ANNEXES TO THE LONDON PLAN VIABILITY STUDY – PHASE 1 REPORT

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

ANNEX LIST

ANNEX 1 – APPRAISAL RESULTS

ANNEX 2 – SALES VALUES METHODOLOGY

ANNEX 3 – TYPOLOGIES OVERVIEW

ANNEX 4 – INPUT ASSUMPTIONS: SUPPLEMENTARY INFORMATION

ANNEX 5 – BENCHMARK LAND VALUES OVERVIEW

ANNEX 6 – DELIVERY, BUILD OUT RATES AND AFFORDABLE HOUSING

ANNEX 7 – PLACEMAKING PREMIUM ANALYSIS

ANNEX 8 – OFFICE AFFORDABLE WORKSPACE VIABILITY ANALYSIS

ANNEX 9 - INDUSTRIAL USES AND AFFORDABLE WORKSPACE VIABILITY ANALYSIS

ANNEX 10 – LONDON BOROUGH RESIDENTIAL CIL RATES ANALYSIS

ANNEX 11 – CONSIDERATION OF DEMAND SIDE INITIATIVES

ANNEX 12 – CONTINGENCY AND ABNORMAL COST ANALYSIS

ANNEX 1 – APPRAISAL RESULTS

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

CONTENTS

Value Band A - Appraisal Results **2**

Value Band B – Appraisal Results **10**

Value Band C – Appraisal Results **50**

Value Band D – Appraisal Results **111**

Value Band E – Appraisal Results **209**

Value Band F – Appraisal Results **291**

Greenbelt - Appraisal Results **315**

Value Band A - Appraisal Results

Medium Residential Development Typologies

Table Reference:	1.1.1					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_1_A					
BLV 1: £2,700,000	**MED_RES_1_A**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,384,893	£10,287,998	£11,191,102	£12,094,207	£12,997,312
	-2.5%	£9,232,910	£10,136,015	£11,039,119	£11,942,224	£12,845,329
	0%	£9,080,927	£9,984,032	£10,887,137	£11,790,241	£12,693,346
	2.5%	£8,928,944	£9,832,049	£10,735,154	£11,638,258	£12,541,363
	5%	£8,776,961	£9,680,066	£10,583,171	£11,486,275	£12,389,380
BLV 2: £7,212,000	**MED_RES_1_A**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,384,893	£10,287,998	£11,191,102	£12,094,207	£12,997,312
	-2.5%	£9,232,910	£10,136,015	£11,039,119	£11,942,224	£12,845,329
	0%	£9,080,927	£9,984,032	£10,887,137	£11,790,241	£12,693,346
	2.5%	£8,928,944	£9,832,049	£10,735,154	£11,638,258	£12,541,363
	5%	£8,776,961	£9,680,066	£10,583,171	£11,486,275	£12,389,380

Table Reference:	1.1.2					
Policy Reference:	20% AH (60% Social Rent & 40% KWLR)					
Typology Reference:	MED_RES_1_A					
BLV 1: £2,700,000	**MED_RES_1_A**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,980,242	£7,718,542	£8,456,841	£9,195,141	£9,933,440
	-2.5%	£6,828,259	£7,566,559	£8,304,858	£9,043,158	£9,781,457
	0%	£6,676,276	£7,414,576	£8,152,875	£8,891,175	£9,629,474
	2.5%	£6,524,294	£7,262,593	£8,000,892	£8,739,192	£9,477,491
	5%	£6,372,311	£7,110,610	£7,848,910	£8,587,209	£9,325,508
BLV 2: £7,212,000	**MED_RES_1_A**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,980,242	£7,718,542	£8,456,841	£9,195,141	£9,933,440
	-2.5%	£6,828,259	£7,566,559	£8,304,858	£9,043,158	£9,781,457
	0%	£6,676,276	£7,414,576	£8,152,875	£8,891,175	£9,629,474
	2.5%	£6,524,294	£7,262,593	£8,000,892	£8,739,192	£9,477,491
	5%	£6,372,311	£7,110,610	£7,848,910	£8,587,209	£9,325,508

Table Reference:	1.1.3					
Policy Reference:	35% AH (60% Social Rent & 40% KWLR)					
Typology Reference:	MED_RES_1_A					
BLV 1:	**MED_RES_1_A_35%AH**	Sales: Gross Sales				
£2,700,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£5,712,996	£6,355,467	£6,997,938	£7,640,409	£8,282,880
	-2.5%	£5,561,013	£6,203,484	£6,845,955	£7,488,426	£8,130,897
	0%	£5,409,030	£6,051,501	£6,693,972	£7,336,443	£7,978,914
	2.5%	£5,257,047	£5,899,518	£6,541,989	£7,184,460	£7,826,931
	5%	£5,105,064	£5,747,535	£6,390,006	£7,032,477	£7,674,948
BLV 2:	**MED_RES_1_A_35%AH**	Sales: Gross Sales				
£7,212,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£5,712,996	£6,355,467	£6,997,938	£7,640,409	£8,282,880
	-2.5%	£5,561,013	£6,203,484	£6,845,955	£7,488,426	£8,130,897
	0%	£5,409,030	£6,051,501	£6,693,972	£7,336,443	£7,978,914
	2.5%	£5,257,047	£5,899,518	£6,541,989	£7,184,460	£7,826,931
	5%	£5,105,064	£5,747,535	£6,390,006	£7,032,477	£7,674,948

Table Reference:	1.2.1					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_2_A					
BLV 1:	**MED_RES_2_A**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£13,559,904	£15,090,073	£16,620,242	£18,150,412	£19,680,581
	-2.5%	£13,248,409	£14,778,578	£16,308,747	£17,838,917	£19,369,087
	0%	£12,936,914	£14,467,084	£15,997,253	£17,527,422	£19,057,592
	2.5%	£12,625,419	£14,155,589	£15,685,758	£17,215,927	£18,746,097
	5%	£12,313,925	£13,844,094	£15,374,263	£16,904,433	£18,434,602
BLV 2:	**MED_RES_2_A**	Sales: Gross Sales				
£12,168,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£13,559,904	£15,090,073	£16,620,242	£18,150,412	£19,680,581
	-2.5%	£13,248,409	£14,778,578	£16,308,747	£17,838,917	£19,369,087
	0%	£12,936,914	£14,467,084	£15,997,253	£17,527,422	£19,057,592
	2.5%	£12,625,419	£14,155,589	£15,685,758	£17,215,927	£18,746,097
	5%	£12,313,925	£13,844,094	£15,374,263	£16,904,433	£18,434,602
BLV 3:	**MED_RES_2_A**	Sales: Gross Sales				
£31,584,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£13,559,904	£15,090,073	£16,620,242	£18,150,412	£19,680,581
	-2.5%	£13,248,409	£14,778,578	£16,308,747	£17,838,917	£19,369,087
	0%	£12,936,914	£14,467,084	£15,997,253	£17,527,422	£19,057,592
	2.5%	£12,625,419	£14,155,589	£15,685,758	£17,215,927	£18,746,097
	5%	£12,313,925	£13,844,094	£15,374,263	£16,904,433	£18,434,602

Table Reference:	1.2.2					
Policy Reference:	20% AH (60% Social Rent & 40% KWLR)					
Typology Reference:	MED_RES_2_A					
BLV 1:	**MED_RES_2_A**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,250,005	£10,488,385	£11,726,766	£12,965,146	£14,203,527
	-2.5%	£8,938,510	£10,176,891	£11,415,271	£12,653,652	£13,892,032
	0%	£8,627,015	£9,865,396	£11,103,776	£12,342,157	£13,580,538
	2.5%	£8,315,521	£9,553,901	£10,792,282	£12,030,662	£13,269,043
	5%	£8,004,026	£9,242,406	£10,480,787	£11,719,168	£12,957,548
BLV 2:	**MED_RES_2_A**	Sales: Gross Sales				
£12,168,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,250,005	£10,488,385	£11,726,766	£12,965,146	£14,203,527
	-2.5%	£8,938,510	£10,176,891	£11,415,271	£12,653,652	£13,892,032
	0%	£8,627,015	£9,865,396	£11,103,776	£12,342,157	£13,580,538
	2.5%	£8,315,521	£9,553,901	£10,792,282	£12,030,662	£13,269,043
	5%	£8,004,026	£9,242,406	£10,480,787	£11,719,168	£12,957,548
BLV 3:	**MED_RES_2_A**	Sales: Gross Sales				
£31,584,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,250,005	£10,488,385	£11,726,766	£12,965,146	£14,203,527
	-2.5%	£8,938,510	£10,176,891	£11,415,271	£12,653,652	£13,892,032
	0%	£8,627,015	£9,865,396	£11,103,776	£12,342,157	£13,580,538
	2.5%	£8,315,521	£9,553,901	£10,792,282	£12,030,662	£13,269,043
	5%	£8,004,026	£9,242,406	£10,480,787	£11,719,168	£12,957,548

Table Reference:	1.2.3					
Policy Reference:	35% AH (60% Social Rent & 40% KWLR)					
Typology Reference:	MED_RES_2_A					
BLV 1:	**MED_RES_2_A**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,308,310	£7,332,008	£8,355,706	£9,379,404	£10,403,102
	-2.5%	£5,996,815	£7,020,513	£8,044,211	£9,067,910	£10,091,608
	0%	£5,685,321	£6,709,019	£7,732,717	£8,756,411	£9,780,113
	2.5%	£5,373,826	£6,397,524	£7,421,222	£8,444,920	£9,468,618
	5%	£5,062,331	£6,086,029	£7,109,727	£8,133,425	£9,157,123
BLV 2:	**MED_RES_2_A**	Sales: Gross Sales				
£12,168,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,308,310	£7,332,008	£8,355,706	£9,379,404	£10,403,102
	-2.5%	£5,996,815	£7,020,513	£8,044,211	£9,067,910	£10,091,608
	0%	£5,685,321	£6,709,019	£7,732,717	£8,756,411	£9,780,113
	2.5%	£5,373,826	£6,397,524	£7,421,222	£8,444,920	£9,468,618
	5%	£5,062,331	£6,086,029	£7,109,727	£8,133,425	£9,157,123
BLV 3:	**MED_RES_2_A**	Sales: Gross Sales				
£31,584,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,308,310	£7,332,008	£8,355,706	£9,379,404	£10,403,102
	-2.5%	£5,996,815	£7,020,513	£8,044,211	£9,067,910	£10,091,608
	0%	£5,685,321	£6,709,019	£7,732,717	£8,756,411	£9,780,113
	2.5%	£5,373,826	£6,397,524	£7,421,222	£8,444,920	£9,468,618
	5%	£5,062,331	£6,086,029	£7,109,727	£8,133,425	£9,157,123

Table Reference:	1.3.1					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_3_A					
BLV 1:	**MED_RES_3_A**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£25,851,837	£28,841,605	£31,831,356	£34,821,108	£37,810,857
	-2.5%	£25,228,865	£28,218,616	£31,208,367	£34,198,118	£37,187,868
	0%	£24,605,892	£27,595,599	£30,585,377	£33,575,129	£36,564,880
	2.5%	£23,982,915	£26,972,628	£29,962,388	£32,952,139	£35,941,891
	5%	£23,359,897	£26,349,656	£29,339,399	£32,329,150	£35,318,901
BLV 2:	**MED_RES_3_A**	Sales: Gross Sales				
£12,168,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£25,851,837	£28,841,605	£31,831,356	£34,821,108	£37,810,857
	-2.5%	£25,228,865	£28,218,616	£31,208,367	£34,198,118	£37,187,868
	0%	£24,605,892	£27,595,599	£30,585,377	£33,575,129	£36,564,880
	2.5%	£23,982,915	£26,972,628	£29,962,388	£32,952,139	£35,941,891
	5%	£23,359,897	£26,349,656	£29,339,399	£32,329,150	£35,318,901
BLV 3:	**MED_RES_3_A**	Sales: Gross Sales				
£31,584,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£25,851,837	£28,841,605	£31,831,356	£34,821,108	£37,810,857
	-2.5%	£25,228,865	£28,218,616	£31,208,367	£34,198,118	£37,187,868
	0%	£24,605,892	£27,595,599	£30,585,377	£33,575,129	£36,564,880
	2.5%	£23,982,915	£26,972,628	£29,962,388	£32,952,139	£35,941,891
	5%	£23,359,897	£26,349,656	£29,339,399	£32,329,150	£35,318,901

Table Reference:	1.3.2					
Policy Reference:	20% AH (60% Social Rent & 40% KWLR)					
Typology Reference:	MED_RES_3_A					
BLV 1:	**MED_RES_3_A**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£19,112,397	£21,621,654	£24,130,857	£26,640,061	£29,149,260
	-2.5%	£18,489,407	£20,998,667	£23,507,867	£26,017,071	£28,526,274
	0%	£17,866,418	£20,375,677	£22,884,877	£25,394,081	£27,903,284
	2.5%	£17,243,428	£19,752,687	£22,261,890	£24,771,091	£27,280,294
	5%	£16,620,439	£19,129,697	£21,638,900	£24,148,101	£26,657,304
BLV 2:	**MED_RES_3_A**	Sales: Gross Sales				
£12,168,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£19,112,397	£21,621,654	£24,130,857	£26,640,061	£29,149,260
	-2.5%	£18,489,407	£20,998,667	£23,507,867	£26,017,071	£28,526,274
	0%	£17,866,418	£20,375,677	£22,884,877	£25,394,081	£27,903,284
	2.5%	£17,243,428	£19,752,687	£22,261,890	£24,771,091	£27,280,294
	5%	£16,620,439	£19,129,697	£21,638,900	£24,148,101	£26,657,304
BLV 3:	**MED_RES_3_A**	Sales: Gross Sales				
£31,584,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£19,112,397	£21,621,654	£24,130,857	£26,640,061	£29,149,260
	-2.5%	£18,489,407	£20,998,667	£23,507,867	£26,017,071	£28,526,274
	0%	£17,866,418	£20,375,677	£22,884,877	£25,394,081	£27,903,284
	2.5%	£17,243,428	£19,752,687	£22,261,890	£24,771,091	£27,280,294
	5%	£16,620,439	£19,129,697	£21,638,900	£24,148,101	£26,657,304

