775,000
Total Floor Area sq m (GIA)	167,875.42		less land for infrastructure	1.9	
Total Floor Area sq ft (NIA)	1,355,258.28		- Open Space		
Gross to net ratio	75%		- Secondary School		Existing Floorspace (sq m)
			Net site area	3.84	1,716
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73		Density	447	
No Phases	5				

Residential Scheme assumptions

	% Proportion	No units
Market	65%	1,115
Social Rent	12.25%	210
Intermediate - LLR	5.25%	90
Intermediate - SO	5.25%	90
TH Living rent	12.25%	210

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
Tb	50	335	16,731.00	53	2629	14	676	14	676	32	1577	446	22287
Tb	70	58	39,039.00	63	4414	36	2523	36	2523	84	5886	777	54304
Tb	95	112	10,596.30	63	5991	32	2995	32	2995	74	6989	311	29500
Tb	108	112	12,046.32	32	3405	9	973	9	973	21	2270	182	19858
Total		1115	78,413.62	210	16,438.42	90	90	90	90	210	16,722.21	1,716	135,908.57
Total (sq ft)			844,033.44		176,943.17		77,141.92		77,141.92		179,997.82		1,355,258.28

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	186,330	2,005,656	149,064	1,604,535
Retail	1,756	18,902	1,405	15,121

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market office	167,697	1,805,091	134,158	1,444,072
Affordable office workspace	18,633	200,569	14,908	160,462
Market retail	1,580	17,011	1,264	13,609
Affordable retail workspace	176	1,890	140	1,512

Timescales

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
No Market Resi units	223	223	223	223	223
Off-plan sales	50%	50%	50%	50%	50%
Sale of units per month thereafter	10	11	11	11	11
Purchase	9 months	9 months	9 months	9 months	9 months
Pre-construction	9 months	9 months	9 months	9 months	9 months
Construction	36 months	36 months	36 months	36 months	36 months
Sales	11 months	11 months	11 months	11 months	11 months

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	89	£35,000	3,098,202
Ground Rent on Market units	£450	5%	
Private Resal Sales Value	per sq ft	£1,000	
Affordable Resal Sales Value	Social Rent	per sq ft	£127
	Intermediate - LLR	per sq ft	£289
	Intermediate - SO	per sq ft	£478
	TH Living rent	per sq ft	£225
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£42	5%	24
Retail	£50	4.50%	24
Affordable office workspace	£21	6.50%	24
Affordable retail workspace	£25	6.00%	24

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£2,093,520

Mayoral CIL

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	104,550.16	809.28	103,740.88	£4,461,322.83	N/A	£190	£	£4,461,322.83
Office	£35	£43.00	186,330.00	898.25	185,431.75	£7,974,396.79	£	245	45501459.06	45501459.06
Retail	£35	£43.00	1,756.00	8.47	1,747.53	£75,151.83	£120	155	270828.7067	270828.7067
										£50,233,618.69

LBTH CIL

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	104,550.16	809.28	103,740.88	£21,949,806.77
Office	£0	£0.00	186,330.00	898.25	185,431.75	£0.00
Retail	£76	£74.05	1,756.00	8.47	1,747.53	£129,412.03
						£22,079,218.80

Demolition

	Per Ha	Total figure
£80 per sq m		£0

Decontamination at preconstruction

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£62.50	£2,948
Office	£2,357	£353.55	£9.4	£47.1	£2,767
Retail	£2,606	£390.90	£10.4	£52.1	£3,059

Contingency on build costs

5%	
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Profit

IRR	
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Marketing/agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting fee on rent pa	10.00%
Commercial Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

12%	
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Finance

N/A	
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Appraisal outcome

Ungrown ungeared IRR	21.93%
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Scheme	4a	North Quay	Initial Scheme		
Total Units	1,300		Gross Site Area per Ha	3.48	Benchmark Land Value
Total Floor Area sq ft (GIA)	1,368,947.76		less land for infrastructure	0.4	£19,264,000
Total Floor Area sq m (GIA)	127,178.35		- Open Space		
Total Floor Area sq ft (NIA)	1,026,710.82		Net site area	3.08	Existing Floorpace (sq m)
Gross to net ratio	79%				
Average Unit Size sq ft (GIA)	1053		Density	422	
Average Unit Size sq ft (NIA)	73				
No Phases	4				

Residential Scheme assumptions

Market	% Proportion	No units
Market	65%	845
Social Rent	12.25%	159
Intermediate - LLR	5.25%	68
Intermediate - SO	5.25%	68
TH Living rent	12.25%	159

Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%
1	30%	25%
2	50%	30%
3	10%	30%
4	10%	15%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	254	12,675.00	40	1991	10	512	10	512	24	1194	338	16884
2b	70	423	29,575.00	48	3344	27	1911	27	1911	64	4459	589	41200
3b	95	85	8,027.50	48	4539	24	2269	24	2269	56	5295	236	22400
4b	108	85	9,126.00	24	2580	7	737	7	737	16	1720	138	14900
Total		845	59,403.50	159.25	12,453.35	68.25	5,429.29	68.25	5,429.29	159.25	12,668.34	1,300.00	95,383.76
Total (sq ft)			639,419.27		134,047.86		58,440.85		58,440.85		136,361.98		1,026,710.82

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	150,000	1,614,805	120,000	1,291,680
Retail	25,000	269,100	20,000	215,280

Timescales

	Phase 1			Phase 2			Phase 3			Phase 4		
No Market Resi units	211.25	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)
Off-plan sales	50%	105.63		50%	105.63		50%	105.63		50%	105.63	
Sale of units per month thereafter	10		11	10		11	10		11	10		
Purchase	9 months			9 months			9 months			9 months		
Pre-construction	9 months			36 months			36 months			36 months		
Construction	36 months			11 months			11 months			11 months		
Sales	11 months	at end of construction		11 months	at end of construction		11 months	at end of construction		11 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	187	£35,000	6,547,123
Ground Rent on Market units	£450	5%	
Private Resi Sales Value	per sq ft	£1,000	
Affordable Resi Sales Value	per sq ft	£127	
		£289	
		£478	
		£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£42	5%	24
Retail	£50	4.50%	24

COSTS

S.106 Assumptions	per unit	Total
S.106 Assumptions	£1,220	£1,586,000

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	79,204.67	-	79,204.67	£3,406,155.84	N/A		0	£3,406,155.84
Office	£35	£43.00	150,000.00	-	150,000.00	£6,450,672.65	£190	£	245	36807174.89
Retail	£35	£43.00	25,000.00	-	25,000.00	£1,075,112.11	£120	£	155	3874439.462
										£44,087,770.19

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	79,204.67	-	79,204.67	£16,758,361.90
Office	£0	£0.00	150,000.00	-	150,000.00	£0.00
Retail	£70	£74.06	25,000.00	-	25,000.00	£1,851,351.35
						£18,609,713.26

Demolition

Per Ha	Total figure
£80 per sq m	£0

Decontamination at preconstruction

Build Costs	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£82.50	£2,948
Office	£2,387	£358.05	£9.4	£47.1	£2,787
Retail	£2,606	£390.90	£10.4	£52.1	£3,059

Contingency on build costs

5%

Profit

Private/Market on GDV

Affordable on GDV

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV

Resi Sales legal fees on GDV

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa

Commercial Sales fee on GDV

Commercial Legal fee on GDV

Professional fees

12%

Finance

N/A

Appraisal outcome

Ungrown ungeared IRR **27.17%**

Scheme	4b	North Quay	Initial Scheme	10% Affordable workspace @ 50% of market rent	
Total Units	1,300		Gross Site Area per Ha	3.48	Benchmark Land Value
Total Floor Area sq ft (GIA)	1,368,947.76				£19,264,000
Total Floor Area sq m (GIA)	127,178.35		less land for infrastructure	0.4	
Total Floor Area sq ft (NIA)	1,026,710.82		- Open Space		
Gross to net ratio	75%		Net site area	3.08	Existing Floorspace (sq m)
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73		Density	422	
No Phases	4				

Residential Scheme assumptions

	% Proportion	No units	
Market	65%	845	
Social Rent	12.25%	159	
Intermediate - LLR	5.25%	68	
Intermediate - SO	5.25%	68	
TH Living rent	12.25%	159	

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	60%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	254	12,575.00	40	1901	10	512	10	512	24	1194	338	15,884
2b	70	423	29,575.00	48	3344	27	1911	27	1911	64	4459	585	41,200
3b	95	85	8,027.50	48	4539	24	2269	24	2269	56	5295	236	22,400
4b	108	85	9,126.00	24	2594	7	737	7	737	18	1720	138	14,900
Total		845	59,403.50	159.25	12,453.35	68.25	5,429.29	68.25	5,429.29	159.25	12,668.34	1,300.00	95,383.76
Total (sq ft)			639,419.27		134,047.86		58,440.85		58,440.85		136,361.98		1,026,710.82

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	150,000	1,614,600	120,000	1,291,680
Retail	25,000	268,100	20,000	215,280

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market office	132,500	1,428,230	106,000	1,140,984
Affordable workspace	17,500	188,370	14,000	150,696