Table Reference:	1.3.3					
Policy Reference:	35% AH (60% Social Rent & 40% KWLR)					
Typology Reference:	MED_RES_3_A					
BLV 1:	**MED_RES_3_A**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£11,200,234	£13,133,928	£15,067,621	£17,001,314	£18,935,008
	-2.5%	£10,577,245	£12,510,938	£14,444,632	£16,378,325	£18,312,018
	0%	£9,954,255	£11,887,949	£13,821,642	£15,755,336	£17,689,029
	2.5%	£9,331,266	£11,264,959	£13,198,633	£15,132,346	£17,066,040
	5%	£8,708,276	£10,641,970	£12,575,663	£14,509,357	£16,443,050
BLV 2:	**MED_RES_3_A**	Sales: Gross Sales				
£12,168,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£11,200,234	£13,133,928	£15,067,621	£17,001,314	£18,935,008
	-2.5%	£10,577,245	£12,510,938	£14,444,632	£16,378,325	£18,312,018
	0%	£9,954,255	£11,887,949	£13,821,642	£15,755,336	£17,689,029
	2.5%	£9,331,266	£11,264,959	£13,198,633	£15,132,346	£17,066,040
	5%	£8,708,276	£10,641,970	£12,575,663	£14,509,357	£16,443,050
BLV 3:	**MED_RES_3_A**	Sales: Gross Sales				
£31,584,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£11,200,234	£13,133,928	£15,067,621	£17,001,314	£18,935,008
	-2.5%	£10,577,245	£12,510,938	£14,444,632	£16,378,325	£18,312,018
	0%	£9,954,255	£11,887,949	£13,821,642	£15,755,336	£17,689,029
	2.5%	£9,331,266	£11,264,959	£13,198,633	£15,132,346	£17,066,040
	5%	£8,708,276	£10,641,970	£12,575,663	£14,509,357	£16,443,050

Value Band B – Appraisal Results

Minor Residential Development Typologies

Table Reference:	2.1.1					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_1_B					
BLV 1:	**MIN_RES_1_B**	Sales: Gross Sales				
£210,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£1,803,552	£2,016,713	£2,229,873	£2,443,034	£2,656,195
	-7.5%	£1,755,770	£1,968,930	£2,182,091	£2,395,252	£2,608,412
	-5%	£1,707,987	£1,921,148	£2,134,309	£2,347,469	£2,560,630
	-2.5%	£1,660,205	£1,873,366	£2,086,526	£2,299,687	£2,512,847
	0%	£1,612,423	£1,825,583	£2,038,744	£2,251,904	£2,465,065

Table Reference:	2.1.2					
Policy Reference:	100% market					
Typology Reference:	MIN_RES_2_B					
BLV 1:	**MIN_RES_2_B**	Sales: Gross Sales				
£1,560,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£7,731,510	£7,882,097	£8,032,683	£8,183,270	£8,333,856
	-7.5%	£7,553,869	£7,704,455	£7,855,042	£8,005,628	£8,156,215
	-5%	£7,376,228	£7,526,814	£7,677,401	£7,827,987	£7,978,574
	-2.5%	£7,198,587	£7,349,173	£7,499,759	£7,650,346	£7,800,932
	0%	£7,020,945	£7,171,532	£7,322,118	£7,472,705	£7,623,291

Table Reference:	2.1.3					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_3_B					
BLV 1:	**MIN_RES_3_B**	Sales: Gross Sales				
£388,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£2,687,921	£2,946,457	£3,204,992	£3,463,528	£3,722,063
	-7.5%	£2,565,448	£2,823,984	£3,082,519	£3,341,055	£3,599,590
	-5%	£2,442,975	£2,701,510	£2,960,046	£3,218,581	£3,477,117
	-2.5%	£2,320,502	£2,579,037	£2,837,573	£3,096,108	£3,354,644
	0%	£2,198,029	£2,456,564	£2,715,100	£2,973,635	£3,232,171

Table Reference:	2.1.4					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_4_B					
BLV 1:	**MIN_RES_4_B**	Sales: Gross Sales				
£283,200	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£2,842,625	£3,233,275	£3,623,925	£4,014,574	£4,405,224
	-7.5%	£2,742,329	£3,132,979	£3,523,629	£3,914,278	£4,304,928
	-5%	£2,642,033	£3,032,683	£3,423,333	£3,813,982	£4,204,632
	-2.5%	£2,541,737	£2,932,387	£3,323,036	£3,713,686	£4,104,336
	0%	£2,441,441	£2,832,091	£3,222,740	£3,613,390	£4,004,040

Medium Residential Development Typologies

Table Reference:	2.2.1					
Policy Reference:	100% Market,					
Typology Reference:	MED_RES_1_B					
BLV 1:	**MED_RES_1_B**	Sales: Gross Sales				
£283,200	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,236,487	£3,630,229	£4,023,971	£4,417,714	£4,811,456
	-2.5%	£3,150,436	£3,544,178	£3,937,920	£4,331,663	£4,725,405
	0%	£3,064,384	£3,458,127	£3,851,869	£4,245,611	£4,639,354
	2.5%	£2,978,333	£3,372,075	£3,765,818	£4,159,560	£4,553,302
	5%	£2,892,282	£3,286,024	£3,679,767	£4,073,509	£4,467,251

Table Reference:	2.2.2					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_1_B					
BLV 1:	**MED_RES_1_B**	Sales: Gross Sales				
£283,200	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,226,848	£2,537,632	£2,848,415	£3,159,199	£3,469,982
	-2.5%	£2,140,797	£2,451,581	£2,762,364	£3,073,147	£3,383,931
	0%	£2,054,746	£2,365,529	£2,676,313	£2,987,096	£3,297,879
	2.5%	£1,968,695	£2,279,478	£2,590,262	£2,901,045	£3,211,828
	5%	£1,882,644	£2,193,427	£2,504,210	£2,814,994	£3,125,777

Table Reference:	2.2.3					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_1_B					
BLV 1:	**MED_RES_1_B_35%AH**	Sales: Gross Sales				
£283,200	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,588,695	£1,840,524	£2,092,354	£2,344,183	£2,596,012
	-2.5%	£1,502,644	£1,754,473	£2,006,302	£2,258,132	£2,509,961
	0%	£1,416,593	£1,668,422	£1,920,251	£2,172,080	£2,423,910
	2.5%	£1,330,542	£1,582,371	£1,834,200	£2,086,029	£2,337,858
	5%	£1,244,490	£1,496,320	£1,748,149	£1,999,978	£2,251,807

Table Reference:	2.2.4					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_2_B					
BLV 1:	**MED_RES_2_B**	Sales: Gross Sales				
£708,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,509,727	£7,629,244	£8,748,761	£9,868,278	£10,987,795
	-2.5%	£6,200,945	£7,320,462	£8,439,979	£9,559,496	£10,679,013
	0%	£5,892,162	£7,011,679	£8,131,196	£9,250,714	£10,370,231
	2.5%	£5,583,380	£6,702,897	£7,822,414	£8,941,931	£10,061,448
	5%	£5,274,597	£6,394,115	£7,513,632	£8,633,149	£9,752,666
BLV 2:	**MED_RES_2_B**	Sales: Gross Sales				
£2,628,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,509,727	£7,629,244	£8,748,761	£9,868,278	£10,987,795
	-2.5%	£6,200,945	£7,320,462	£8,439,979	£9,559,496	£10,679,013
	0%	£5,892,162	£7,011,679	£8,131,196	£9,250,714	£10,370,231
	2.5%	£5,583,380	£6,702,897	£7,822,414	£8,941,931	£10,061,448
	5%	£5,274,597	£6,394,115	£7,513,632	£8,633,149	£9,752,666
BLV 3:	**MED_RES_2_B**	Sales: Gross Sales				
£8,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£6,509,727	£7,629,244	£8,748,761	£9,868,278	£10,987,795
	-2.5%	£6,200,945	£7,320,462	£8,439,979	£9,559,496	£10,679,013
	0%	£5,892,162	£7,011,679	£8,131,196	£9,250,714	£10,370,231
	2.5%	£5,583,380	£6,702,897	£7,822,414	£8,941,931	£10,061,448
	5%	£5,274,597	£6,394,115	£7,513,632	£8,633,149	£9,752,666

Table Reference:	2.2.5					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_2_B					
BLV 1:	**MED_RES_2_B**	Sales: Gross Sales				
£708,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,781,218	£4,667,097	£5,552,977	£6,438,856	£7,324,735
	-2.5%	£3,472,436	£4,358,315	£5,244,194	£6,130,073	£7,015,953
	0%	£3,163,654	£4,049,533	£4,935,412	£5,821,291	£6,707,170
	2.5%	£2,854,871	£3,740,750	£4,626,630	£5,512,509	£6,398,388
	5%	£2,546,089	£3,431,968	£4,317,847	£5,203,726	£6,089,606
BLV 2:	**MED_RES_2_B**	Sales: Gross Sales				
£2,628,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,781,218	£4,667,097	£5,552,977	£6,438,856	£7,324,735
	-2.5%	£3,472,436	£4,358,315	£5,244,194	£6,130,073	£7,015,953
	0%	£3,163,654	£4,049,533	£4,935,412	£5,821,291	£6,707,170
	2.5%	£2,854,871	£3,740,750	£4,626,630	£5,512,509	£6,398,388
	5%	£2,546,089	£3,431,968	£4,317,847	£5,203,726	£6,089,606
BLV 3:	**MED_RES_2_B**	Sales: Gross Sales				
£8,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,781,218	£4,667,097	£5,552,977	£6,438,856	£7,324,735
	-2.5%	£3,472,436	£4,358,315	£5,244,194	£6,130,073	£7,015,953
	0%	£3,163,654	£4,049,533	£4,935,412	£5,821,291	£6,707,170
	2.5%	£2,854,871	£3,740,750	£4,626,630	£5,512,509	£6,398,388
	5%	£2,546,089	£3,431,968	£4,317,847	£5,203,726	£6,089,606

Table Reference:	2.2.6					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_2_B					
BLV 1:	**MED_RES_2_B**	Sales: Gross Sales				
£708,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,133,973	£2,868,878	£3,603,782	£4,338,687	£5,073,591
	-2.5%	£1,825,191	£2,560,095	£3,295,000	£4,029,904	£4,764,809
	0%	£1,516,409	£2,251,313	£2,986,218	£3,721,122	£4,456,027
	2.5%	£1,207,621	£1,942,531	£2,677,435	£3,412,340	£4,147,244
	5%	£898,844	£1,633,748	£2,368,653	£3,103,557	£3,838,462
BLV 2:	**MED_RES_2_B**	Sales: Gross Sales				
£2,628,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,133,973	£2,868,878	£3,603,782	£4,338,687	£5,073,591
	-2.5%	£1,825,191	£2,560,095	£3,295,000	£4,029,904	£4,764,809
	0%	£1,516,409	£2,251,313	£2,986,218	£3,721,122	£4,456,027
	2.5%	£1,207,621	£1,942,531	£2,677,435	£3,412,340	£4,147,244
	5%	£898,844	£1,633,748	£2,368,653	£3,103,557	£3,838,462
BLV 3:	**MED_RES_2_B**	Sales: Gross Sales				
£8,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,133,973	£2,868,878	£3,603,782	£4,338,687	£5,073,591
	-2.5%	£1,825,191	£2,560,095	£3,295,000	£4,029,904	£4,764,809
	0%	£1,516,409	£2,251,313	£2,986,218	£3,721,122	£4,456,027
	2.5%	£1,207,621	£1,942,531	£2,677,435	£3,412,340	£4,147,244
	5%	£898,844	£1,633,748	£2,368,653	£3,103,557	£3,838,462