285,246.00
37674

285246
37674

Timescales

	Phase 1			Phase 2			Phase 3			Phase 4		
No Market Resi units	211.25	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)
Off-plan sales	50%	105.63		50%	105.63		50%	105.63		50%	105.63	
Sale of units per month thereafter	10		11	10		11	10		11	10		
Purchase	9 months			9 months			9 months			9 months		
Pre-construction	9 months			9 months			9 months			9 months		
Construction	36 months			36 months			36 months			36 months		
Sales	11 months	at end of construction		11 months	at end of construction		11 months	at end of construction		11 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	187	£36,000	6,547,123
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£450	5%	
Private Resi Sales Value	per sq ft		
	£1,000		
Affordable Resi Sales Value	Social Rent	per sq ft	
	£127		
	Intermediate - LLR	£289	
	Intermediate - SO	£478	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£42	5%	24
Retail	£50	4.50%	24

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£1,586,000

Mayoral CIL

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	79,204.67	-	79,204.67	£3,406,155.84	N/A		0	£3,406,155.84
Office	£35	£43.00	150,000.00	-	150,000.00	£6,450,672.65	£190	£	245	36807174.89
Retail	£35	£43.00	25,000.00	-	25,000.00	£1,075,112.11	£180	£	159	3874439.465
										£44,087,770.13

LBTH CIL

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	79,204.67	-	79,204.67	£16,758,361.90
Office	£0	£0.00	150,000.00	-	150,000.00	£0.00
Retail	£70	£74.05	25,000.00	-	25,000.00	£1,851,351.35
						£18,609,713.25

Demolition £80 per sq m

	Per Ha	Total figure
Decontamination at preconstruction		£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£62.50	£2,948
Office	£2,357	£353.55	£9.4	£47.1	£2,767
Retail	£2,606	£390.90	£10.4	£52.1	£3,059

Contingency on build costs

5%

Profit

Private/Market on GDV N/A

Affordable on GDV N/A

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

N/A

Appraisal outcome

Ungrown ungeared IRR 25.98%

Scheme	4b	North Quay	25% Residential Scheme			
Total Units	772		Gross Site Area per Ha	3.48	Benchmark Land Value	£19,264,000
Total Floor Area sq ft (GIA)	811,112.05		less land for infrastructure	0.4		
Total Floor Area sq m (GIA)	75,354.15		- Open Space			
Total Floor Area sq ft (NIA)	608,334.04		Net site area	3.08	Existing Floorspace (sq m)	-
Gross to net ratio	79%					
Average Unit Size sq ft (GIA)	1051		Density	251		
Average Unit Size sq ft (NIA)	73					
No Phases	4					

Residential Scheme assumptions

Market	% Proportion	No units
Social Rent	12.25%	95
Intermediate - LLR	5.25%	41
Intermediate - SO	5.25%	41
TH Living rent	12.25%	95

Market	Social Rent	Intermediate (LLR)	Intermediate (SO)	Intermediate (TH LR)
Studio	0%	0%	0%	0%
1	30%	25%	15%	25%
2	50%	30%	40%	30%
3	10%	30%	35%	30%
4	10%	15%	10%	15%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	151	7,527.00	24	1182	6	304	6	304	24	1182	210	10499
2b	70	251	17,563.00	28	1988	16	1135	16	1135	28	1988	340	23805
3b	95	50	4,767.10	28	2695	28	2695	0	0	28	2695	135	12853
4b	108	50	5,419.44	14	1532	8	875	0	0	14	1532	87	9350
Total		502	35,276.54	94.57	7,395.37	58.77	5,009.51	22.29	1,438.82	94.57	7,395.37	772.00	56,515.61
Total (sq ft)			379,716.68		79,603.81		53,922.34		15,487.40		79,603.81		608,334.04

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	201,634	2,170,803	161,323	1,736,493
Retail	25,000	269,100	20,000	215,280

	Phase 1				Phase 2				Phase 3				Phase 4			
	No Market Resi units	125.45	Sold on completion	Sales period (months)	No Market Resi units	125	Sold on completion	Sales period (months)	No Market Resi units	125	Sold on completion	Sales period (months)	No Market Resi units	125	Sold on completion	Sales period (months)
Off-plan sales	50%		62.73		50%		62.73		50%		62.73		50%		62.73	
Sale of units per month thereafter	10				10				10				10			
Purchase	9 months				9 months				9 months				9 months			
Pre-construction	9 months				36 months				36 months				36 months			
Construction	6 months	at end of construction			6 months	at end of construction			6 months	at end of construction			6 months	at end of construction		
Sales																

REVENUE	No spaces		value per space		Total revenue	
	Car parking Spaces	187		£35,000		£6,547,123
Ground Rent on Market units	Rent Per Unit PA		Yield			
	£450		5%			
Private Resi Sales Value	per sq ft					
	£1,000					
Affordable Resi Sales Value	per sq ft					
	Social Rent	£127				
	Intermediate - LLR	£269				
	Intermediate - SO	£478				
TH Living rent	£225					
Commercial values	Rent per sq ft		Yield		Rent Free & Void (months)	
	Office	£42	5%		24	
	Retail	£50	4.50%		24	

COSTS	per unit		Total							
	S.106 Assumptions	£1,220		£941,840						
Mayoral CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
	Resi	£35	£43.00	47,035.39	-	47,035.39	£2,022,732.55	N/A	0	£2,022,732.55
	Office	£35	£43.00	201,653.98	-	201,653.98	£8,672,025.25	£190	£	49482087.79
	Retail	£35	£43.00	25,000.00	-	25,000.00	£1,075,112.11	£120	£	3874439.462
										£55,379,259.80

LBTH CIL	Base		Indexed		Liabile floorspace (sq m GIA)		Existing floorspace apportionment		Net additional floorspace		CIL liability	
	Resi	£200	£211.58	47,035.39	-	47,035.39	£9,951,888.76					
Office	£0	£0.00	201,653.98	-	201,653.98	£0.00						
Retail	£70	£74.06	25,000.00	-	25,000.00	£1,881,351.35						
						£11,803,240.11						

Demolition	Per Ha		Total figure	
	£80 per sq m		£0	

Build Costs	Base per sq m		Externals (15%) per sq m		SUDS (0.4%) per sq m		Carbon Zero		Total	
	Resi	£2,500	£375.00	£10.0	£10.0	£82.50				£2,948
Office	£2,387	£353.55	£9.4	£9.4	£47.1				£2,767	
Retail	£2,806	£390.90	£10.4	£10.4	£52.1				£3,659	

Contingency on build costs		5%	
Profit	N/A		
Private/Market on GDV	N/A		
Affordable on GDV	N/A		
Marketing/agency and legal fees			
Resi Sales agent and marketing on GDV	3.00%		
Resi Sales legal fees on GDV	0.50%		
Commercial Letting fee on rent pa	10.00%		
Commercial Letting Legal fee on rent pa	5.00%		
Commercial Sales fee on GDV	1.00%		
Commercial Legal fee on GDV	0.50%		
Professional fees			
	12%		
Finance			
	N/A		

Appraisal outcome

Ungrown ungeared IRR **27.29%**

Scheme	4b	North Quay	25% Residential Scheme & 10% Affordable Workspace @ 50% of Market Rent			
Total Units	772		Gross Site Area per Ha	3.48	Benchmark Land Value	£19,264,000
Total Floor Area sq ft (GIA)	811,112.05		less land for infrastructure	0.4		
Total Floor Area sq m (GIA)	75,354.15		- Open Space			
Total Floor Area sq ft (NIA)	608,334.04		Net site area	3.08	Existing Floorspace (sq m)	-
Gross to net ratio	79%					
Average Unit Size sq ft (GIA)	1051		Density	251		
Average Unit Size sq ft (NIA)	73					
No Phases	4					

Residential Scheme assumptions

Market	% Proportion	No units
Market	65%	502
Social Rent	12.25%	95
Intermediate - LLR	5.25%	41
Intermediate - SO	5.25%	41
TH Living rent	12.25%	95

Market	Social Rent	Intermediate (LLR)	Intermediate (SO)	Intermediate (TH LR)
Studio	0%	0%	0%	0%
1	30%	25%	15%	25%
2	50%	30%	40%	30%
3	10%	30%	35%	30%
4	10%	15%	10%	15%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)
1b	50	151	7,527.00	24	1182	6	304	6	304	24	1182	210	10490
2b	70	251	17,563.00	28	1986	16	1135	16	1135	28	1986	340	23805
3b	96	50	4,767.10	28	2695	28	2695	0	0	28	2695	135	12853
4b	108	50	5,419.44	14	1532	8	875	0	0	14	1532	87	9350
Total		502	35,276.54	94.57	7,395.37	58.77	5,009.51	22.29	1,438.82	94.57	7,395.37	772.00	56,515.61
Total (sq ft)			379,716.68		79,603.81		53,922.34		15,487.40		79,603.81		608,334.04

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	201,654	2,170,803	161,323	1,736,493
Retail	25,000	269,100	20,000	215,280

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market office	178,989	1,926,633	143,191	1,541,306
Affordable workspace	22,665	243,970	18,132	195,176

Timescales

	Phase 1				Phase 2				Phase 3				Phase 4			
	125.45	Sold on completion	Sales period (months)		125	Sold on completion	Sales period (months)		125	Sold on completion	Sales period (months)		125	Sold on completion	Sales period (months)	
No Market Resi units	50%	62.73			50%	62.73			50%	62.73			50%	62.73		
Off-plan sales	10				10				10				10			
Sale of units per month thereafter																
Purchase	9 months				9 months				9 months				9 months			
Pre-construction	36 months				36 months				36 months				36 months			
Construction	6 months	at end of construction			6 months	at end of construction			6 months	at end of construction			6 months	at end of construction		
Sales																