Table Reference:	2.2.7					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_3_B					
BLV 1:	MED_RES_3_B	Sales: Gross Sales				
£708,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£8,849,045	£10,351,511	£11,853,978	£13,356,445	£14,858,912
	-2.5%	£8,435,054	£9,937,520	£11,439,987	£12,942,454	£14,444,921
	0%	£8,021,063	£9,523,529	£11,025,996	£12,528,463	£14,030,930
	2.5%	£7,607,072	£9,109,538	£10,612,005	£12,114,472	£13,616,939
	5%	£7,193,081	£8,695,548	£10,198,014	£11,700,481	£13,202,948
BLV 2:	MED_RES_3_B	Sales: Gross Sales				
£2,628,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£8,849,045	£10,351,511	£11,853,978	£13,356,445	£14,858,912
	-2.5%	£8,435,054	£9,937,520	£11,439,987	£12,942,454	£14,444,921
	0%	£8,021,063	£9,523,529	£11,025,996	£12,528,463	£14,030,930
	2.5%	£7,607,072	£9,109,538	£10,612,005	£12,114,472	£13,616,939
	5%	£7,193,081	£8,695,548	£10,198,014	£11,700,481	£13,202,948
BLV 3:	MED_RES_3_B	Sales: Gross Sales				
£8,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£8,849,045	£10,351,511	£11,853,978	£13,356,445	£14,858,912
	-2.5%	£8,435,054	£9,937,520	£11,439,987	£12,942,454	£14,444,921
	0%	£8,021,063	£9,523,529	£11,025,996	£12,528,463	£14,030,930
	2.5%	£7,607,072	£9,109,538	£10,612,005	£12,114,472	£13,616,939
	5%	£7,193,081	£8,695,548	£10,198,014	£11,700,481	£13,202,948

Table Reference:	2.2.8					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_3_B					
BLV 1:	**MED_RES_3_B**	Sales: Gross Sales				
£708,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,829,048	£4,939,313	£6,049,577	£7,159,842	£8,270,107
	-2.5%	£3,415,057	£4,525,322	£5,635,586	£6,745,851	£7,856,116
	0%	£3,001,066	£4,111,331	£5,221,596	£6,331,860	£7,442,125
	2.5%	£2,587,075	£3,697,340	£4,807,605	£5,917,869	£7,028,134
	5%	£2,173,084	£3,283,349	£4,393,614	£5,503,878	£6,614,143
BLV 2:	**MED_RES_3_B**	Sales: Gross Sales				
£2,628,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,829,048	£4,939,313	£6,049,577	£7,159,842	£8,270,107
	-2.5%	£3,415,057	£4,525,322	£5,635,586	£6,745,851	£7,856,116
	0%	£3,001,066	£4,111,331	£5,221,596	£6,331,860	£7,442,125
	2.5%	£2,587,075	£3,697,340	£4,807,605	£5,917,869	£7,028,134
	5%	£2,173,084	£3,283,349	£4,393,614	£5,503,878	£6,614,143
BLV 3:	**MED_RES_3_B**	Sales: Gross Sales				
£8,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,829,048	£4,939,313	£6,049,577	£7,159,842	£8,270,107
	-2.5%	£3,415,057	£4,525,322	£5,635,586	£6,745,851	£7,856,116
	0%	£3,001,066	£4,111,331	£5,221,596	£6,331,860	£7,442,125
	2.5%	£2,587,075	£3,697,340	£4,807,605	£5,917,869	£7,028,134
	5%	£2,173,084	£3,283,349	£4,393,614	£5,503,878	£6,614,143

Table Reference:	2.2.9					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_3_B					
BLV 1:	**MED_RES_3_B**	Sales: Gross Sales				
£708,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,617,730	£2,530,941	£3,444,153	£4,357,364	£5,270,575
	-2.5%	£1,203,739	£2,116,950	£3,030,162	£3,943,373	£4,856,584
	0%	£789,748	£1,702,959	£2,616,171	£3,529,382	£4,442,594
	2.5%	£373,808	£1,288,968	£2,202,180	£3,115,391	£4,028,603
	5%	-£45,465	£874,978	£1,788,189	£2,701,400	£3,614,612
BLV 2:	**MED_RES_3_B**	Sales: Gross Sales				
£2,628,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,617,730	£2,530,941	£3,444,153	£4,357,364	£5,270,575
	-2.5%	£1,203,739	£2,116,950	£3,030,162	£3,943,373	£4,856,584
	0%	£789,748	£1,702,959	£2,616,171	£3,529,382	£4,442,594
	2.5%	£373,808	£1,288,968	£2,202,180	£3,115,391	£4,028,603
	5%	-£45,465	£874,978	£1,788,189	£2,701,400	£3,614,612
BLV 3:	**MED_RES_3_B**	Sales: Gross Sales				
£8,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,617,730	£2,530,941	£3,444,153	£4,357,364	£5,270,575
	-2.5%	£1,203,739	£2,116,950	£3,030,162	£3,943,373	£4,856,584
	0%	£789,748	£1,702,959	£2,616,171	£3,529,382	£4,442,594
	2.5%	£373,808	£1,288,968	£2,202,180	£3,115,391	£4,028,603
	5%	-£45,465	£874,978	£1,788,189	£2,701,400	£3,614,612

Major Residential Development Typologies

Table Reference:	2.3.1					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MAJ_RES_1_B_35%					
BLV 1:	MAJ_RES_1_B_35%	Sales: Gross Sales				
£4,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£10,132,423	£13,374,276	£16,616,129	£19,857,982	£23,099,836
	-2.5%	£8,828,064	£12,069,917	£15,311,770	£18,553,623	£21,795,476
	0%	£7,523,704	£10,765,557	£14,007,410	£17,249,263	£20,491,117
	2.5%	£6,219,345	£9,461,198	£12,703,051	£15,944,904	£19,186,757
	5%	£4,914,985	£8,156,838	£11,398,691	£14,640,544	£17,882,398
BLV 2:	MAJ_RES_1_B_35%	Sales: Gross Sales				
£10,266,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£10,132,423	£13,374,276	£16,616,129	£19,857,982	£23,099,836
	-2.5%	£8,828,064	£12,069,917	£15,311,770	£18,553,623	£21,795,476
	0%	£7,523,704	£10,765,557	£14,007,410	£17,249,263	£20,491,117
	2.5%	£6,219,345	£9,461,198	£12,703,051	£15,944,904	£19,186,757
	5%	£4,914,985	£8,156,838	£11,398,691	£14,640,544	£17,882,398

Table Reference:	2.3.2					
Policy Reference:	35% AH, 60% SR & 40% KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_1_B_35%					
BLV 1:	MAJ_RES_1_B	Sales: Gross Sales				
£4,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£17,709,756	£20,951,600	£24,193,443	£27,435,296	£30,677,149
	-2.5%	£16,405,372	£19,647,257	£22,889,084	£26,130,937	£29,372,790
	0%	£15,101,018	£18,342,871	£21,584,756	£24,826,577	£28,068,430
	2.5%	£13,796,658	£17,038,511	£20,280,365	£23,522,218	£26,764,054
	5%	£12,492,299	£15,734,152	£18,976,005	£22,217,858	£25,459,742
BLV 2:	MAJ_RES_1_B	Sales: Gross Sales				
£10,266,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£17,709,756	£20,951,600	£24,193,443	£27,435,296	£30,677,149
	-2.5%	£16,405,372	£19,647,257	£22,889,084	£26,130,937	£29,372,790
	0%	£15,101,018	£18,342,871	£21,584,756	£24,826,577	£28,068,430
	2.5%	£13,796,658	£17,038,511	£20,280,365	£23,522,218	£26,764,054
	5%	£12,492,299	£15,734,152	£18,976,005	£22,217,858	£25,459,742

Table Reference:	2.3.3					
Policy Reference:	35% AH, 40% KWLR & 60% SR					
Typology Reference:	MAJ_RES_2_B_35%					
BLV 1:	MAJ_RES_2_B	Sales: Gross Sales				
£2,184,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£12,484,723	£18,313,950	£24,143,176	£29,971,744	£35,800,159
	-2.5%	£9,889,342	£15,718,569	£21,547,795	£27,376,365	£33,204,781
	0%	£7,293,961	£13,123,187	£18,952,414	£24,780,981	£30,609,397
	2.5%	£4,698,580	£10,527,806	£16,357,032	£22,185,600	£28,014,018
	5%	£2,095,233	£7,932,425	£13,761,651	£19,590,217	£25,418,634
BLV 2:	MAJ_RES_2_B	Sales: Gross Sales				
£9,864,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£12,484,723	£18,313,950	£24,143,176	£29,971,744	£35,800,159
	-2.5%	£9,889,342	£15,718,569	£21,547,795	£27,376,365	£33,204,781
	0%	£7,293,961	£13,123,187	£18,952,414	£24,780,981	£30,609,397
	2.5%	£4,698,580	£10,527,806	£16,357,032	£22,185,600	£28,014,018
	5%	£2,095,233	£7,932,425	£13,761,651	£19,590,217	£25,418,634
BLV 3:	MAJ_RES_2_B	Sales: Gross Sales				
£21,120,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£12,484,723	£18,313,950	£24,143,176	£29,971,744	£35,800,159
	-2.5%	£9,889,342	£15,718,569	£21,547,795	£27,376,365	£33,204,781
	0%	£7,293,961	£13,123,187	£18,952,414	£24,780,981	£30,609,397
	2.5%	£4,698,580	£10,527,806	£16,357,032	£22,185,600	£28,014,018
	5%	£2,095,233	£7,932,425	£13,761,651	£19,590,217	£25,418,634

Table Reference:	2.3.4					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Grant & CIL relief					
Typology Reference:	MAJ_RES_2_B_35%					
BLV 1:	MAJ_RES_2_B	Sales: Gross Sales				
£2,184,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£26,897,328	£32,726,554	£38,555,781	£44,384,335	£50,212,752
	-2.5%	£24,301,947	£30,131,173	£35,960,399	£41,788,960	£47,617,372
	0%	£21,706,495	£27,535,792	£33,365,018	£39,193,575	£45,021,992
	2.5%	£19,111,191	£24,940,365	£30,769,637	£36,598,194	£42,426,628
	5%	£16,515,803	£22,345,066	£28,174,256	£34,002,813	£39,831,232
BLV 2:	MAJ_RES_2_B	Sales: Gross Sales				
£9,864,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£26,897,328	£32,726,554	£38,555,781	£44,384,335	£50,212,752
	-2.5%	£24,301,947	£30,131,173	£35,960,399	£41,788,960	£47,617,372
	0%	£21,706,495	£27,535,792	£33,365,018	£39,193,575	£45,021,992
	2.5%	£19,111,191	£24,940,365	£30,769,637	£36,598,194	£42,426,628
	5%	£16,515,803	£22,345,066	£28,174,256	£34,002,813	£39,831,232
BLV 3:	MAJ_RES_2_B	Sales: Gross Sales				
£21,120,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£26,897,328	£32,726,554	£38,555,781	£44,384,335	£50,212,752
	-2.5%	£24,301,947	£30,131,173	£35,960,399	£41,788,960	£47,617,372
	0%	£21,706,495	£27,535,792	£33,365,018	£39,193,575	£45,021,992
	2.5%	£19,111,191	£24,940,365	£30,769,637	£36,598,194	£42,426,628
	5%	£16,515,803	£22,345,066	£28,174,256	£34,002,813	£39,831,232

Table Reference:	2.3.5					
Policy Reference:	35% AH, 40% KWLR & 60% SR					
Typology Reference:	MAJ_RES_3_B_35%					
BLV 1:	MAJ_RES_3_B	Sales: Gross Sales				
£1,956,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,834,895	£17,420,403	£25,005,910	£32,590,923	£40,175,293
	-2.5%	£6,237,880	£13,823,388	£21,408,896	£28,993,910	£36,578,281
	0%	£2,627,001	£10,226,373	£17,811,881	£25,396,895	£32,981,263
	2.5%	-£1,075,606	£6,629,358	£14,214,866	£21,799,877	£29,384,250
	5%	-£5,052,850	£3,020,736	£10,617,851	£18,202,862	£25,787,236
BLV 2:	MAJ_RES_3_B	Sales: Gross Sales				
£8,820,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,834,895	£17,420,403	£25,005,910	£32,590,923	£40,175,293
	-2.5%	£6,237,880	£13,823,388	£21,408,896	£28,993,910	£36,578,281
	0%	£2,627,001	£10,226,373	£17,811,881	£25,396,895	£32,981,263
	2.5%	-£1,075,606	£6,629,358	£14,214,866	£21,799,877	£29,384,250
	5%	-£5,052,850	£3,020,736	£10,617,851	£18,202,862	£25,787,236
BLV 3:	MAJ_RES_3_B	Sales: Gross Sales				
£18,890,400	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£9,834,895	£17,420,403	£25,005,910	£32,590,923	£40,175,293
	-2.5%	£6,237,880	£13,823,388	£21,408,896	£28,993,910	£36,578,281
	0%	£2,627,001	£10,226,373	£17,811,881	£25,396,895	£32,981,263
	2.5%	-£1,075,606	£6,629,358	£14,214,866	£21,799,877	£29,384,250
	5%	-£5,052,850	£3,020,736	£10,617,851	£18,202,862	£25,787,236

Table Reference:	**2.3.6**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Grant & CIL relief					
Typology Reference:	MAJ_RES_3_B_35%					
BLV 1:	**MAJ_RES_3_B**	Sales: Gross Sales				
£1,956,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£29,256,380	£36,841,888	£44,427,395	£52,012,388	£59,596,746
	-2.5%	£25,659,375	£33,244,873	£40,830,380	£48,415,374	£55,999,741
	0%	£22,062,350	£29,647,858	£37,233,366	£44,818,364	£52,402,733
	2.5%	£18,465,336	£26,050,843	£33,636,351	£41,221,438	£48,805,723
	5%	£14,868,326	£22,453,829	£30,039,336	£37,624,338	£45,208,710
BLV 2:	**MAJ_RES_3_B**	Sales: Gross Sales				
£8,820,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£29,256,380	£36,841,888	£44,427,395	£52,012,388	£59,596,746
	-2.5%	£25,659,375	£33,244,873	£40,830,380	£48,415,374	£55,999,741
	0%	£22,062,350	£29,647,858	£37,233,366	£44,818,364	£52,402,733
	2.5%	£18,465,336	£26,050,843	£33,636,351	£41,221,438	£48,805,723
	5%	£14,868,326	£22,453,829	£30,039,336	£37,624,338	£45,208,710
BLV 3:	**MAJ_RES_3_B**	Sales: Gross Sales				
£18,890,400	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£29,256,380	£36,841,888	£44,427,395	£52,012,388	£59,596,746
	-2.5%	£25,659,375	£33,244,873	£40,830,380	£48,415,374	£55,999,741
	0%	£22,062,350	£29,647,858	£37,233,366	£44,818,364	£52,402,733
	2.5%	£18,465,336	£26,050,843	£33,636,351	£41,221,438	£48,805,723
	5%	£14,868,326	£22,453,829	£30,039,336	£37,624,338	£45,208,710

Table Reference:	2.3.7					
Policy Reference:	25% AH, KWLR					
Typology Reference:	MAJ_RES_4_B_25%					
BLV 1:	**MAJ_RES_4_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£21,155,522	£24,637,825	£28,120,129	£31,602,432	£35,084,736
	-2.5%	£18,153,527	£21,635,830	£25,118,134	£28,600,438	£32,082,741
	0%	£15,151,532	£18,633,836	£22,116,139	£25,598,443	£29,080,747
	2.5%	£12,149,538	£15,631,841	£19,114,145	£22,596,448	£26,078,752
	5%	£9,147,543	£12,629,847	£16,112,150	£19,594,454	£23,076,757
BLV 2:	**MAJ_RES_4_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£21,155,522	£24,637,825	£28,120,129	£31,602,432	£35,084,736
	-2.5%	£18,153,527	£21,635,830	£25,118,134	£28,600,438	£32,082,741
	0%	£15,151,532	£18,633,836	£22,116,139	£25,598,443	£29,080,747
	2.5%	£12,149,538	£15,631,841	£19,114,145	£22,596,448	£26,078,752
	5%	£9,147,543	£12,629,847	£16,112,150	£19,594,454	£23,076,757
BLV 3:	**MAJ_RES_4_B**	Rent: Gross Rent				
£18,890,400	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£21,155,522	£24,637,825	£28,120,129	£31,602,432	£35,084,736
	-2.5%	£18,153,527	£21,635,830	£25,118,134	£28,600,438	£32,082,741
	0%	£15,151,532	£18,633,836	£22,116,139	£25,598,443	£29,080,747
	2.5%	£12,149,538	£15,631,841	£19,114,145	£22,596,448	£26,078,752
	5%	£9,147,543	£12,629,847	£16,112,150	£19,594,454	£23,076,757

Table Reference:	**2.3.8**					
Policy Reference:	25% AH, KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_B_25%					
BLV 1:	**MAJ_RES_4_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£33,002,773	£36,485,077	£39,967,380	£43,449,684	£46,931,987
	-2.5%	£30,000,779	£33,483,082	£36,965,386	£40,447,689	£43,929,993
	0%	£26,998,784	£30,481,087	£33,963,391	£37,445,695	£40,927,998
	2.5%	£23,996,789	£27,479,093	£30,961,396	£34,443,700	£37,926,004
	5%	£20,994,795	£24,477,098	£27,959,402	£31,441,705	£34,924,009
BLV 2:	**MAJ_RES_4_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£33,002,773	£36,485,077	£39,967,380	£43,449,684	£46,931,987
	-2.5%	£30,000,779	£33,483,082	£36,965,386	£40,447,689	£43,929,993
	0%	£26,998,784	£30,481,087	£33,963,391	£37,445,695	£40,927,998
	2.5%	£23,996,789	£27,479,093	£30,961,396	£34,443,700	£37,926,004
	5%	£20,994,795	£24,477,098	£27,959,402	£31,441,705	£34,924,009
BLV 3:	**MAJ_RES_4_B**	Rent: Gross Rent				
£18,890,400	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£33,002,773	£36,485,077	£39,967,380	£43,449,684	£46,931,987
	-2.5%	£30,000,779	£33,483,082	£36,965,386	£40,447,689	£43,929,993
	0%	£26,998,784	£30,481,087	£33,963,391	£37,445,695	£40,927,998
	2.5%	£23,996,789	£27,479,093	£30,961,396	£34,443,700	£37,926,004
	5%	£20,994,795	£24,477,098	£27,959,402	£31,441,705	£34,924,009

Table Reference:	**2.3.9**					
Policy Reference:	25% AH, Social Rent					
Typology Reference:	MAJ_RES_4_B_25%					
BLV 1:	**MAJ_RES_4_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£14,641,906	£18,146,127	£21,650,348	£25,154,569	£28,658,790
	-2.5%	£11,523,948	£15,028,169	£18,532,390	£22,036,611	£25,540,832
	0%	£8,405,989	£11,910,210	£15,414,431	£18,918,652	£22,422,873
	2.5%	£5,288,031	£8,792,252	£12,296,473	£15,800,694	£19,304,915
	5%	£2,169,369	£5,674,293	£9,178,514	£12,682,736	£16,186,957
BLV 2:	**MAJ_RES_4_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£14,641,906	£18,146,127	£21,650,348	£25,154,569	£28,658,790
	-2.5%	£11,523,948	£15,028,169	£18,532,390	£22,036,611	£25,540,832
	0%	£8,405,989	£11,910,210	£15,414,431	£18,918,652	£22,422,873
	2.5%	£5,288,031	£8,792,252	£12,296,473	£15,800,694	£19,304,915
	5%	£2,169,369	£5,674,293	£9,178,514	£12,682,736	£16,186,957
BLV 3:	**MAJ_RES_4_B**	Rent: Gross Rent				
£18,890,400	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£14,641,906	£18,146,127	£21,650,348	£25,154,569	£28,658,790
	-2.5%	£11,523,948	£15,028,169	£18,532,390	£22,036,611	£25,540,832
	0%	£8,405,989	£11,910,210	£15,414,431	£18,918,652	£22,422,873
	2.5%	£5,288,031	£8,792,252	£12,296,473	£15,800,694	£19,304,915
	5%	£2,169,369	£5,674,293	£9,178,514	£12,682,736	£16,186,957

Table Reference:	**2.3.10**					
Policy Reference:	25% AH, Social Rent, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_B_25%					
BLV 1:	**MAJ_RES_4_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£28,484,970	£31,984,894	£35,484,817	£38,984,741	£42,484,664
	-2.5%	£25,367,012	£28,866,935	£32,366,859	£35,866,782	£39,366,706
	0%	£22,249,053	£25,748,977	£29,248,900	£32,748,824	£36,248,748
	2.5%	£19,131,095	£22,631,019	£26,130,942	£29,630,866	£33,130,789
	5%	£16,013,137	£19,513,060	£23,012,984	£26,512,907	£30,012,831
BLV 2:	**MAJ_RES_4_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£28,484,970	£31,984,894	£35,484,817	£38,984,741	£42,484,664
	-2.5%	£25,367,012	£28,866,935	£32,366,859	£35,866,782	£39,366,706
	0%	£22,249,053	£25,748,977	£29,248,900	£32,748,824	£36,248,748
	2.5%	£19,131,095	£22,631,019	£26,130,942	£29,630,866	£33,130,789
	5%	£16,013,137	£19,513,060	£23,012,984	£26,512,907	£30,012,831
BLV 3:	**MAJ_RES_4_B**	Rent: Gross Rent				
£18,890,400	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£28,484,970	£31,984,894	£35,484,817	£38,984,741	£42,484,664
	-2.5%	£25,367,012	£28,866,935	£32,366,859	£35,866,782	£39,366,706
	0%	£22,249,053	£25,748,977	£29,248,900	£32,748,824	£36,248,748
	2.5%	£19,131,095	£22,631,019	£26,130,942	£29,630,866	£33,130,789
	5%	£16,013,137	£19,513,060	£23,012,984	£26,512,907	£30,012,831

Table Reference:	**2.3.11**					
Policy Reference:	35% AH, 70% DMR & 30% KWLR					
Typology Reference:	MAJ_RES_4_B_35%					
BLV 1:	**MAJ_RES_4_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£12,626,903	£16,109,206	£19,591,510	£23,073,813	£26,556,117
	-2.5%	£9,066,202	£12,548,506	£16,030,809	£19,513,113	£22,995,417
	0%	£5,505,502	£8,987,805	£12,470,109	£15,952,413	£19,434,716
	2.5%	£1,944,801	£5,427,105	£8,909,409	£12,391,712	£15,874,016
	5%	-£1,767,676	£1,866,405	£5,348,708	£8,831,012	£12,313,315
BLV 2:	**MAJ_RES_4_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£12,626,903	£16,109,206	£19,591,510	£23,073,813	£26,556,117
	-2.5%	£9,066,202	£12,548,506	£16,030,809	£19,513,113	£22,995,417
	0%	£5,505,502	£8,987,805	£12,470,109	£15,952,413	£19,434,716
	2.5%	£1,944,801	£5,427,105	£8,909,409	£12,391,712	£15,874,016
	5%	-£1,767,676	£1,866,405	£5,348,708	£8,831,012	£12,313,315
BLV 3:	**MAJ_RES_4_B**	Rent: Gross Rent				
£18,890,400	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£12,626,903	£16,109,206	£19,591,510	£23,073,813	£26,556,117
	-2.5%	£9,066,202	£12,548,506	£16,030,809	£19,513,113	£22,995,417
	0%	£5,505,502	£8,987,805	£12,470,109	£15,952,413	£19,434,716
	2.5%	£1,944,801	£5,427,105	£8,909,409	£12,391,712	£15,874,016
	5%	-£1,767,676	£1,866,405	£5,348,708	£8,831,012	£12,313,315

Table Reference:	**2.3.12**					
Policy Reference:	35% AH, 70% DMR & 30% KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_B_35%					
BLV 1:	**MAJ_RES_4_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£27,097,247	£30,579,550	£34,061,854	£37,544,157	£41,026,461
	-2.5%	£23,536,546	£27,018,850	£30,501,153	£33,983,457	£37,465,761
	0%	£19,975,846	£23,458,149	£26,940,453	£30,422,757	£33,905,060
	2.5%	£16,415,145	£19,897,449	£23,379,753	£26,862,056	£30,344,360
	5%	£12,854,445	£16,336,749	£19,819,052	£23,301,356	£26,783,659
BLV 2:	**MAJ_RES_4_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£27,097,247	£30,579,550	£34,061,854	£37,544,157	£41,026,461
	-2.5%	£23,536,546	£27,018,850	£30,501,153	£33,983,457	£37,465,761
	0%	£19,975,846	£23,458,149	£26,940,453	£30,422,757	£33,905,060
	2.5%	£16,415,145	£19,897,449	£23,379,753	£26,862,056	£30,344,360
	5%	£12,854,445	£16,336,749	£19,819,052	£23,301,356	£26,783,659
BLV 3:	**MAJ_RES_4_B**	Rent: Gross Rent				
£18,890,400	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£27,097,247	£30,579,550	£34,061,854	£37,544,157	£41,026,461
	-2.5%	£23,536,546	£27,018,850	£30,501,153	£33,983,457	£37,465,761
	0%	£19,975,846	£23,458,149	£26,940,453	£30,422,757	£33,905,060
	2.5%	£16,415,145	£19,897,449	£23,379,753	£26,862,056	£30,344,360
	5%	£12,854,445	£16,336,749	£19,819,052	£23,301,356	£26,783,659

Table Reference:	**2.3.13**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth					
Typology Reference:	MAJ_RES_5_B_35%					
BLV 1:	**MAJ_RES_5_B**	Sales: Gross Sales				
£11,436,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£62,649,840	-£30,476,916	£570,253	£28,466,053	£56,361,858
	-2.5%	-£80,916,101	-£48,268,631	-£16,504,081	£12,935,121	£40,830,922
	0%	-£99,447,069	-£66,288,905	-£34,068,223	-£2,798,598	£25,299,989
	2.5%	-£118,250,289	-£84,550,142	-£51,893,087	-£20,056,245	£9,769,056
	5%	-£137,246,813	-£103,076,079	-£69,927,921	-£37,668,529	-£6,289,814
BLV 2:	**MAJ_RES_5_B**	Sales: Gross Sales				
£26,820,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£62,649,840	-£30,476,916	£570,253	£28,466,053	£56,361,858
	-2.5%	-£80,916,101	-£48,268,631	-£16,504,081	£12,935,121	£40,830,922
	0%	-£99,447,069	-£66,288,905	-£34,068,223	-£2,798,598	£25,299,989
	2.5%	-£118,250,289	-£84,550,142	-£51,893,087	-£20,056,245	£9,769,056
	5%	-£137,246,813	-£103,076,079	-£69,927,921	-£37,668,529	-£6,289,814
BLV 3:	**MAJ_RES_5_B**	Sales: Gross Sales				
£104,820,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£62,649,840	-£30,476,916	£570,253	£28,466,053	£56,361,858
	-2.5%	-£80,916,101	-£48,268,631	-£16,504,081	£12,935,121	£40,830,922
	0%	-£99,447,069	-£66,288,905	-£34,068,223	-£2,798,598	£25,299,989
	2.5%	-£118,250,289	-£84,550,142	-£51,893,087	-£20,056,245	£9,769,056
	5%	-£137,246,813	-£103,076,079	-£69,927,921	-£37,668,529	-£6,289,814