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	187	£35,000	6,547,123

	Rent Per Unit PA	Yield
Ground Rent on Market units	£450	5%

	per sq ft
Private Resi Sales Value	£1,000

	per sq ft
Affordable Resi Sales Value	£127
Social Rent	£289
Intermediate - LLR	£178
Intermediate - SO	£225
TH Living rent	

	Rent per sq ft	Yield	Rent Free & Void (months)
Commercial values	£42	5%	24
Office - Market	£21	6.5%	24
Affordable workspace	£50	4.50%	24
Retail			

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£941,840

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	47,035.39	-	47,035.39	£2,022,732.55	N/A		0	£2,022,732.55
Office	£35	£43.00	201,653.98	-	201,653.98	£8,612,026.25	£190	£	245	4948,209.79
Retail	£35	£43.00	25,000.00	-	25,000.00	£1,075,112.11	£120	£	155	3874,439.462
										£55,379,259.80

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.56	47,035.39	-	47,035.39	£9,951,888.76
Office	£0	£0.00	201,653.98	-	201,653.98	£0.00
Retail	£70	£74.05	25,000.00	-	25,000.00	£1,851,351.35
						£11,803,240.11

Demolition

	Per Ha	Total figure
Decontamination at preconstruction		£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£62.50	£2,948
Office	£2,357	£353.55	£9.4	£47.1	£2,767
Retail	£2,606	£390.90	£10.4	£52.1	£3,059

Contingency on build costs

5%

Profit

Private/Market on GDV N/A

Affordable on GDV N/A

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

N/A

Appraisal outcome

Ungrown ungeared IRR **27.23%**

Scheme 5 Vacant land adjacent to new Reuters Ltd server building					
Total Units	446	Gross Site Area per Ha	2.71	Benchmark Land Value	£15,002,000
Total Floor Area sq ft (GIA)	469,654.39	less land for infrastructure	0.8	Existing Floorspace (sq m)	-
Total Floor Area sq m (GIA)	43,631.96	- Small Open Space			
Total Floor Area sq ft (NIA)	352,240.79	- Primary school			
Gross to net ratio	79%	Net site area	1.91		
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2	Density	234		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	290
Social Rent	12.25%	55
Intermediate - LLR	5.25%	23
Intermediate - SO	5.25%	23
TH Living rent	12.25%	55

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	87	4,348.50	14	683	4	176	4	176	8	410	118	5792
2b	70	145	10,146.50	16	1147	9	656	9	656	22	1530	202	14135
3b	95	29	2,754.05	18	1557	8	779	8	779	19	1817	81	7685
4b	108	29	3,130.92	8	885	2	253	2	253	5	590	47	5112
Total		290	20,379.97	54.64	4,272.46	23.42	1,862.66	23.42	1,862.66	54.64	4,346.21	446.00	32,723.97
Total (sq ft)			219,370.00		45,968.73		20,049.71		20,049.71		46,782.65		352,240.79

Commercial Scheme assumptions

Use	GIA Sq m	GIA sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1			Phase 2		
No Market Resi units	145	Sold on completion	Sales period (months)	145	Sold on completion	Sales period (months)
Off-plan sales	50%		72.48	50%		72.48
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	24 months			24 months		
Sales	7 months	at end of construction		7 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	23	£30,000	690,209
Ground Rent on Market units	£400	5%	
Private Resi Sales Value	per sq ft	£850	
Affordable Resi Sales Value	per sq ft		
	Social Rent	£127	
	Intermediate - LLR	£272	
	Intermediate - SO	£170	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£544,120

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	27,173.29	-	27,173.29	£1,168,573.47	N/A		0	£1,168,573.47
Office	£35	£43.00	-	-	-	£0.00	£190	£	245	0
Retail	£35	£43.00	-	-	-	£0.00	£120	£	155	0
										£1,168,573.47

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	27,173.29	-	27,173.29	£5,749,407.24
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£5,749,407.24

Demolition

	Per Ha	Total figure
Demolition	£80 per sq m	£0

Decontamination at preconstruction

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£56.25	£2,653
Office	£0	£0.00	£0.0	£0.0	£0
Retail	£0	£0.00	£0.0	£0.0	£0

Contingency on build costs

Contingency on build costs	5%
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Profit

Private/Market on GDV	20%
Affordable on GDV	6%

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Professional fees	12%
Finance	7.00%

Appraisal outcome

RLV	£16,340,404
Benchmark land value	£15,002,000
Scheme viable	Yes

Scheme 6 Limeharbour - Skylines Site					
Total Units	754	Gross Site Area per Ha	1.56	Benchmark Land Value	£31,732,000
Total Floor Area sq ft (GIA)	793,989.70	less land for infrastructure	0.4		
Total Floor Area sq m (GIA)	73,763.44	- Primary school			
Total Floor Area sq ft (NIA)	595,492.28	Net site area	1.16	Existing Floorpace (sq m)	8,969
Gross to net ratio	79%				
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	3	Density	650		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	490
Social Rent	12.25%	92
Intermediate - LLR	5.25%	40
Intermediate - SO	5.25%	40
TH Living rent	12.25%	92

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	147	7,351.50	23	1,155	6	297	6	297	14	693	196	9793
2b	70	245	17,153.50	28	1,940	16	1,108	16	1,108	37	2,586	341	23,896
3b	95	49	4,655.95	28	2,632	14	1,316	14	1,316	32	3,071	137	12,992
4b	108	49	5,293.08	14	1,496	4	428	4	428	9	998	80	8,642
Total		490	34,454.03	92.37	7,222.94	39.59	3,148.99	39.59	3,148.99	92.37	7,347.64	754.00	55,322.58
Total (sq ft)			370,863.18		77,747.76		33,895.69		33,895.69		79,089.95		595,492.28

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1				Phase 2				Phase 3			
	No Market Resi units	Sold on completion	Sales period (months)		No Market Resi units	Sold on completion	Sales period (months)		No Market Resi units	Sold on completion	Sales period (months)	
Off-plan sales	163	50%	81.68	8	163	50%	81.68	8	163	50%	81.68	8
Sale of units per month thereafter	10				10				10			
Purchase	9 months				9 months				9 months			
Pre-construction	9 months				9 months				9 months			
Construction	24 months				24 months				24 months			
Sales	8 months	at end of construction			8 months	at end of construction			8 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	39	£35,000	1,361,331
Ground Rent on Market units	£500	5%	
Private Resi Sales Value	per sq ft	£1,200	
Affordable Resi Sales Value	per sq ft	£127	
		£272	
		£278	
		£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£42	5%	24
Retail	£50	4.50%	24

COSTS

	per unit	Total										
S.106 Assumptions	£1,220	£919,880										
Mayoral CIL												
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution		
Resi	£35	£43.00	45,938.71	8,969.00	36,969.71	£1,589,863.17	N/A	£190	£	245	0	£1,589,863.17
Office	£35	£43.00	-	-	-	£0.00	£190	£	155	0	0	£
Retail	£35	£43.00	-	-	-	£0.00	£120	£	0	0	0	£1,589,863.17

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	45,938.71	8,969.00	36,969.71	£7,822,161.87
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£7,822,161.87

Demolition

£80 per sq m

Per Ha	Total figure
£3,200,000	£4,992,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£82.50	£2,948
Office	£0	£0.00	£0.0	£0.0	£0
Retail	£0	£0.00	£0.0	£0.0	£0

Contingency on build costs

5%

Profit

Private/Market on GDV 20%

Affordable on GDV 6%

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV £48,955,382

Benchmark land value £31,732,000

Scheme viable Yes

Scheme 7 Marsh Wall East - Thames Key site					
Total Units	780	Gross Site Area per Ha	1.6	Benchmark Land Value	£43,773,000
Total Floor Area sq ft (GIA)	821,368.66	less land for infrastructure	0.4		
Total Floor Area sq m (GIA)	76,307.01	- Primary school			
Total Floor Area sq ft (NIA)	616,026.49	Net site area	1.2	Existing Floorspace (sq m)	21,368
Gross to net ratio	75%				
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	3	Density	650		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	507
Social Rent	12.25%	96
Intermediate - LLR	5.25%	41
Intermediate - SO	5.25%	41
TH Living rent	12.25%	96

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	152	7,605.00	24	1,194	6	307	6	307	14	717	203	10130
2b	70	254	17,745.00	29	2,007	16	1,147	16	1,147	38	2,675	353	24,720
3b	95	511	48,816.50	29	2,723	14	1,362	14	1,362	33	3,177	141	13,440
4b	108	51	5,475.60	14	1,548	4	442	4	442	10	1,032	83	8,940
Total		507	35,642.10	95.55	7,472.01	40.95	3,257.57	40.95	3,257.57	95.55	7,601.00	780.00	57,230.26
Total (sq ft)			383,651.56		80,428.72		35,064.51		35,064.51		81,817.19		616,026.49