Table Reference:	**2.3.14**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_B_35%					
BLV 1:	**MAJ_RES_5_B**	Sales: Gross Sales				
£11,436,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£7,021,851	£34,917,653	£62,813,176	£90,709,228	£118,604,915
	-2.5%	-£9,338,566	£19,386,719	£47,282,523	£75,178,373	£103,074,061
	0%	-£26,847,135	£3,855,786	£31,751,587	£59,647,392	£87,543,172
	2.5%	-£44,650,298	-£12,875,963	£16,220,654	£44,116,458	£72,012,257
	5%	-£62,736,139	-£30,438,453	£689,721	£28,585,522	£56,481,327
BLV 2:	**MAJ_RES_5_B**	Sales: Gross Sales				
£26,820,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£7,021,851	£34,917,653	£62,813,176	£90,709,228	£118,604,915
	-2.5%	-£9,338,566	£19,386,719	£47,282,523	£75,178,373	£103,074,061
	0%	-£26,847,135	£3,855,786	£31,751,587	£59,647,392	£87,543,172
	2.5%	-£44,650,298	-£12,875,963	£16,220,654	£44,116,458	£72,012,257
	5%	-£62,736,139	-£30,438,453	£689,721	£28,585,522	£56,481,327
BLV 3:	**MAJ_RES_5_B**	Sales: Gross Sales				
£104,820,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£7,021,851	£34,917,653	£62,813,176	£90,709,228	£118,604,915
	-2.5%	-£9,338,566	£19,386,719	£47,282,523	£75,178,373	£103,074,061
	0%	-£26,847,135	£3,855,786	£31,751,587	£59,647,392	£87,543,172
	2.5%	-£44,650,298	-£12,875,963	£16,220,654	£44,116,458	£72,012,257
	5%	-£62,736,139	-£30,438,453	£689,721	£28,585,522	£56,481,327

Table Reference:	**2.3.15**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth					
Typology Reference:	MAJ_RES_6_B					
BLV 1:	**MAJ_RES_6_B**			Sales: Gross Sales		
£17,160,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£36,573,186	£54,236,532	£71,893,755	£89,544,472	£107,187,539
	-2.5%	£22,257,683	£39,921,233	£57,578,546	£75,229,356	£92,872,213
	0%	£7,935,005	£25,605,915	£43,263,350	£60,914,088	£78,556,721
	2.5%	-£7,063,993	£11,290,592	£28,947,947	£46,598,782	£64,241,520
	5%	-£23,062,330	-£3,351,906	£14,632,624	£32,283,464	£49,926,241
BLV 2:	**MAJ_RES_6_B**			Sales: Gross Sales		
£40,230,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£36,573,186	£54,236,532	£71,893,755	£89,544,472	£107,187,539
	-2.5%	£22,257,683	£39,921,233	£57,578,546	£75,229,356	£92,872,213
	0%	£7,935,005	£25,605,915	£43,263,350	£60,914,088	£78,556,721
	2.5%	-£7,063,993	£11,290,592	£28,947,947	£46,598,782	£64,241,520
	5%	-£23,062,330	-£3,351,906	£14,632,624	£32,283,464	£49,926,241
BLV 3:	**MAJ_RES_6_B**			Sales: Gross Sales		
£157,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£36,573,186	£54,236,532	£71,893,755	£89,544,472	£107,187,539
	-2.5%	£22,257,683	£39,921,233	£57,578,546	£75,229,356	£92,872,213
	0%	£7,935,005	£25,605,915	£43,263,350	£60,914,088	£78,556,721
	2.5%	-£7,063,993	£11,290,592	£28,947,947	£46,598,782	£64,241,520
	5%	-£23,062,330	-£3,351,906	£14,632,624	£32,283,464	£49,926,241

Table Reference:	**2.3.16**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_6_B					
BLV 1:	**MAJ_RES_6_B**	Sales: Gross Sales				
£17,160,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£74,626,991	£92,290,782	£109,948,148	£127,598,982	£145,241,781
	-2.5%	£60,311,845	£77,975,147	£95,632,817	£113,283,657	£130,926,454
	0%	£45,996,573	£63,660,038	£81,317,491	£98,968,329	£116,611,125
	2.5%	£31,681,134	£49,344,783	£67,001,992	£84,652,759	£102,295,794
	5%	£17,318,637	£35,029,490	£52,686,810	£70,337,606	£87,980,468
BLV 2:	**MAJ_RES_6_B**	Sales: Gross Sales				
£40,230,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£74,626,991	£92,290,782	£109,948,148	£127,598,982	£145,241,781
	-2.5%	£60,311,845	£77,975,147	£95,632,817	£113,283,657	£130,926,454
	0%	£45,996,573	£63,660,038	£81,317,491	£98,968,329	£116,611,125
	2.5%	£31,681,134	£49,344,783	£67,001,992	£84,652,759	£102,295,794
	5%	£17,318,637	£35,029,490	£52,686,810	£70,337,606	£87,980,468
BLV 3:	**MAJ_RES_6_B**	Sales: Gross Sales				
£157,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£74,626,991	£92,290,782	£109,948,148	£127,598,982	£145,241,781
	-2.5%	£60,311,845	£77,975,147	£95,632,817	£113,283,657	£130,926,454
	0%	£45,996,573	£63,660,038	£81,317,491	£98,968,329	£116,611,125
	2.5%	£31,681,134	£49,344,783	£67,001,992	£84,652,759	£102,295,794
	5%	£17,318,637	£35,029,490	£52,686,810	£70,337,606	£87,980,468

Purpose Built Student Accommodation (PBSA) Typologies

Table Reference:	**2.4.1**					
Policy Reference:	35% ASA					
Typology Reference:	PBSA_1_B					
BLV 1:	**PBSA_1_B**	Rent: Gross Rent				
£3,798,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£61,746,653	£67,555,291	£73,363,930	£79,172,568	£84,981,207
	-2.5%	£57,057,484	£62,866,123	£68,674,761	£74,483,400	£80,292,038
	0%	£52,368,316	£58,176,954	£63,985,592	£69,794,231	£75,602,869
	2.5%	£47,679,147	£53,487,785	£59,296,424	£65,105,062	£70,913,701
	5%	£42,989,978	£48,798,617	£54,607,255	£60,415,893	£66,224,532
BLV 2:	**PBSA_1_B**	Rent: Gross Rent				
£17,112,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£61,746,653	£67,555,291	£73,363,930	£79,172,568	£84,981,207
	-2.5%	£57,057,484	£62,866,123	£68,674,761	£74,483,400	£80,292,038
	0%	£52,368,316	£58,176,954	£63,985,592	£69,794,231	£75,602,869
	2.5%	£47,679,147	£53,487,785	£59,296,424	£65,105,062	£70,913,701
	5%	£42,989,978	£48,798,617	£54,607,255	£60,415,893	£66,224,532
BLV 3:	**PBSA_1_B**	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£61,746,653	£67,555,291	£73,363,930	£79,172,568	£84,981,207
	-2.5%	£57,057,484	£62,866,123	£68,674,761	£74,483,400	£80,292,038
	0%	£52,368,316	£58,176,954	£63,985,592	£69,794,231	£75,602,869
	2.5%	£47,679,147	£53,487,785	£59,296,424	£65,105,062	£70,913,701
	5%	£42,989,978	£48,798,617	£54,607,255	£60,415,893	£66,224,532

Table Reference:	**2.4.2**					
Policy Reference:	35% ASA, PiL £500 psm					
Typology Reference:	PBSA_1_B					
BLV 1:	**PBSA_1_B**	Rent: Gross Rent				
£3,798,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£53,901,899	£59,710,537	£65,519,176	£71,327,814	£77,136,453
	-2.5%	£49,212,730	£55,021,369	£60,830,007	£66,638,646	£72,447,284
	0%	£44,523,562	£50,332,200	£56,140,838	£61,949,477	£67,758,115
	2.5%	£39,834,393	£45,643,031	£51,451,670	£57,260,308	£63,068,947
	5%	£35,145,224	£40,953,863	£46,762,501	£52,571,139	£58,379,778
BLV 2:	**PBSA_1_B**	Rent: Gross Rent				
£17,112,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£53,901,899	£59,710,537	£65,519,176	£71,327,814	£77,136,453
	-2.5%	£49,212,730	£55,021,369	£60,830,007	£66,638,646	£72,447,284
	0%	£44,523,562	£50,332,200	£56,140,838	£61,949,477	£67,758,115
	2.5%	£39,834,393	£45,643,031	£51,451,670	£57,260,308	£63,068,947
	5%	£35,145,224	£40,953,863	£46,762,501	£52,571,139	£58,379,778
BLV 3:	**PBSA_1_B**	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£53,901,899	£59,710,537	£65,519,176	£71,327,814	£77,136,453
	-2.5%	£49,212,730	£55,021,369	£60,830,007	£66,638,646	£72,447,284
	0%	£44,523,562	£50,332,200	£56,140,838	£61,949,477	£67,758,115
	2.5%	£39,834,393	£45,643,031	£51,451,670	£57,260,308	£63,068,947
	5%	£35,145,224	£40,953,863	£46,762,501	£52,571,139	£58,379,778

Table Reference:	**2.4.3**					
Policy Reference:	35% ASA, PiL £750 psm					
Typology Reference:	PBSA_1_B					
BLV 1:	**PBSA_1_B**	Rent: Gross Rent				
£3,798,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£49,979,522	£55,788,160	£61,596,799	£67,405,437	£73,214,076
	-2.5%	£45,290,353	£51,098,992	£56,907,630	£62,716,269	£68,524,907
	0%	£40,601,185	£46,409,823	£52,218,461	£58,027,100	£63,835,738
	2.5%	£35,912,016	£41,720,654	£47,529,293	£53,337,931	£59,146,570
	5%	£31,222,847	£37,031,486	£42,840,124	£48,648,762	£54,457,401
BLV 2:	**PBSA_1_B**	Rent: Gross Rent				
£17,112,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£49,979,522	£55,788,160	£61,596,799	£67,405,437	£73,214,076
	-2.5%	£45,290,353	£51,098,992	£56,907,630	£62,716,269	£68,524,907
	0%	£40,601,185	£46,409,823	£52,218,461	£58,027,100	£63,835,738
	2.5%	£35,912,016	£41,720,654	£47,529,293	£53,337,931	£59,146,570
	5%	£31,222,847	£37,031,486	£42,840,124	£48,648,762	£54,457,401
BLV 3:	**PBSA_1_B**	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£49,979,522	£55,788,160	£61,596,799	£67,405,437	£73,214,076
	-2.5%	£45,290,353	£51,098,992	£56,907,630	£62,716,269	£68,524,907
	0%	£40,601,185	£46,409,823	£52,218,461	£58,027,100	£63,835,738
	2.5%	£35,912,016	£41,720,654	£47,529,293	£53,337,931	£59,146,570
	5%	£31,222,847	£37,031,486	£42,840,124	£48,648,762	£54,457,401

Table Reference:	**2.4.4**					
Policy Reference:	35% ASA, PiL £1,000 psm					
Typology Reference:	PBSA_1_B					
BLV 1:	**PBSA_1_B**	Rent: Gross Rent				
£3,798,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£46,057,145	£51,865,783	£57,674,422	£63,483,060	£69,291,699
	-2.5%	£41,367,976	£47,176,615	£52,985,253	£58,793,892	£64,602,530
	0%	£36,678,808	£42,487,446	£48,296,084	£54,104,723	£59,913,361
	2.5%	£31,989,639	£37,798,277	£43,606,916	£49,415,554	£55,224,193
	5%	£27,300,470	£33,109,109	£38,917,747	£44,726,385	£50,535,024
BLV 2:	**PBSA_1_B**	Rent: Gross Rent				
£17,112,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£46,057,145	£51,865,783	£57,674,422	£63,483,060	£69,291,699
	-2.5%	£41,367,976	£47,176,615	£52,985,253	£58,793,892	£64,602,530
	0%	£36,678,808	£42,487,446	£48,296,084	£54,104,723	£59,913,361
	2.5%	£31,989,639	£37,798,277	£43,606,916	£49,415,554	£55,224,193
	5%	£27,300,470	£33,109,109	£38,917,747	£44,726,385	£50,535,024
BLV 3:	**PBSA_1_B**	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£46,057,145	£51,865,783	£57,674,422	£63,483,060	£69,291,699
	-2.5%	£41,367,976	£47,176,615	£52,985,253	£58,793,892	£64,602,530
	0%	£36,678,808	£42,487,446	£48,296,084	£54,104,723	£59,913,361
	2.5%	£31,989,639	£37,798,277	£43,606,916	£49,415,554	£55,224,193
	5%	£27,300,470	£33,109,109	£38,917,747	£44,726,385	£50,535,024

Table Reference:	**2.4.5**					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	PBSA_2_B					
BLV 1:	**PBSA_2_B**	Rent: Gross Rent				
£2,184,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,019,386	£32,762,777	£36,506,168	£40,249,559	£43,992,950
	-2.5%	£25,796,286	£29,539,677	£33,283,067	£37,026,458	£40,769,849
	0%	£22,573,185	£26,316,576	£30,059,967	£33,803,358	£37,546,749
	2.5%	£19,350,085	£23,093,476	£26,836,867	£30,580,257	£34,323,648
	5%	£16,126,984	£19,870,375	£23,613,766	£27,357,157	£31,100,548
BLV 2:	**PBSA_2_B**	Rent: Gross Rent				
£9,864,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,019,386	£32,762,777	£36,506,168	£40,249,559	£43,992,950
	-2.5%	£25,796,286	£29,539,677	£33,283,067	£37,026,458	£40,769,849
	0%	£22,573,185	£26,316,576	£30,059,967	£33,803,358	£37,546,749
	2.5%	£19,350,085	£23,093,476	£26,836,867	£30,580,257	£34,323,648
	5%	£16,126,984	£19,870,375	£23,613,766	£27,357,157	£31,100,548
BLV 3:	**PBSA_2_B**	Rent: Gross Rent				
£28,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,019,386	£32,762,777	£36,506,168	£40,249,559	£43,992,950
	-2.5%	£25,796,286	£29,539,677	£33,283,067	£37,026,458	£40,769,849
	0%	£22,573,185	£26,316,576	£30,059,967	£33,803,358	£37,546,749
	2.5%	£19,350,085	£23,093,476	£26,836,867	£30,580,257	£34,323,648
	5%	£16,126,984	£19,870,375	£23,613,766	£27,357,157	£31,100,548

Table Reference:	**2.4.6**					
Policy Reference:	35% AH, 60% SR & 40% KWLR, Grant & CIL relief					
Typology Reference:	PBSA_2_B					
BLV 1:	**PBSA_2_B**	Rent: Gross Rent				
£2,184,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£37,175,425	£40,918,816	£44,662,207	£48,405,598	£52,148,988
	-2.5%	£33,947,039	£37,690,430	£41,433,821	£45,177,211	£48,920,602
	0%	£30,718,653	£34,462,044	£38,205,435	£41,948,825	£45,692,216
	2.5%	£27,490,267	£31,233,658	£34,977,048	£38,720,439	£42,463,830
	5%	£24,261,881	£28,005,272	£31,748,662	£35,492,053	£39,235,444
BLV 2:	**PBSA_2_B**	Rent: Gross Rent				
£9,864,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£37,175,425	£40,918,816	£44,662,207	£48,405,598	£52,148,988
	-2.5%	£33,947,039	£37,690,430	£41,433,821	£45,177,211	£48,920,602
	0%	£30,718,653	£34,462,044	£38,205,435	£41,948,825	£45,692,216
	2.5%	£27,490,267	£31,233,658	£34,977,048	£38,720,439	£42,463,830
	5%	£24,261,881	£28,005,272	£31,748,662	£35,492,053	£39,235,444
BLV 3:	**PBSA_2_B**	Rent: Gross Rent				
£28,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£37,175,425	£40,918,816	£44,662,207	£48,405,598	£52,148,988
	-2.5%	£33,947,039	£37,690,430	£41,433,821	£45,177,211	£48,920,602
	0%	£30,718,653	£34,462,044	£38,205,435	£41,948,825	£45,692,216
	2.5%	£27,490,267	£31,233,658	£34,977,048	£38,720,439	£42,463,830
	5%	£24,261,881	£28,005,272	£31,748,662	£35,492,053	£39,235,444

Table Reference:	**2.4.7**
Policy Reference:	25% KWLR
Typology Reference:	PBSA_3_B

BLV 1: £1,956,000	**PBSA_3_B**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£47,856,493	£52,714,775	£57,573,057	£62,431,339	£67,289,622
	-2.5%	£44,064,750	£48,923,033	£53,781,315	£58,639,597	£63,497,880
	0%	£40,273,008	£45,131,290	£49,989,573	£54,847,855	£59,706,137
	2.5%	£36,481,266	£41,339,548	£46,197,830	£51,056,113	£55,914,395
	5%	£32,689,524	£37,547,806	£42,406,088	£47,264,371	£52,122,653

BLV 2: £8,820,000	**PBSA_3_B**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£47,856,493	£52,714,775	£57,573,057	£62,431,339	£67,289,622
	-2.5%	£44,064,750	£48,923,033	£53,781,315	£58,639,597	£63,497,880
	0%	£40,273,008	£45,131,290	£49,989,573	£54,847,855	£59,706,137
	2.5%	£36,481,266	£41,339,548	£46,197,830	£51,056,113	£55,914,395
	5%	£32,689,524	£37,547,806	£42,406,088	£47,264,371	£52,122,653

BLV 3: £24,500,000	**PBSA_3_B**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£47,856,493	£52,714,775	£57,573,057	£62,431,339	£67,289,622
	-2.5%	£44,064,750	£48,923,033	£53,781,315	£58,639,597	£63,497,880
	0%	£40,273,008	£45,131,290	£49,989,573	£54,847,855	£59,706,137
	2.5%	£36,481,266	£41,339,548	£46,197,830	£51,056,113	£55,914,395
	5%	£32,689,524	£37,547,806	£42,406,088	£47,264,371	£52,122,653

Table Reference:	**2.4.8**					
Policy Reference:	25% KWLR, Grant & CIL relief					
Typology Reference:	PBSA_3_B					
BLV 1:	**PBSA_3_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£54,075,669	£58,933,952	£63,792,234	£68,650,516	£73,508,799
	-2.5%	£50,283,927	£55,142,209	£60,000,492	£64,858,774	£69,717,056
	0%	£46,492,185	£51,350,467	£56,208,749	£61,067,032	£65,925,314
	2.5%	£42,700,443	£47,558,725	£52,417,007	£57,275,290	£62,133,572
	5%	£38,908,700	£43,766,983	£48,625,265	£53,483,547	£58,341,830
BLV 2:	**PBSA_3_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£54,075,669	£58,933,952	£63,792,234	£68,650,516	£73,508,799
	-2.5%	£50,283,927	£55,142,209	£60,000,492	£64,858,774	£69,717,056
	0%	£46,492,185	£51,350,467	£56,208,749	£61,067,032	£65,925,314
	2.5%	£42,700,443	£47,558,725	£52,417,007	£57,275,290	£62,133,572
	5%	£38,908,700	£43,766,983	£48,625,265	£53,483,547	£58,341,830
BLV 3:	**PBSA_3_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£54,075,669	£58,933,952	£63,792,234	£68,650,516	£73,508,799
	-2.5%	£50,283,927	£55,142,209	£60,000,492	£64,858,774	£69,717,056
	0%	£46,492,185	£51,350,467	£56,208,749	£61,067,032	£65,925,314
	2.5%	£42,700,443	£47,558,725	£52,417,007	£57,275,290	£62,133,572
	5%	£38,908,700	£43,766,983	£48,625,265	£53,483,547	£58,341,830

Table Reference:	**2.4.9**					
Policy Reference:	25% SR					
Typology Reference:	PBSA_3_B					
BLV 1:	**PBSA_3_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£41,483,933	£46,338,637	£51,193,341	£56,048,045	£60,902,749
	-2.5%	£37,578,277	£42,432,981	£47,287,685	£52,142,389	£56,997,093
	0%	£33,672,621	£38,527,325	£43,382,029	£48,236,733	£53,091,437
	2.5%	£29,766,965	£34,621,669	£39,476,373	£44,331,077	£49,185,781
	5%	£25,861,309	£30,716,013	£35,570,717	£40,425,421	£45,280,125
BLV 2:	**PBSA_3_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£41,483,933	£46,338,637	£51,193,341	£56,048,045	£60,902,749
	-2.5%	£37,578,277	£42,432,981	£47,287,685	£52,142,389	£56,997,093
	0%	£33,672,621	£38,527,325	£43,382,029	£48,236,733	£53,091,437
	2.5%	£29,766,965	£34,621,669	£39,476,373	£44,331,077	£49,185,781
	5%	£25,861,309	£30,716,013	£35,570,717	£40,425,421	£45,280,125
BLV 3:	**PBSA_3_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£41,483,933	£46,338,637	£51,193,341	£56,048,045	£60,902,749
	-2.5%	£37,578,277	£42,432,981	£47,287,685	£52,142,389	£56,997,093
	0%	£33,672,621	£38,527,325	£43,382,029	£48,236,733	£53,091,437
	2.5%	£29,766,965	£34,621,669	£39,476,373	£44,331,077	£49,185,781
	5%	£25,861,309	£30,716,013	£35,570,717	£40,425,421	£45,280,125

Table Reference:	**2.4.10**					
Policy Reference:	25% SR, Grant & CIL relief					
Typology Reference:	PBSA_3_B					
BLV 1:	**PBSA_3_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£49,942,875	£54,797,579	£59,652,283	£64,506,987	£69,361,690
	-2.5%	£46,037,219	£50,891,923	£55,746,627	£60,601,331	£65,456,034
	0%	£42,131,563	£46,986,267	£51,840,971	£56,695,675	£61,550,378
	2.5%	£38,225,907	£43,080,611	£47,935,315	£52,790,019	£57,644,722
	5%	£34,320,251	£39,174,955	£44,029,659	£48,884,363	£53,739,066
BLV 2:	**PBSA_3_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£49,942,875	£54,797,579	£59,652,283	£64,506,987	£69,361,690
	-2.5%	£46,037,219	£50,891,923	£55,746,627	£60,601,331	£65,456,034
	0%	£42,131,563	£46,986,267	£51,840,971	£56,695,675	£61,550,378
	2.5%	£38,225,907	£43,080,611	£47,935,315	£52,790,019	£57,644,722
	5%	£34,320,251	£39,174,955	£44,029,659	£48,884,363	£53,739,066
BLV 3:	**PBSA_3_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£49,942,875	£54,797,579	£59,652,283	£64,506,987	£69,361,690
	-2.5%	£46,037,219	£50,891,923	£55,746,627	£60,601,331	£65,456,034
	0%	£42,131,563	£46,986,267	£51,840,971	£56,695,675	£61,550,378
	2.5%	£38,225,907	£43,080,611	£47,935,315	£52,790,019	£57,644,722
	5%	£34,320,251	£39,174,955	£44,029,659	£48,884,363	£53,739,066

Purpose-Built Shared Living (PBSL) Typologies

Table Reference:	**2.5.1**					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	PBSL_1_B					
BLV 1:	**PBSL_1_B**	Rent: Gross Rent				
£2,184,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£11,214,630	£14,534,122	£17,853,615	£21,173,107	£24,492,599
	-2.5%	£7,945,445	£11,264,937	£14,584,429	£17,903,922	£21,223,414
	0%	£4,676,260	£7,995,752	£11,315,244	£14,634,736	£17,954,229
	2.5%	£1,390,135	£4,726,567	£8,046,059	£11,365,551	£14,685,043
	5%	-£2,104,905	£1,440,732	£4,776,874	£8,096,366	£11,415,858
BLV 2:	**PBSL_1_B**	Rent: Gross Rent				
£9,864,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£11,214,630	£14,534,122	£17,853,615	£21,173,107	£24,492,599
	-2.5%	£7,945,445	£11,264,937	£14,584,429	£17,903,922	£21,223,414
	0%	£4,676,260	£7,995,752	£11,315,244	£14,634,736	£17,954,229
	2.5%	£1,390,135	£4,726,567	£8,046,059	£11,365,551	£14,685,043
	5%	-£2,104,905	£1,440,732	£4,776,874	£8,096,366	£11,415,858
BLV 3:	**PBSL_1_B**	Rent: Gross Rent				
£28,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£11,214,630	£14,534,122	£17,853,615	£21,173,107	£24,492,599
	-2.5%	£7,945,445	£11,264,937	£14,584,429	£17,903,922	£21,223,414
	0%	£4,676,260	£7,995,752	£11,315,244	£14,634,736	£17,954,229
	2.5%	£1,390,135	£4,726,567	£8,046,059	£11,365,551	£14,685,043
	5%	-£2,104,905	£1,440,732	£4,776,874	£8,096,366	£11,415,858

Table Reference:	**2.5.2**					
Policy Reference:	35% AH, 60% SR & 40% KWLR, Grant & CIL relief					
Typology Reference:	PBSL_1_B					
BLV 1:	**PBSL_1_B**	Rent: Gross Rent				
£2,184,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£19,571,522	£22,891,014	£26,210,507	£29,529,999	£32,849,491
	-2.5%	£16,302,337	£19,621,829	£22,941,321	£26,260,814	£29,580,306
	0%	£13,033,152	£16,352,644	£19,672,136	£22,991,628	£26,311,121
	2.5%	£9,763,967	£13,083,459	£16,402,951	£19,722,443	£23,041,935
	5%	£6,474,264	£9,814,274	£13,133,766	£16,453,258	£19,772,750
BLV 2:	**PBSL_1_B**	Rent: Gross Rent				
£9,864,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£19,571,522	£22,891,014	£26,210,507	£29,529,999	£32,849,491
	-2.5%	£16,302,337	£19,621,829	£22,941,321	£26,260,814	£29,580,306
	0%	£13,033,152	£16,352,644	£19,672,136	£22,991,628	£26,311,121
	2.5%	£9,763,967	£13,083,459	£16,402,951	£19,722,443	£23,041,935
	5%	£6,474,264	£9,814,274	£13,133,766	£16,453,258	£19,772,750
BLV 3:	**PBSL_1_B**	Rent: Gross Rent				
£28,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£19,571,522	£22,891,014	£26,210,507	£29,529,999	£32,849,491
	-2.5%	£16,302,337	£19,621,829	£22,941,321	£26,260,814	£29,580,306
	0%	£13,033,152	£16,352,644	£19,672,136	£22,991,628	£26,311,121
	2.5%	£9,763,967	£13,083,459	£16,402,951	£19,722,443	£23,041,935
	5%	£6,474,264	£9,814,274	£13,133,766	£16,453,258	£19,772,750