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1				Phase 2				Phase 3			
	No Market Resi units	Sold on completion	Sales period (months)		No Market Resi units	Sold on completion	Sales period (months)		No Market Resi units	Sold on completion	Sales period (months)	
Off-plan sales	169	50%	84.50	8	169	50%	84.50	8	169	50%	84.50	8
Sale of units per month thereafter	10				10				10			
Purchase	9 months				9 months				9 months			
Pre-construction	9 months				9 months				9 months			
Construction	24 months				24 months				24 months			
Sales	8 months	at end of construction			8 months	at end of construction			8 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	40	£35,000	1,400,274
Ground Rent on Market units	£500	5%	
Private Resi Sales Value	per sq ft	£1,200	
Affordable Resi Sales Value	per sq ft	£127	
		£272	
		£278	
		£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total									
S.106 Assumptions	£1,220	£951,600									
Mayoral CIL											
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution	
Resi	£35	£43.00	47,522.80	21,368.00	26,154.80	£1,124,773.69	N/A	£190	£ 245	0	£1,124,773.69
Office	£35	£43.00	-	-	-	£0.00	£190	£ 245	0	0	
Retail	£35	£43.00	-	-	-	£0.00	£190	£ 155	0	0	
										£1,124,773.69	
LBTH CIL											
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability					
Resi	£200	£211.58	47,522.80	21,368.00	26,154.80	£5,533,911.35					
Office	£0	£0.00	-	-	-	£0.00					
Retail	£0	£0.00	-	-	-	£0.00					
						£5,533,911.35					
Demolition	£80 per sq m										
Decontamination at preconstruction	Per Ha	Total figure									
		£0									
Build Costs	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total						
Resi	£2,500	£375.00	£10.0	£82.50	£2,948						
Office	£0	£0.00	£0.0	£0.0	£0						
Retail	£0.00	£0.00	£0.0	£0.0	£0						
Contingency on build costs	5%										
Profit											
Private/Market on GDV	20%										
Affordable on GDV	6%										
Marketing/agency and legal fees											
Resi Sales agent and marketing on GDV	3.00%										
Resi Sales legal fees on GDV	0.50%										
Commercial Letting fee on rent pa	10.00%										
Commercial Letting Legal fee on rent pa	5.00%										
Commercial Sales fee on GDV	1.00%										
Commercial Legal fee on GDV	0.50%										
Professional fees	12%										
Finance	7.00%										

Appraisal outcome

RLV	£77,535,973
Benchmark land value	£43,773,000
Scheme viable	Yes

Scheme 8 Marsh Wall West - Marsh Wall, Alpha Square					
Total Units	650	Gross Site Area per Ha	0.4	Benchmark Land Value	£5,982,000
Total Floor Area sq ft (GIA)	684,473.88	less land for infrastructure	0		
Total Floor Area sq m (GIA)	63,589.18	- Primary School/delivered within the building envelope)			
Total Floor Area sq ft (NIA)	513,355.41	- Health facility		Existing Floorspace (sq m)	3,177
Gross to net ratio	75%	Net site area	0.4		
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2	Density	1625		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	423
Social Rent	12.25%	80
Intermediate - LLR	5.25%	34
Intermediate - SO	5.25%	34
TH Living rent	12.25%	80

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	127	6,337.50	20	995	5	256	5	256	12	597	169	8442
2b	70	211	14,787.50	24	1672	14	956	14	956	32	2230	294	20600
3b	95	42	4,013.75	24	2269	12	1135	12	1135	26	2648	118	11200
4b	108	42	4,563.00	12	1290	3	369	3	369	8	860	69	7450
Total		423	29,701.75	79.63	6,226.68	34.13	2,714.64	34.13	2,714.64	79.63	6,334.17	650.00	47,691.88
Total (sq ft)			319,709.64		67,023.93		29,220.43		29,220.43		68,180.99		513,355.41

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	400	4,306	320	3,444

Timescales

	Phase 1			Phase 2		
No Market Resi units	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)
Off-plan sales	50%	105.63	11	50%	105.63	11
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	36 months			36 months		
Sales	11 months	at end of construction		11 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	34	£35,000	1,173,562
Ground Rent on Market units	Rent Per Unit PA £500	Yield 5%	
Private Resi Sales Value	per sq ft £1,200		
Affordable Resi Sales Value	per sq ft		
	Social Rent £127		
	Intermediate - LLR £289		
	Intermediate - SO £478		
	TH Living rent £225		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£42	5%	24
Retail	£24	4.50%	6

COSTS

S.106 Assumptions	per unit	Total
	£1,220	£793,000

Mayoral CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	39,602.33	3,157.14	36,445.19	£1,567,306.73	N/A		0	£1,567,306.73
Office	£35	£43.00				£0.00	£	245	0	0
Retail	£35	£43.00	400.00	19.86	380.14	£16,347.74	£120	£	58913.23727	58913.23727
										£1,626,219.97

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	39,602.33	3,157.14	36,445.19	£7,711,183.68
Office	£0	£0.00				£0.00
Retail	£0	£0.00	400.00	19.86	380.14	£0.00
						£7,711,183.68

Demolition

Per Ha	Total figure
£80	£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£3,000	£450.00	£12.0	£75.00	£3,537
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£1,672	£250.80	£6.7	£33.4	£1,963

Contingency on build costs

Profit	20%
Private/Market on GDV	6%
Affordable on GDV	

Marketing agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

	12%
Finance	7.00%

Appraisal outcome

RLV	£28,258,061
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Benchmark land value	£5,982,000
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Scheme viable	Yes
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Scheme	8 Marsh Wall West - Marsh Wall, Alpha Square		10% Affordable Workspace @ 50% of Market Rent			
Total Units	650		Gross Site Area per Ha	0.4	Benchmark Land Value	£5,982,000
Total Floor Area sq ft (GIA)	684,473.88					
Total Floor Area sq m (GIA)	63,589.18		less land for infrastructure	0		
			- Primary School (delivered within the building envelope)			
Total Floor Area sq ft (NIA)	513,355.41					
Gross to net ratio	75%		- Health facility		Existing Floorpace (sq m)	3,177
Average Unit Size sq ft (GIA)	1053		Net site area	0.4		
Average Unit Size sq ft (NIA)	73					
No Phases	2		Density	1625		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	423
Social Rent	12.25%	80
Intermediate - LLR	5.25%	34
Intermediate - SO	5.25%	34
TH Living rent	12.25%	80

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	Market	Social Rent	Intermediate - LLR	Intermediate - SO	TH Living Rent	Total
1b	50	127	20	5	12	169
2b	211	24	14	14	32	294
3b	95	42	24	12	28	199
4b	108	42	12	3	6	169
Total	423	206	50	34	78	731

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	400	4,306	320	3,441

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market retail	360	3,875	288	3,100
Affordable workspace	40	431	32	344

Timescales

	Phase 1			Phase 2		
No Market Resi units	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)
Off-plan sales	50%		105.63	50%		105.63
Sale of units per month thereafter	10		11	10		11
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	36 months			36 months		
Sales	11 months	at end of construction		11 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	34	£35,000	1,175,562
Ground Rent on Market units	Rent Per Unit PA £500	Yield 5%	
Private Resi Sales Value	per sq ft £1,200		
Affordable Resi Sales Value	per sq ft Social Rent £127 Intermediate - LLR £269 Intermediate - SO £478 TH Living rent £225		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£42	5%	24
Retail	£24	4.50%	6
Affordable workspace	£12	6.00%	6

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£783,000

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	39,602.33	3,157.14	36,445.19	£1,567,306.73	N/A		0	£1,567,306.73
Office	£35	£43.00	-	-	-	£0.00		£245	58913.23727	£1,567,551.73
Retail	£35	£43.00	400.00	19.86	380.14	£16,347.74	£120	£155	58913.23727	£1,626,219.97

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.56	39,602.33	3,157.14	36,445.19	£7,711,183.68
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	400.00	19.86	380.14	£0.00

Demolition

£80 per sq m

Per Ha	Total figure
£0	£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£3,000	£450.00	£12.0	£75.00	£3,537
Office	£0	£0.00	£0.0	£0.0	£0
Retail	£1,872	£250.80	£8.7	£33.4	£2,164.9

Contingency on build costs

5%

Profit

Private/Market on GDV 20%

Affordable on GDV 6%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV £28,184,972

Benchmark land value £5,982,000

Scheme viable Yes

Scheme 9 Millharbour - Mastmaker Road/ Lightermans Road Site					
Total Units	360	Gross Site Area per Ha	0.97	Benchmark Land Value	£8,202,000
Total Floor Area sq ft (GIA)	379,093.23	less land for infrastructure	0	Existing Floorspace (sq m)	4,356.30
Total Floor Area sq m (GIA)	35,218.62	N/A			
Total Floor Area sq ft (NIA)	284,319.92	Net site area	0.97		
Gross to net ratio	79%				
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	1	Density	371		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	234
Social Rent	12.25%	44
Intermediate - LLR	5.25%	19
Intermediate - SO	5.25%	19
TH Living rent	12.25%	44

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	70	3,510.00	11	551	3	142	3	142	7	331	94	4676
2b	70	117	8,190.00	13	926	8	529	8	529	18	1235	163	11409
3b	95	23	2,223.00	13	1257	7	628	7	628	15	1466	65	6203
4b	108	23	2,527.20	7	714	2	204	2	204	4	476	38	4126
Total		234	16,450.20	44.10	3,448.62	18.90	1,503.50	18.90	1,503.50	44.10	3,508.16	360.00	26,413.97
Total (sq ft)			177,069.95		37,120.95		16,183.62		16,183.62		37,761.76		284,319.92

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1		Sold on completion		Sales period (months)	
No Market Resi units	234					
Off-plan sales	50%		117.00			
Sale of units per month thereafter	10				12	
Purchase	9 months					
Pre-construction	9 months					
Construction	36 months					
Sales	12 months	at end of construction				