Table Reference:	**2.5.3**					
Policy Reference:	25% KWLR					
Typology Reference:	PBSL_2_B					
BLV 1:	**PBSL_2_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,648,616	£33,971,999	£38,295,383	£42,618,766	£46,942,150
	-2.5%	£25,940,213	£30,263,597	£34,586,980	£38,910,364	£43,233,747
	0%	£22,231,811	£26,555,194	£30,878,578	£35,201,961	£39,525,345
	2.5%	£18,523,408	£22,846,792	£27,170,175	£31,493,559	£35,816,942
	5%	£14,815,006	£19,138,389	£23,461,773	£27,785,156	£32,108,540
BLV 2:	**PBSL_2_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,648,616	£33,971,999	£38,295,383	£42,618,766	£46,942,150
	-2.5%	£25,940,213	£30,263,597	£34,586,980	£38,910,364	£43,233,747
	0%	£22,231,811	£26,555,194	£30,878,578	£35,201,961	£39,525,345
	2.5%	£18,523,408	£22,846,792	£27,170,175	£31,493,559	£35,816,942
	5%	£14,815,006	£19,138,389	£23,461,773	£27,785,156	£32,108,540
BLV 3:	**PBSL_2_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,648,616	£33,971,999	£38,295,383	£42,618,766	£46,942,150
	-2.5%	£25,940,213	£30,263,597	£34,586,980	£38,910,364	£43,233,747
	0%	£22,231,811	£26,555,194	£30,878,578	£35,201,961	£39,525,345
	2.5%	£18,523,408	£22,846,792	£27,170,175	£31,493,559	£35,816,942
	5%	£14,815,006	£19,138,389	£23,461,773	£27,785,156	£32,108,540

Table Reference:	**2.5.4**					
Policy Reference:	25% KWLR, Grant & CIL relief					
Typology Reference:	PBSL_2_B					
BLV 1:	**PBSL_2_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£33,846,371	£38,147,723	£42,449,076	£46,750,428	£51,051,781
	-2.5%	£30,081,659	£34,383,012	£38,684,364	£42,985,717	£47,287,069
	0%	£26,316,948	£30,618,300	£34,919,653	£39,221,005	£43,522,358
	2.5%	£22,552,236	£26,853,589	£31,154,941	£35,456,294	£39,757,646
	5%	£18,787,525	£23,088,877	£27,390,230	£31,691,582	£35,992,935
BLV 2:	**PBSL_2_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£33,846,371	£38,147,723	£42,449,076	£46,750,428	£51,051,781
	-2.5%	£30,081,659	£34,383,012	£38,684,364	£42,985,717	£47,287,069
	0%	£26,316,948	£30,618,300	£34,919,653	£39,221,005	£43,522,358
	2.5%	£22,552,236	£26,853,589	£31,154,941	£35,456,294	£39,757,646
	5%	£18,787,525	£23,088,877	£27,390,230	£31,691,582	£35,992,935
BLV 3:	**PBSL_2_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£33,846,371	£38,147,723	£42,449,076	£46,750,428	£51,051,781
	-2.5%	£30,081,659	£34,383,012	£38,684,364	£42,985,717	£47,287,069
	0%	£26,316,948	£30,618,300	£34,919,653	£39,221,005	£43,522,358
	2.5%	£22,552,236	£26,853,589	£31,154,941	£35,456,294	£39,757,646
	5%	£18,787,525	£23,088,877	£27,390,230	£31,691,582	£35,992,935

Table Reference:	**2.5.5**					
Policy Reference:	25% SR					
Typology Reference:	PBSL_2_B					
BLV 1:	**PBSL_2_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£21,925,215	£26,223,402	£30,521,588	£34,819,774	£39,117,960
	-2.5%	£18,051,272	£22,349,459	£26,647,645	£30,945,831	£35,244,017
	0%	£14,177,329	£18,475,516	£22,773,702	£27,071,888	£31,370,074
	2.5%	£10,303,386	£14,601,573	£18,899,759	£23,197,945	£27,496,131
	5%	£6,429,443	£10,727,630	£15,025,816	£19,324,002	£23,622,188
BLV 2:	**PBSL_2_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£21,925,215	£26,223,402	£30,521,588	£34,819,774	£39,117,960
	-2.5%	£18,051,272	£22,349,459	£26,647,645	£30,945,831	£35,244,017
	0%	£14,177,329	£18,475,516	£22,773,702	£27,071,888	£31,370,074
	2.5%	£10,303,386	£14,601,573	£18,899,759	£23,197,945	£27,496,131
	5%	£6,429,443	£10,727,630	£15,025,816	£19,324,002	£23,622,188
BLV 3:	**PBSL_2_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£21,925,215	£26,223,402	£30,521,588	£34,819,774	£39,117,960
	-2.5%	£18,051,272	£22,349,459	£26,647,645	£30,945,831	£35,244,017
	0%	£14,177,329	£18,475,516	£22,773,702	£27,071,888	£31,370,074
	2.5%	£10,303,386	£14,601,573	£18,899,759	£23,197,945	£27,496,131
	5%	£6,429,443	£10,727,630	£15,025,816	£19,324,002	£23,622,188

Table Reference:	**2.5.6**					
Policy Reference:	25% SR, Grant & CIL relief					
Typology Reference:	PBSL_2_B					
BLV 1:	**PBSL_2_B**	Rent: Gross Rent				
£1,956,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£30,162,274	£34,460,460	£38,758,646	£43,056,832	£47,355,019
	-2.5%	£26,288,331	£30,586,517	£34,884,703	£39,182,889	£43,481,076
	0%	£22,414,388	£26,712,574	£31,010,760	£35,308,947	£39,607,133
	2.5%	£18,540,445	£22,838,631	£27,136,817	£31,435,004	£35,733,190
	5%	£14,666,502	£18,964,688	£23,262,874	£27,561,061	£31,859,247
BLV 2:	**PBSL_2_B**	Rent: Gross Rent				
£8,820,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£30,162,274	£34,460,460	£38,758,646	£43,056,832	£47,355,019
	-2.5%	£26,288,331	£30,586,517	£34,884,703	£39,182,889	£43,481,076
	0%	£22,414,388	£26,712,574	£31,010,760	£35,308,947	£39,607,133
	2.5%	£18,540,445	£22,838,631	£27,136,817	£31,435,004	£35,733,190
	5%	£14,666,502	£18,964,688	£23,262,874	£27,561,061	£31,859,247
BLV 3:	**PBSL_2_B**	Rent: Gross Rent				
£24,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£30,162,274	£34,460,460	£38,758,646	£43,056,832	£47,355,019
	-2.5%	£26,288,331	£30,586,517	£34,884,703	£39,182,889	£43,481,076
	0%	£22,414,388	£26,712,574	£31,010,760	£35,308,947	£39,607,133
	2.5%	£18,540,445	£22,838,631	£27,136,817	£31,435,004	£35,733,190
	5%	£14,666,502	£18,964,688	£23,262,874	£27,561,061	£31,859,247

Value Band C – Appraisal Results

Minor Residential Development Typologies

Table Reference:	3.1.1					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_1_C					
BLV 1:	MIN_RES_1_C	Sales: Gross Sales				
£144,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£391,133	£440,463	£489,794	£539,124	£588,454
	-7.5%	£379,388	£428,718	£478,049	£527,379	£576,709
	-5%	£367,643	£416,973	£466,304	£515,634	£564,964
	-2.5%	£355,898	£405,228	£454,559	£503,889	£553,219
	0%	£344,153	£393,483	£442,814	£492,144	£541,474

Table Reference:	3.1.2					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_2_C					
BLV 1:	MIN_RES_2_C	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£680,285	£755,110	£829,935	£904,761	£979,586
	-7.5%	£664,765	£739,590	£814,415	£889,241	£964,066
	-5%	£649,245	£724,070	£798,895	£873,721	£948,546
	-2.5%	£633,725	£708,550	£783,375	£858,200	£933,026
	0%	£618,205	£693,030	£767,855	£842,680	£917,506

Table Reference:	3.1.3					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_3_C					
BLV 1:	MIN_RES_3_C	Sales: Gross Sales				
£1,560,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£1,633,966	£1,804,154	£1,974,341	£2,144,529	£2,314,717
	-7.5%	£1,592,317	£1,762,505	£1,932,693	£2,102,880	£2,273,068
	-5%	£1,550,668	£1,720,856	£1,891,044	£2,061,232	£2,231,419
	-2.5%	£1,509,019	£1,679,207	£1,849,395	£2,019,583	£2,189,771
	0%	£1,467,371	£1,637,558	£1,807,746	£1,977,934	£2,148,122

Table Reference:	3.1.4					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_4_C					
BLV 1:	MIN_RES_4_C	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£1,063,739	£1,233,926	£1,404,114	£1,574,302	£1,744,490
	-7.5%	£1,005,579	£1,175,767	£1,345,955	£1,516,142	£1,686,330
	-5%	£947,419	£1,117,607	£1,287,795	£1,457,983	£1,628,171
	-2.5%	£889,260	£1,059,448	£1,229,635	£1,399,823	£1,570,011
	0%	£831,100	£1,001,288	£1,171,476	£1,341,664	£1,511,851

Table Reference:	3.1.5					
Policy Reference:	100% market					
Typology Reference:	MIN_RES_5_C					
BLV 1:	MIN_RES_5_C	Sales: Gross Sales				
£570,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£2,802,679	£3,172,594	£3,542,510	£3,912,425	£4,282,341
	-7.5%	£2,711,511	£3,081,427	£3,451,342	£3,821,258	£4,191,173
	-5%	£2,620,343	£2,990,259	£3,360,174	£3,730,090	£4,100,005
	-2.5%	£2,529,176	£2,899,091	£3,269,007	£3,638,922	£4,008,838
	0%	£2,438,008	£2,807,924	£3,177,839	£3,547,755	£3,917,670

Table Reference:	3.1.6					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_6_C					
BLV 1:	MIN_RES_6_C	Sales: Gross Sales				
£57,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£2,641,476	£2,804,242	£2,967,008	£3,129,774	£3,292,540
	-7.5%	£2,556,960	£2,719,727	£2,882,493	£3,045,259	£3,208,025
	-5%	£2,472,445	£2,635,211	£2,797,977	£2,960,743	£3,123,509
	-2.5%	£2,387,930	£2,550,696	£2,713,462	£2,876,228	£3,038,994
	0%	£2,303,415	£2,466,181	£2,628,947	£2,791,713	£2,954,479

Medium Residential Development Typologies

Table Reference:	**3.2.1**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_1_C					
BLV 1:	**MED_RES_1_C**	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,973,789	£2,290,630	£2,607,470	£2,924,311	£3,241,152
	-2.5%	£1,889,941	£2,206,782	£2,523,622	£2,840,463	£3,157,303
	0%	£1,806,093	£2,122,933	£2,439,774	£2,756,615	£3,073,455
	2.5%	£1,722,244	£2,039,085	£2,355,926	£2,672,766	£2,989,607
	5%	£1,638,396	£1,955,237	£2,272,077	£2,588,918	£2,905,759

Table Reference:	**3.2.2**					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_1_C_20%					
BLV 1:	**MED_RES_1_C_20%**	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,268,449	£1,520,792	£1,773,135	£2,025,478	£2,277,821
	-2.5%	£1,184,601	£1,436,944	£1,689,287	£1,941,629	£2,193,972
	0%	£1,100,753	£1,353,096	£1,605,438	£1,857,781	£2,110,124
	2.5%	£1,016,905	£1,269,247	£1,521,590	£1,773,933	£2,026,276
	5%	£933,056	£1,185,399	£1,437,742	£1,690,085	£1,942,427

Table Reference:	**3.2.3**					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_1_C_35%					
BLV 1:	**MED_RES_1_C_35%**	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£893,281	£1,102,443	£1,311,606	£1,520,768	£1,729,930
	-2.5%	£809,433	£1,018,595	£1,227,757	£1,436,920	£1,646,082
	0%	£725,585	£934,747	£1,143,909	£1,353,071	£1,562,234
	2.5%	£641,736	£850,899	£1,060,061	£1,269,223	£1,478,385
	5%	£557,888	£767,050	£976,213	£1,185,375	£1,394,537