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	19	£35,000	649,973
Ground Rent on Market units	£500	9%	
Private Resi Sales Value	per sq ft	£1,200	
Affordable Resi Sales Value		per sq ft	
	Social Rent	£127	
	Intermediate - LLR	£269	
	Intermediate - SO	£478	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£439,200

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	21,933.60	4,356.30	17,577.30	£755,902.72	N/A		0	£755,902.72
Office	£35	£43.00	-	-	-	£0.00	£190	£	245	0
Retail	£35	£43.00	-	-	-	£0.00	£120	£	155	0
										£755,902.72

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	21,933.60	4,356.30	17,577.30	£3,719,058.07
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£3,719,058.07

Demolition

	Per Ha	Total figure
Demolition	£80 per sq m	£0

Decontamination at preconstruction

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£56.25	£2,653
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

Contingency on build costs	5%
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Profit

Private/Market on GDV	20%
Affordable on GDV	6%

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting fee on rent pa	10.00%
Commercial Sales fee on GDV	5.00%
Commercial Legal fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Professional fees	12%
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Finance

Finance	7.00%
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Appraisal outcome

RLV	£49,756,580
Benchmark land value	£8,202,000
Scheme viable	Yes

Scheme		10 Crossharbour Town Centre	
Total Units	1,661	Gross Site Area per Ha	6.06
Total Floor Area sq ft (GIA)	1,749,094.02	Benchmark Land Value	£ 56,167,000
Total Floor Area sq m (GIA)	162,494.80	less land for infrastructure	0.4
Total Floor Area sq ft (NIA)	1,311,820.52	- Primary school	
Gross to net ratio	75%	- Health centre	
Average Unit Size sq ft (GIA)	1053	- Local presence facility	
Average Unit Size sq ft (NIA)	73	Net site area	4.86
No Phases	5	Density	342
		Existing Floorpace (sq m)	8,799.00

Residential Scheme assumptions

	% Proportion	No units
Market	65%	1,080
Social Rent	12.25%	203
Intermediate - LLR	5.25%	87
Intermediate - SO	5.25%	87
TH Living rent	12.25%	203

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	324	16,194.75	51	2543	13	654	13	654	31	1526	431	21572
2b	70	540	37,787.75	61	4273	35	2442	35	2442	81	5697	752	52641
3b	95	108	10,256.88	61	5789	31	2899	31	2899	71	6765	301	28620
4b	108	108	11,680.22	31	3296	9	842	9	842	20	2198	176	19038
Total		1080	75,899.40	203.47	15,911.55	87.20	6,936.96	87.20	6,936.96	203.47	16,186.24	1,661.00	121,871.10
Total (sq ft)			816,961.69		171,271.92		74,669.43		74,669.43		174,228.66		1,311,820.52

Commercial Scheme assumptions

Use	GIA Sq m	GIA sq ft	NIA sq m	NIA sq ft
Office	0	0	0	0
Retail	15,000	161,460	12,000	129,168

	Phase 1			Phase 2			Phase 3			Phase 4			Phase 5			
	No Market Resi units	216	Sold on completion	Sales period (months)	216	Sold on completion	Sales period (months)	216	Sold on completion	Sales period (months)	216	Sold on completion	Sales period (months)	216	Sold on completion	Sales period (months)
Off-plan sales	50%	107.97	107.97	11	50%	107.97	107.97	11	50%	107.97	107.97	11	50%	107.97	107.97	11
Sale of units per month thereafter	10			11	10			11	10			11	10			11
Purchase	9 months			9 months	36 months			9 months	36 months			9 months	36 months			9 months
Pre-construction	9 months			9 months	36 months			9 months	36 months			9 months	36 months			9 months
Construction	36 months			36 months	36 months			36 months	36 months			36 months	36 months			36 months
Sales	11 months	at end of construction		11 months	at end of construction			11 months	at end of construction			11 months	at end of construction			11 months

	No spaces		value per space		Total revenue	
Car parking Spaces	86		£30,000		2,570,487	
Ground Rent on Market units	£400		5%			
Private Resi Sales Value	per sq ft		£900			
Affordable Resi Sales Value	per sq ft					
	Social Rent	£127				
	Intermediate - LLR	£272				
	Intermediate - SO	£178				
	TH Living rent	£225				
Commercial values	per sq ft		Yield		Rent Free & Void (months)	
Office	£0		0%		0	
Retail	£24		4.50%		0	

	per unit		Total	
S.106 Assumptions	£1,220		£2,026,420	

	Base		Indexed		Liabli floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	101,199.19	8,055.40	93,143.79	£4,005,600.77	N/A	£0	£	-	0	£4,005,600.77
Office	£35	£43.00	-	-	-	-	£0.00	£0	£	-	0	0
Retail	£35	£43.00	15,000.00	743.60	14,256.40	£813,089.16	£0	£	-	-	0	£1,308,916.22
												£4,616,689.93

	Base		Indexed		Liabli floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	101,199.19	8,055.40	93,143.79	£19,707,644.15		
Office	£0	£0.00	-	-	-	£0.00		
Retail	£100	£108.95	15,000.00	743.60	14,256.40	£1,809,847.32		
						£21,517,491.47		

Demolition

Per Ha	Total figure
£0	£0

	Base per sq m		Externals (15%) per sq m		SUDS (0.4%) per sq m		Carbon Zero		Total	
Resi	£2,250	£337.50	£9.0	£66.25	£0.0	£0.0			£2,653	
Office	£0	£0.00	£0.0	£0.0	£0.0	£0.0			£0	
Retail	£1,872	£250.80	£6.89	£33.4	£0.0	£0.0			£1,963	

Contingency on build costs

5%

Profit	
Private/Market on GDV	20%
Affordable on GDV	6%
Marketing agency and legal fees	
Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%
Professional fees	
12%	
Finance	
N/A	

Appraisal outcome	
Ungrown ungeared IRR	14.98%

Scheme		10 Crossharbour Town Centre		10% Affordable workspace at 50% of Market Rent	
Total Units	1,661	Gross Site Area per Ha	6.06	Benchmark Land Value	£ 56,167,000
Total Floor Area sq ft (GIA)	1,749,094.02	less land for infrastructure	0.4		
Total Floor Area sq m (GIA)	162,484.80	- Primary school			
Total Floor Area sq ft (NIA)	1,311,820.52	- Health centre		Existing Floorpace (sq m)	8,799.00
Gross to net ratio	75%	- Local presence facility			
Average Unit Size sq ft (GIA)	1053	Net site area	4.86		
Average Unit Size sq ft (NIA)	73				
No Phases	5	Density	342		

Residential Scheme assumptions		
Market	% Proportion	No units
Market	65%	1,080
Social Rent	12.25%	203
Intermediate - LLR	5.25%	87
Intermediate - SD	2.25%	37
TH Living rent	12.25%	203

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	60%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SD		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	324	16,194.75	51	2543	13	654	13	654	31	1526	431	21572
2b	70	540	37,787.75	61	4273	35	2442	35	2442	81	5697	752	52641
3b	95	108	10,256.68	61	5709	31	2899	31	2899	71	6765	301	28620
4b	108	108	11,660.22	31	3236	9	942	9	942	29	2198	176	19038
Total	1088	1088	75,899.40	203.47	15,911.55	87.20	6,936.96	87.20	6,936.96	203.47	16,186.24	1,661.00	121,871.10
Total (sq ft)			816,981.09		171,271.92		74,669.43		74,669.43		174,228.66		1,311,820.52

Commercial Scheme assumptions				
Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	15,000	161,460	12,000	129,168

Affordable Workspace				
Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market retail	13,500	145,314	10,800	116,251
Affordable workspace	1,500	16,146	1,200	12,917

Timescales																				
	Phase 1				Phase 2				Phase 3				Phase 4				Phase 5			
	No Market Resi units	216	Sold on completion	Sales period (months)	No Market Resi units	216	Sold on completion	Sales period (months)	No Market Resi units	216	Sold on completion	Sales period (months)	No Market Resi units	216	Sold on completion	Sales period (months)	No Market Resi units	216	Sold on completion	Sales period (months)
Off-plan sales	50%	107.97			50%	107.97			50%	107.97			50%	107.97			50%	107.97		
Sale of units per month thereafter	10			11	10			11	10			11	10			11	10			11
Purchase	9 months				9 months				9 months				9 months				9 months			
Pre-construction	9 months				9 months				9 months				9 months				9 months			
Construction	36 months				36 months				36 months				36 months				36 months			
Sales	11 months	at end of construction			11 months	at end of construction			11 months	at end of construction			11 months	at end of construction			11 months	at end of construction		

REVENUE			
Car parking Spaces	No spaces	value per space	Total revenue
	86	£30,000	2,570,487
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£400	5%	
Private Resi Sales Value	per sq ft		
	£900		
Affordable Resi Sales Value	per sq ft		
	Social Rent	£127	
	Intermediate - LLR	£272	
	Intermediate - SD	£478	
TH Living rent	£225		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
	£0	0%	0
	£24	4.60%	0
	£12	6.00%	0

COSTS										
	per unit	Total								
S.106 Assumptions	£1,220	£2,026,420								
Mayoral CIL										
	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	101,199.19	8,055.40	93,143.79	£4,005,600.77	N/A	£0	£0	£4,005,600.77
Office	£35	£43.00	-	-	-	£0.00	-	-	-	£0
Retail	£35	£43.00	15,000.00	743.60	14,256.40	£813,089.16	£0	£0	-	£1,308,689.93
										£4,618,689.93

LBTH CIL						
	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.56	101,199.19	8,055.40	93,143.79	£19,707,644.16
Office	£0	£0.00	-	-	-	£0.00
Retail	£120	£126.95	15,000.00	743.60	14,256.40	£1,809,847.32
						£21,517,491.47

Demolition	
£80 per sq m	
Per Ha	Total figure
£0	£0

Build Costs					
	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£56.25	£2,652.75
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£1,672	£250.80	£6.69	£33.4	£1,962.89

Contingency on build costs	
5%	
Profit	20%
Private/Market on GDV	20%
Affordable on GDV	6%

Marketing/agency and legal fees	
Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees	
12%	
Finance	N/A

Appraisal outcome	
Ungrown ungeared IRR	14.68%

Scheme 11 Leven Road Gas Works					
Total Units	1,465	Gross Site Area per Ha	8.56	Benchmark Land Value	£ 23,693,000
Total Floor Area sq ft (GIA)	1,542,698.82	less land for infrastructure	2.5		
Total Floor Area sq m (GIA)	143,320.22	- Strategic open space			
Total Floor Area sq ft (NIA)	1,157,024.12	- Secondary school		Existing Floorpace (sq m)	-
Gross to net ratio	75%	Net site area	6.06		
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
Phases	4	Density	242		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	952.25
Social Rent	12.25%	179
Intermediate - LLR	5.25%	77
Intermediate - SO	2.25%	77
TH Living rent	12.25%	179

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	60%	30%	40%
3	10%	30%	30%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	286	14,283.75	45	2,243	12	577	12	577	27	1,365	381	19,022
2b	70	476	33,328.75	54	3,769	31	2,154	31	2,154	72	5,025	663	46,430
3b	95	95	9,046.38	54	5,115	27	2,557	27	2,557	63	5,967	266	25,243
4b	108	95	10,264.30	27	2,907	8	831	8	831	18	1,528	155	16,791
Total		952	66,843.18	179.46	14,033.97	76.91	6,118.39	76.91	6,118.39	179.46	14,276.24	1,465.00	107,490.16
Total (sq ft)			720,576.34		151,061.63		65,858.34		65,858.34		153,669.47		1,157,024.12

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-

Timescales

	Phase 1			Phase 2			Phase 3			Phase 4		
No Market Resi units	238	Sold on completion	Sales period (months)	238	Sold on completion	Sales period (months)	238	Sold on completion	Sales period (months)	238	Sold on completion	Sales period (months)
Off-plan sales	50%	119.03	12	50%	119.03	12	50%	119.03	12	50%	119.03	12
Sale of units per month thereafter	10			10			10			10		
Purchase	9 months			9 months			9 months			9 months		
Pre-construction	9 months			9 months			9 months			9 months		
Construction	36 months			36 months			36 months			36 months		
Sales	12 months	at end of construction		12 months	at end of construction		12 months	at end of construction		12 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	165.39	£20,000	£3,307,800
Ground Rent on Market units	£350	5%	
Private Resi Sales Value	per sq ft	£675	
Affordable Resi Sales Value	Social Rent	per sq ft	£127
	Intermediate - LLR	£207	
	Intermediate - SO	£408	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

S.106 Assumptions	per unit	Total
	£1,220	£1,787,300

Mayoral CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	89,257.57	-	89,257.57	£3,838,475.62	N/A	£0	£3,838,475.62
Office	£35	£43.00	-	-	-	£0.00	£0	£0	£0
Retail	£35	£43.00	-	-	-	£0.00	£0	£0	£0
									£3,838,475.62

LBTH CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£35	£37.03	89,257.57	-	89,257.57	£3,304,942.33
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£3,304,942.33

Demolition £80 per sq m

Decontamination at preconstruction	Per Ha	Total figure
	£3,200,000	£7,392,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£66.25	£2,663
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

5%

Profit

Private/Market on GDV 20%

Affordable on GDV 6%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

N/A

Appraisal outcome

Ungrown ungeared IRR	5.89%
Ungrown ungeared IRR assuming contamination deducted from land cost/born by landowner	10.39%

Scheme	11	Leven Road Gas Works	25% AH		
Total Units	1,465			Gross Site Area per Ha	8.56
Total Floor Area sq ft (GIA)	1,524,243.53			Benchmark Land Value	£ 23,693,000
Total Floor Area sq m (GIA)	141,605.68			less land for infrastructure	2.5
Total Floor Area sq ft (NIA)	1,143,182.65			- Strategic open space	
Gross to net ratio	75%			- Secondary school	
Average Unit Size sq ft (GIA)	1040			Net site area	6.06
Average Unit Size sq ft (NIA)	72			Existing Floorspace (sq m)	-
Phases	4			Density	242

Residential Scheme assumptions

	% Proportion	No units
Market	75%	1,098.75
Social Rent	8.75%	128
Intermediate - LLR	3.75%	55
Intermediate - SO	3.75%	55
TH Living rent	8.75%	128

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	330	16,481.25	32	1602	8	412	8	412	19	961	397	19869
2b	70	549	38,456.25	38	2692	22	1538	22	1538	51	3589	683	47814
3b	95	110	10,438.13	38	3653	19	1827	19	1827	45	4262	232	22007
4b	108	110	11,866.50	19	2077	5	593	5	593	13	1384	153	16514
Total		1099	77,242.13	128.19	10,024.26	54.94	4,370.28	54.94	4,370.28	128.19	10,197.32	1,465.00	106,204.26
Total (sq ft)			831,434.23		107,901.16		47,041.67		47,041.67		109,763.91		1,143,182.65

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-

Timescales

	Phase 1			Phase 2			Phase 3			Phase 4				
	No Market Resi units	275	Sold on completion	Sales period (months)	275	Sold on completion	Sales period (months)	275	Sold on completion	Sales period (months)	275	Sold on completion	Sales period (months)	
On-plan sales	50%	137.34		14	50%	137.34		14	50%	137.34		14	50%	137.34
Sale of units per month thereafter	10				10			10			10		14	
Purchase	9 months				9 months			9 months			9 months			
Pre-construction	9 months				9 months			9 months			9 months			
Construction	36 months				36 months			36 months			36 months			
Sales	14 months	at end of construction			14 months	at end of construction		14 months	at end of construction		14 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces		165.39	
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£350	5%	
Private Resi Sales Value	per sq ft		
	£675		
Affordable Resi Sales Value	per sq ft		
	Social Rent	£127	
	Intermediate - LLR	£207	
	Intermediate - SO	£408	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£1,787,300

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	102,989.50	-	102,989.50	£4,429,010.34	N/A	£	-	£4,429,010.34
Office	£35	£43.00	-	-	-	£0.00	£	-	-	£0.00
Retail	£35	£43.00	-	-	-	£0.00	£	-	-	£0.00
										£4,429,010.34

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£35	£37.03	102,989.50	-	102,989.50	£3,813,395.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£3,813,395.00

Demolition £80 per sq m

	Per Ha	Total figure
Decontamination at preconstruction	£3,200,000	£27,392,000

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,250	£337.50	£9.0	£56.25	£2,653
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs 5%

Profit

Private/Market on GDV 20%

Affordable on GDV 6%

Marketing agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance N/A

Appraisal outcome

Ungrown ungeared IRR assuming contamination deducted from land cost/born by landowner & 25% AH 14.09%

Scheme 12 Whitechapel South - Site bound by raven row					
Total Units	564	Gross Site Area per Ha	1.3923	Benchmark Land Value	£ 26,045,000
Total Floor Area sq ft (GIA)	593,912.72	less land for infrastructure	0		
Total Floor Area sq m (GIA)	55,175.84	N/A			
Total Floor Area sq ft (NIA)	445,434.54	Net site area	1.3923	Existing Floorpace (sq m)	23,880
Gross to net ratio	75%				
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2	Density	405		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	367
Social Rent	12.25%	69
Intermediate - LLR	5.25%	30
Intermediate - SO	5.25%	30
TH Living rent	12.25%	69

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	110	5,499.00	17	864	4	222	4	222	10	518	146	7325
2b	70	183	12,831.00	21	1451	12	829	12	829	28	1935	255	17875
3b	95	37	3,452.70	21	1969	10	985	10	985	24	2297	102	9718
4b	108	37	3,959.28	10	1119	3	320	3	320	7	746	60	6464
Total		367	25,771.98	69.09	5,402.84	29.61	2,355.48	29.61	2,355.48	69.09	5,496.11	564.00	41,381.88
Total (sq ft)			277,409.59		58,156.15		25,354.34		25,354.34		59,160.12		445,434.54

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	3,505	37,728	2,804	30,182
Retail	0	-	-	-

Timescales

	Phase 1			Phase 2		
No Market Resi units	183	Sold on completion	Sales period (months)	183	Sold on completion	Sales period (months)
Off-plan sales	50%	91.65	9	50%	91.65	9
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	30 months			30 months		
Sales	9 months	at end of construction		9 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	29	£35,000	1,015,290
Ground Rent on Market units	£450	5%	
Private Resi Sales Value	per sq ft	£1,000	
Affordable Resi Sales Value	per sq ft	£127	
		£313	
		£218	
		£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£20	6.50%	24
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£688,080

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	34,362.64	22,453.65	11,908.99	£512,139.96	N/A	-	0	£512,139.96
Office	£35	£43.00	3,505.00	1,426.35	2,078.65	£89,391.28	£0	£-	0	£89,391,28103
Retail	£35	£43.00	-	-	-	£0.00	£0	£-	0	£0
										£601,531.24

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£65	£68.76	34,362.64	22,453.65	11,908.99	£818,915.47
Office	£0	£0.00	3,505.00	1,426.35	2,078.65	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£818,915.47

Demolition

	Per Ha	Total figure
Demolition	£80 per sq m	£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£82.50	£2,968
Office	£2,060	£309.00	£8.2	£41.2	£2,418
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

Contingency on build costs	5%
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Profit

Private/Market on GDV	20%
Affordable on GDV	6%

Marketing/agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Professional fees	12%
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Finance

Finance	7.00%
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Appraisal outcome

RLV	£26,200,347
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Benchmark land value

Benchmark land value	£26,045,000
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Scheme viable

Scheme viable	Yes
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Scheme	12	Whitechapel South - Site bound by raven row	10% Affordable Workspace at 50% of Market Rent
Total Units	564	Gross Site Area per Ha	1.3923
Total Floor Area sq ft (GIA)	593,912.72	Benchmark Land Value	£ 26,045,000
Total Floor Area sq m (GIA)	55,175.84	less land for infrastructure	0
Total Floor Area sq ft (NIA)	445,434.54	NIA	
Gross to net ratio	75%	Net site area	1.3923
Average Unit Size sq ft (GIA)	1053	Existing Floorspace (sq m)	23,880
Average Unit Size sq ft (NIA)	73		
No Phases	2	Density	405

Residential Scheme assumptions

	% Proportion	No units
Market	65%	367
Social Rent	12.25%	69
Intermediate - LLR	5.25%	30
Intermediate - SO	5.25%	30
TH Living rent	12.25%	69

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	110	5,499.00	17	864	4	222	4	222	10	518	146	7325
2b	70	163	12,831.00	21	1451	12	820	12	820	28	1935	255	17875
3b	95	37	3,482.70	21	1969	10	985	10	985	24	2297	102	9710
4b	108	37	3,959.28	10	1119	3	320	3	320	7	746	60	6454
Total		367	25,771.98	69.09	5,402.84	29.61	2,355.48	29.61	2,355.48	69.09	5,496.11	564.00	41,381.88
Total (sq ft)			277,469.58		58,156.15		25,354.34		25,354.34		59,166.12		445,434.54

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	3,505	37,728	2,804	30,182
Retail	0	-	-	-

15091.128 7545.564

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market retail	3,155	33,955	2,524	27,184
Affordable workspace	351	3,773	280	3,018

13,582.02 1,509.11 13,582.02 1,509.11

Timescales

	Phase 1		Phase 2	
	183	Sold on completion	183	Sold on completion
	90%	91.65	60%	91.65
No Market Resi units				
On-plan sales	10		10	
Sale of units per month thereafter				
Purchase	9 months		9 months	
Pre-construction	9 months		9 months	
Construction	30 months		30 months	
Sales	9 months	at end of construction	9 months	at end of construction

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	29	£35,000	1,018,290
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£450	5%	
Private Resi Sales Value	per sq ft		
	£1,000		
Affordable Resi Sales Value	Social Rent	per sq ft	
	Intermediate - LLR	£127	
	Intermediate - SO	£478	
	TH Living rent	£225	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£20	6.50%	24
Retail	£0	0%	0
Affordable workspace @50%	£10	7.00%	24

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£688,080

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	34,362.64	22,453.65	11,908.99	£512,139.96	N/A	£	-	0
Office	£35	£43.00	3,505.00	1,426.35	2,078.65	£89,391.28	£0	£	-	0
Retail	£35	£43.00	-	-	-	£0.00	£0	£	-	0
										£601,531.24

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£85	£68.76	34,362.64	22,453.65	11,908.99	£918,915.47
Office	£0	£0.00	3,505.00	1,426.35	2,078.65	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£918,915.47

Demolition

£80 per sq m

Decontamination at preconstruction

Per Ha	Total figure
£0	£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,560	£375.00	£10.0	£62.50	£2,948
Office	£2,060	£309.00	£8.2	£41.2	£2,418
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

5%

Profit

Private/Market on GDV 20%

Affordable on GDV 6%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV 3.00%

Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%

Commercial Letting Legal fee on rent pa 5.00%

Commercial Sales fee on GDV 1.00%

Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV £26,018,815

Benchmark land value £26,045,000

Scheme viable **No**

Scheme	12	Whitechapel South - Site bound by raven row	10% Affordable Workspace at 40% reduction from Market Rent
Total Units	564	Gross Site Area per Ha	1.3923
Total Floor Area sq ft (GIA)	593,912.72	Benchmark Land Value	£ 26,045,000
Total Floor Area sq m (GIA)	55,175.84	less land for infrastructure	0
Total Floor Area sq ft (NIA)	445,434.54	NIA	
Gross to net ratio	75%	Net site area	1.3923
Average Unit Size sq ft (GIA)	1053	Existing Floorspace (sq m)	23,880
Average Unit Size sq ft (NIA)	73		
No Phases	2	Density	405

Residential Scheme assumptions

	% Proportion	No units
Market	65%	367
Social Rent	12.25%	69
Intermediate - LLR	5.25%	30
Intermediate - SO	5.25%	30
TH Living rent	12.25%	69

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	110	5,499.00	17	864	4	222	4	222	10	518	146	7325
2b	70	163	12,831.00	21	1451	12	820	12	820	28	1935	255	17875
3b	95	37	3,482.70	21	1969	10	985	10	985	24	2297	102	9710
4b	108	37	3,959.28	10	1119	3	320	3	320	7	746	60	6454
Total		367	25,771.98	69.09	5,402.84	29.61	2,355.48	29.61	2,355.48	69.09	5,496.11	564.00	41,381.83
Total (sq ft)			277,469.58		58,156.15		25,354.34		25,354.34		59,166.12		445,434.54

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	3,505	37,728	2,804	30,182
Retail	0	-	-	-

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market retail	3,155	33,955	2,524	27,184
Affordable workspace	351	3,773	280	3,018

13,582.02
1,509.11

13,582.02
1,509.11

Timescales

	Phase 1		Phase 2	
	No Units	Sales period (months)	No Units	Sales period (months)
No Market Resi units	183	91.65	183	91.65
On-plan sales	90%		60%	
Sale of units per month thereafter	10		10	
Purchase	9 months		9 months	
Pre-construction	9 months		9 months	
Construction	30 months		30 months	
Sales	9 months	at end of construction	9 months	at end of construction

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	29	£35,000	1,018,290
Ground Rent on Market units	Rent Per Unit PA £450	Yield 5%	
Private Resi Sales Value	per sq ft £1,000		
Affordable Resi Sales Value	Social Rent £127 Intermediate - LLR £113 Intermediate - SO £478 TH Living rent £225	per sq ft	
Commercial values	Rent per sq ft £20 £0 £12	Yield 6.50% 0% 7.00%	Rent Free & Void (months) 24 0 24

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£688,080

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	34,362.64	22,453.65	11,908.99	£512,139.96	N/A	£	-	0
Office	£35	£43.00	3,505.00	1,426.35	2,078.65	£99,391.28	£0	£	-	0
Retail	£35	£43.00	-	-	-	£0.00	£0	£	-	0
										£601,531.24

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£85	£68.76	34,362.64	22,453.65	11,908.99	£918,915.47
Office	£0	£0.00	3,505.00	1,426.35	2,078.65	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£918,915.47

Demolition

£80 per sq m

Decontamination at preconstruction

Per Ha	Total figure
£0	£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,560	£375.00	£10.0	£62.50	£3,007.50
Office	£2,060	£309.00	£8.2	£41.2	£2,418
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

5%

Profit

Private/Market on GDV 20%
Affordable on GDV 6%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV 3.00%
Resi Sales legal fees on GDV 0.50%

Commercial Letting fee on rent pa 10.00%
Commercial Letting Legal fee on rent pa 5.00%
Commercial Sales fee on GDV 1.00%
Commercial Legal fee on GDV 0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV £26,064,682

Benchmark land value £26,045,000

Scheme viable Yes

Scheme 13 Millharbour South - 5, 6, 7, 8 Greenwich View Place					
Total Units	437	Gross Site Area per Ha	0.95	Benchmark Land Value	£ 31,992,000
Total Floor Area sq ft (GIA)	460,177.05	less land for infrastructure	0.4		
Total Floor Area sq m (GIA)	42,751.49	- Primary school			
Total Floor Area sq ft (NIA)	345,132.79	Net site area	0.55	Existing Floorpace (sq m)	15,617
Gross to net ratio	79%				
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2	Density	795		

Residential Scheme assumptions

Market	% Proportion	No units
Market	65%	284
Social Rent	12.25%	54
Intermediate - LLR	5.25%	23
Intermediate - SO	5.25%	23
TH Living rent	12.25%	54

Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%
1	30%	25%
2	50%	30%
3	10%	30%
4	10%	15%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	85	4,260.75	13	669	3	172	3	172	8	401	114	5676
2b	70	142	9,941.75	16	1124	9	642	9	642	21	1499	198	13850
3b	95	28	2,698.48	18	1526	8	763	8	763	19	1760	79	7530
4b	108	28	3,067.74	8	867	2	248	2	248	5	578	46	5009
Total		284	19,968.72	53.53	4,186.24	22.94	1,825.08	22.94	1,825.08	53.53	4,258.51	437.00	32,063.62
Total (sq ft)			214,943.25		45,060.70		19,645.12		19,645.12		45,838.61		345,132.79

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1			Phase 2		
No Market Resi units	142.03	Sold on completion	Sales period (months)	142.03	Sold on completion	Sales period (months)
Off-plan sales	50%	71.01	7	50%	71.01	7
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	24 months			24 months		
Sales	7 months	at end of construction		7 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	34	£30,000	1,005,010
Ground Rent on Market units	Rent Per Unit PA £450	Yield 5%	
Private Resi Sales Value	per sq ft £950		
Affordable Resi Sales Value	Social Rent £127	per sq ft	
	Intermediate - LLR £289		
	Intermediate - SO £478		
	TH Living rent £225		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total								
S.106 Assumptions	£1,220	£533,140								
Mayoral CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	26,624.95	15,617.00	11,007.95	£473,391.36	N/A	£	0	£473,391.36
Office	£35	£43.00	-	-	-	£0.00	£0	£	-	£0
Retail	£35	£43.00	-	-	-	£0.00	£0	£	-	£0
										£473,391.36

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£200	£211.58	26,624.95	15,617.00	11,007.95	£2,329,095.92
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£2,329,095.92

Demolition

Per Ha	Total figure
£0	£0

Build Costs

	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total
Resi	£2,500	£375.00	£10.0	£82.50	£2,948
Office	£0.00	£0.00	£0.0	£0.0	£0
Retail	£0.00	£0.00	£0.0	£0.0	£0

Contingency on build costs

Contingency on build costs	5%
Profit	
Private/Market on GDV	20%
Affordable on GDV	6%
Marketing/agency and legal fees	
Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%
Professional fees	12%
Finance	7.00%

Appraisal outcome

RLV	£18,485,540
Benchmark land value	£31,992,000
Scheme viable	No

Scheme	13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	20% AH		
Total Units	437		Gross Site Area per Ha	0.95	Benchmark Land Value £ 31,992,000
Total Floor Area sq ft (GIA)	451,919.41		less land for infrastructure	0.4	
Total Floor Area sq m (GIA)	41,984.34		- Primary school		
Total Floor Area sq ft (NIA)	338,939.56		Net site area	0.55	Existing Floorpace (sq m) 15,617
Gross to net ratio	75%				
Average Unit Size sq ft (GIA)	1034				
Average Unit Size sq ft (NIA)	72				
No Phases	2	Density		795	

Residential Scheme assumptions

	% Proportion	No units
Market	80%	350
Social Rent	7.00%	31
Intermediate - LLR	3.00%	13
Intermediate - SO	3.00%	13
TH Living rent	7.00%	31

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	105	5,244.00	8	382	2	98	2	98	5	229	121	6052
2b	70	175	12,236.00	9	642	5	367	5	367	12	897	207	14489
3b	95	35	3,321.20	9	872	5	436	5	436	11	1017	64	6382
4b	108	35	3,775.68	5	496	1	142	1	142	3	330	45	4885
Total		350	24,576.88	30.59	2,392.14	13.11	1,042.90	13.11	1,042.90	30.59	2,433.43	437.00	31,488.25
Total (sq ft)			264,545.54		25,748.97		11,225.78		11,225.78		26,193.49		338,939.56

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1			Phase 2		
No Market Resi units	174.80	Sold on completion	Sales period (months)	174.80	Sold on completion	Sales period (months)
Off-plan sales	50%		87.40	50%		87.40
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	24 months			24 months		
Sales	9 months	at end of construction		9 months	at end of construction	

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	34	£30,000	1,005,010
Ground Rent on Market units	Rent Per Unit PA £450	Yield 5%	
Private Resi Sales Value	per sq ft £950		
Affordable Resi Sales Value	Social Rent £127 Intermediate - LLR £289 Intermediate - SO £478 TH Living rent £225	per sq ft	
Commercial values	Office Retail	Rent per sq ft £0 £0	Yield 0% 0% Rent Free & Void (months) 0 0

COSTS

	per unit	Total								
S.106 Assumptions	£1,220	£533,140								
Mayoral CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£35	£43.00	32,769.17	15,617.00	17,152.17	£737,620.37	N/A	£	0	£737,620.37
Office	£35	£43.00	-	-	-	£0.00	£0	£	-	£0
Retail	£35	£43.00	-	-	-	£0.00	£0	£	-	£0
										£737,620.37
LBTH CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability				
Resi	£200	£211.58	32,769.17	15,617.00	17,152.17	£3,629,108.49				
Office	£0	£0.00	-	-	-	£0.00				
Retail	£0	£0.00	-	-	-	£0.00				
						£3,629,108.49				
Demolition	£80 per sq m									
Decontamination at preconstruction	Per Ha	Total figure								
	£0	£0								
Build Costs	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total					
Resi	£2,500	£375.00	£10.0	£82.50	£2,948					
Office	£0.00	£0.00	£0.0	£0.0	£0					
Retail	£0.00	£0.00	£0.0	£0.0	£0					
Contingency on build costs	5%									
Profit	Private/Market on GDV 20% Affordable on GDV 6%									
Marketing/agency and legal fees	Resi Sales agent and marketing on GDV 3.00% Resi Sales legal fees on GDV 0.50%									
Commercial Letting fee on rent pa	10.00%									
Commercial Letting Legal fee on rent pa	5.00%									
Commercial Sales fee on GDV	1.00%									
Commercial Legal fee on GDV	0.50%									
Professional fees	12%									
Finance	7.00%									

Appraisal outcome

RLV @ 20% AH	£35,018,467
Benchmark land value	£31,992,000
Scheme viable	Yes

Scheme 14 Marian Place Gas Works					
Total Units	630	Gross Site Area per Ha	1.9	Benchmark Land Value	£ 10,518,000
Total Floor Area sq ft (GIA)	663,413.14	less land for infrastructure	1	Existing Floorspace (sq m)	-
Total Floor Area sq m (GIA)	61,632.59	- Strategic Open Space			
Total Floor Area sq ft (NIA)	497,559.86	Net site area	0.9		
Gross to net ratio	75%	Density	700		
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2				

Residential Scheme assumptions

	% Proportion	No units
Market	65%	410
Social Rent	12.25%	77
Intermediate - LLR	5.25%	33
Intermediate - SO	5.25%	33
TH Living rent	12.25%	77

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	123	6,142.50	19	965	5	248	5	248	12	679	164	8182
2b	70	205	14,332.50	23	1621	13	926	13	926	31	2161	285	19966
3b	95	411	3,890.25	23	2199	12	1100	12	1100	27	2566	114	10855
4b	108	41	4,422.60	12	1250	3	357	3	357	8	833	67	7221
Total		410	28,787.85	77.18	6,035.09	33.08	2,631.12	33.08	2,631.12	77.18	6,139.27	630.00	46,224.44
Total (sq ft)			309,872.42		64,961.65		28,321.34		28,321.34		66,083.12		497,559.86

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1			Phase 2		
No Market Resi units	205	Sold on completion	Sales period (months)	205	Sold on completion	Sales period (months)
Off-plan sales	50%	102.38	10	50%	102.38	10
Sale of units per month thereafter	10			10		
Purchase	9 months			9 months		
Pre-construction	9 months			9 months		
Construction	36 months			36 months		
Sales	10 months	at end of construction		10 months	at end of construction	

REVENUE

Car parking Spaces	No spaces	value per space	Total revenue
	158	£30,000	4,740,000
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£400	5%	
Private Resi Sales Value	per sq ft		
	£885		
Affordable Resi Sales Value	per sq ft		
	Social Rent £127		
	Intermediate - LLR £257		
	Intermediate - SO £178		
	TH Living rent £225		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

S.106 Assumptions	per unit	Total									
	£1,220	£768,600									
Mayoral CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution	
Resi	£35	£43.00	38,383.80	-	38,383.80	£1,650,675.52	N/A	£0	£0	£1,650,675.52	
Office	£35	£43.00	-	-	-	£0.00	£0	£0	£0	£0	
Retail	£35	£43.00	-	-	-	£0.00	£0	£0	£0	£0	
										£1,650,675.52	
LBTH CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability					
Resi	£65	£68.76	38,383.80	-	38,383.80	£2,639,442.00					
Office	£0	£0.00	-	-	-	£0.00					
Retail	£0	£0.00	-	-	-	£0.00					
										£2,639,442.00	
Demolition	£80 per sq m										
Decontamination at preconstruction	Per Ha	Total figure									
	£3,200,000	£6,080,000									
Build Costs	Base per sq m	Externals (15%) per sq m	SUDS (0.4%) per sq m	Carbon Zero	Total						
Resi	£2,500	£375.00	£10.0	£82.50	£2,948						
Office	£0.00	£0.00	£0.0	£0.0	£0						
Retail	£0.00	£0.00	£0.0	£0.0	£0						
Contingency on build costs	5%										
Profit	Private/Market on GDV 20%										
	Affordable on GDV 6%										
Marketing/agency and legal fees	Resi Sales agent and marketing on GDV 3.00%										
	Resi Sales legal fees on GDV 0.50%										
	Commercial Letting fee on rent pa 10.00%										
	Commercial Letting Legal fee on rent pa 5.00%										
	Commercial Sales fee on GDV 1.00%										
	Commercial Legal fee on GDV 0.50%										
Professional fees	12%										
Finance	7.00%										

Appraisal outcome

RLV	£11,266,669
Benchmark land value	£10,518,000
Scheme viable	Yes