Table Reference:	3.2.4					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_2_C					
BLV 1:	MED_RES_2_C	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,703,479	£3,198,867	£3,694,256	£4,189,644	£4,685,033
	-2.5%	£2,564,619	£3,060,007	£3,555,396	£4,050,784	£4,546,172
	0%	£2,425,759	£2,921,147	£3,416,536	£3,911,924	£4,407,312
	2.5%	£2,286,899	£2,782,287	£3,277,676	£3,773,064	£4,268,452
	5%	£2,148,039	£2,643,427	£3,138,815	£3,634,204	£4,129,592
BLV 2:	MED_RES_2_C	Sales: Gross Sales				
£2,076,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,703,479	£3,198,867	£3,694,256	£4,189,644	£4,685,033
	-2.5%	£2,564,619	£3,060,007	£3,555,396	£4,050,784	£4,546,172
	0%	£2,425,759	£2,921,147	£3,416,536	£3,911,924	£4,407,312
	2.5%	£2,286,899	£2,782,287	£3,277,676	£3,773,064	£4,268,452
	5%	£2,148,039	£2,643,427	£3,138,815	£3,634,204	£4,129,592

Table Reference:	3.2.5					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_2_C_20%					
BLV 1:	MED_RES_2_C_20%	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,825,396	£2,224,557	£2,623,718	£3,022,880	£3,422,041
	-2.5%	£1,686,536	£2,085,697	£2,484,858	£2,884,019	£3,283,181
	0%	£1,547,676	£1,946,837	£2,345,998	£2,745,159	£3,144,321
	2.5%	£1,408,816	£1,807,977	£2,207,138	£2,606,299	£3,005,460
	5%	£1,269,956	£1,669,117	£2,068,278	£2,467,439	£2,866,600
BLV 2:	MED_RES_2_C_20%	Sales: Gross Sales				
£2,076,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,825,396	£2,224,557	£2,623,718	£3,022,880	£3,422,041
	-2.5%	£1,686,536	£2,085,697	£2,484,858	£2,884,019	£3,283,181
	0%	£1,547,676	£1,946,837	£2,345,998	£2,745,159	£3,144,321
	2.5%	£1,408,816	£1,807,977	£2,207,138	£2,606,299	£3,005,460
	5%	£1,269,956	£1,669,117	£2,068,278	£2,467,439	£2,866,600

Table Reference:	3.2.6					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_2_C_35%					
BLV 1:	MED_RES_2_C_35%	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,106,506	£1,442,916	£1,779,326	£2,115,737	£2,452,147
	-2.5%	£967,645	£1,304,056	£1,640,466	£1,976,877	£2,313,287
	0%	£828,785	£1,165,196	£1,501,606	£1,838,017	£2,174,427
	2.5%	£689,925	£1,026,336	£1,362,746	£1,699,157	£2,035,567
	5%	£551,065	£887,476	£1,223,886	£1,560,297	£1,896,707
BLV 2:	MED_RES_2_C_35%	Sales: Gross Sales				
£2,076,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,106,506	£1,442,916	£1,779,326	£2,115,737	£2,452,147
	-2.5%	£967,645	£1,304,056	£1,640,466	£1,976,877	£2,313,287
	0%	£828,785	£1,165,196	£1,501,606	£1,838,017	£2,174,427
	2.5%	£689,925	£1,026,336	£1,362,746	£1,699,157	£2,035,567
	5%	£551,065	£887,476	£1,223,886	£1,560,297	£1,896,707

Table Reference:	3.2.7					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_3_C					
BLV 1:	MED_RES_3_C	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,085,173	£2,592,799	£3,100,426	£3,608,052	£4,115,678
	-2.5%	£1,918,411	£2,426,037	£2,933,663	£3,441,289	£3,948,916
	0%	£1,751,648	£2,259,275	£2,766,901	£3,274,527	£3,782,153
	2.5%	£1,584,886	£2,092,512	£2,600,138	£3,107,765	£3,615,391
	5%	£1,418,124	£1,925,750	£2,433,376	£2,941,002	£3,448,628
BLV 2:	MED_RES_3_C	Sales: Gross Sales				
£1,560,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,085,173	£2,592,799	£3,100,426	£3,608,052	£4,115,678
	-2.5%	£1,918,411	£2,426,037	£2,933,663	£3,441,289	£3,948,916
	0%	£1,751,648	£2,259,275	£2,766,901	£3,274,527	£3,782,153
	2.5%	£1,584,886	£2,092,512	£2,600,138	£3,107,765	£3,615,391
	5%	£1,418,124	£1,925,750	£2,433,376	£2,941,002	£3,448,628

Table Reference:	**3.2.8**					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_3_C_20%AH					
BLV 1:	**MED_RES_3_C_20%AH**	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,204,560	£1,615,261	£2,025,961	£2,436,661	£2,847,361
	-2.5%	£1,037,798	£1,448,498	£1,859,198	£2,269,898	£2,680,598
	0%	£871,036	£1,281,736	£1,692,436	£2,103,136	£2,513,836
	2.5%	£704,274	£1,114,974	£1,525,674	£1,936,374	£2,347,074
	5%	£537,511	£948,211	£1,358,911	£1,769,611	£2,180,311
BLV 2:	**MED_RES_3_C_20%AH**	Sales: Gross Sales				
£1,560,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,204,560	£1,615,261	£2,025,961	£2,436,661	£2,847,361
	-2.5%	£1,037,798	£1,448,498	£1,859,198	£2,269,898	£2,680,598
	0%	£871,036	£1,281,736	£1,692,436	£2,103,136	£2,513,836
	2.5%	£704,274	£1,114,974	£1,525,674	£1,936,374	£2,347,074
	5%	£537,511	£948,211	£1,358,911	£1,769,611	£2,180,311

Table Reference:	**3.2.9**					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_3_C_35%AH					
BLV 1:	**MED_RES_3_C_35%AH**	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£17,994	£331,750	£644,109	£956,467	£1,268,825
	-2.5%	-£161,354	£164,430	£477,346	£789,705	£1,102,063
	0%	-£342,573	-£3,518	£310,584	£622,942	£935,301
	2.5%	-£525,216	-£184,355	£143,142	£456,180	£768,538
	5%	-£708,832	-£365,660	-£26,266	£289,418	£601,776
BLV 2:	**MED_RES_3_C_35%AH**	Sales: Gross Sales				
£1,560,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£17,994	£331,750	£644,109	£956,467	£1,268,825
	-2.5%	-£161,354	£164,430	£477,346	£789,705	£1,102,063
	0%	-£342,573	-£3,518	£310,584	£622,942	£935,301
	2.5%	-£525,216	-£184,355	£143,142	£456,180	£768,538
	5%	-£708,832	-£365,660	-£26,266	£289,418	£601,776

Table Reference:	**3.2.10**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_4_C					
BLV 1:	**MED_RES_4_C**	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,767,043	£4,592,611	£5,418,180	£6,243,748	£7,069,316
	-2.5%	£3,510,114	£4,335,683	£5,161,251	£5,986,819	£6,812,388
	0%	£3,253,186	£4,078,754	£4,904,323	£5,729,891	£6,555,459
	2.5%	£2,996,257	£3,821,826	£4,647,394	£5,472,962	£6,298,531
	5%	£2,739,329	£3,564,897	£4,390,466	£5,216,034	£6,041,602
BLV 2:	**MED_RES_4_C**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,767,043	£4,592,611	£5,418,180	£6,243,748	£7,069,316
	-2.5%	£3,510,114	£4,335,683	£5,161,251	£5,986,819	£6,812,388
	0%	£3,253,186	£4,078,754	£4,904,323	£5,729,891	£6,555,459
	2.5%	£2,996,257	£3,821,826	£4,647,394	£5,472,962	£6,298,531
	5%	£2,739,329	£3,564,897	£4,390,466	£5,216,034	£6,041,602
BLV 3:	**MED_RES_4_C**	Sales: Gross Sales				
£2,736,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£3,767,043	£4,592,611	£5,418,180	£6,243,748	£7,069,316
	-2.5%	£3,510,114	£4,335,683	£5,161,251	£5,986,819	£6,812,388
	0%	£3,253,186	£4,078,754	£4,904,323	£5,729,891	£6,555,459
	2.5%	£2,996,257	£3,821,826	£4,647,394	£5,472,962	£6,298,531
	5%	£2,739,329	£3,564,897	£4,390,466	£5,216,034	£6,041,602

Table Reference:	**3.2.11**					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_4_C_20%					
BLV 1:	**MED_RES_4_C_20%**	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,802,381	£2,477,276	£3,152,171	£3,827,066	£4,501,961
	-2.5%	£1,535,184	£2,210,079	£2,884,973	£3,559,868	£4,234,763
	0%	£1,267,986	£1,942,881	£2,617,776	£3,292,671	£3,967,566
	2.5%	£1,000,789	£1,675,683	£2,350,578	£3,025,473	£3,700,368
	5%	£733,591	£1,408,486	£2,083,381	£2,758,276	£3,433,170
BLV 2:	**MED_RES_4_C_20%**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,802,381	£2,477,276	£3,152,171	£3,827,066	£4,501,961
	-2.5%	£1,535,184	£2,210,079	£2,884,973	£3,559,868	£4,234,763
	0%	£1,267,986	£1,942,881	£2,617,776	£3,292,671	£3,967,566
	2.5%	£1,000,789	£1,675,683	£2,350,578	£3,025,473	£3,700,368
	5%	£733,591	£1,408,486	£2,083,381	£2,758,276	£3,433,170
BLV 3:	**MED_RES_4_C_20%**	Sales: Gross Sales				
£2,736,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,802,381	£2,477,276	£3,152,171	£3,827,066	£4,501,961
	-2.5%	£1,535,184	£2,210,079	£2,884,973	£3,559,868	£4,234,763
	0%	£1,267,986	£1,942,881	£2,617,776	£3,292,671	£3,967,566
	2.5%	£1,000,789	£1,675,683	£2,350,578	£3,025,473	£3,700,368
	5%	£733,591	£1,408,486	£2,083,381	£2,758,276	£3,433,170

Table Reference:	3.2.12					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_4_C_35%AH					
BLV 1:	**MED_RES_4_C_35%AH**	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£629,487	£1,188,665	£1,747,843	£2,307,022	£2,866,200
	-2.5%	£362,149	£921,468	£1,480,646	£2,039,824	£2,599,003
	0%	£93,412	£654,270	£1,213,448	£1,772,627	£2,331,805
	2.5%	-£188,756	£387,073	£946,251	£1,505,429	£2,064,607
	5%	-£479,117	£118,338	£679,053	£1,238,232	£1,797,410
BLV 2:	**MED_RES_4_C_35%AH**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£629,487	£1,188,665	£1,747,843	£2,307,022	£2,866,200
	-2.5%	£362,149	£921,468	£1,480,646	£2,039,824	£2,599,003
	0%	£93,412	£654,270	£1,213,448	£1,772,627	£2,331,805
	2.5%	-£188,756	£387,073	£946,251	£1,505,429	£2,064,607
	5%	-£479,117	£118,338	£679,053	£1,238,232	£1,797,410
BLV 3:	**MED_RES_4_C_35%AH**	Sales: Gross Sales				
£2,736,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£629,487	£1,188,665	£1,747,843	£2,307,022	£2,866,200
	-2.5%	£362,149	£921,468	£1,480,646	£2,039,824	£2,599,003
	0%	£93,412	£654,270	£1,213,448	£1,772,627	£2,331,805
	2.5%	-£188,756	£387,073	£946,251	£1,505,429	£2,064,607
	5%	-£479,117	£118,338	£679,053	£1,238,232	£1,797,410

Table Reference:	**3.2.13**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_5_C					
BLV 1:	**MED_RES_5_C**	Sales: Gross Sales				
£1,620,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,062,986	£2,897,031	£3,731,077	£4,565,122	£5,399,168
	-2.5%	£1,768,277	£2,602,322	£3,436,368	£4,270,413	£5,104,458
	0%	£1,473,567	£2,307,613	£3,141,658	£3,975,704	£4,809,749
	2.5%	£1,178,858	£2,012,904	£2,846,949	£3,680,995	£4,515,040
	5%	£884,149	£1,718,195	£2,552,240	£3,386,286	£4,220,331
BLV 2:	**MED_RES_5_C**	Sales: Gross Sales				
£3,516,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,062,986	£2,897,031	£3,731,077	£4,565,122	£5,399,168
	-2.5%	£1,768,277	£2,602,322	£3,436,368	£4,270,413	£5,104,458
	0%	£1,473,567	£2,307,613	£3,141,658	£3,975,704	£4,809,749
	2.5%	£1,178,858	£2,012,904	£2,846,949	£3,680,995	£4,515,040
	5%	£884,149	£1,718,195	£2,552,240	£3,386,286	£4,220,331
BLV 3:	**MED_RES_5_C**	Sales: Gross Sales				
£4,920,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,062,986	£2,897,031	£3,731,077	£4,565,122	£5,399,168
	-2.5%	£1,768,277	£2,602,322	£3,436,368	£4,270,413	£5,104,458
	0%	£1,473,567	£2,307,613	£3,141,658	£3,975,704	£4,809,749
	2.5%	£1,178,858	£2,012,904	£2,846,949	£3,680,995	£4,515,040
	5%	£884,149	£1,718,195	£2,552,240	£3,386,286	£4,220,331

Table Reference:	**3.2.14**					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_5_C_20%AH					
BLV 1:	**MED_RES_5_C_20%AH**	Sales: Gross Sales				
£1,620,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£629,533	£1,314,382	£1,999,230	£2,684,079	£3,368,927
	-2.5%	£334,824	£1,019,672	£1,704,521	£2,389,370	£3,074,218
	0%	£39,128	£724,963	£1,409,812	£2,094,660	£2,779,509
	2.5%	-£277,267	£430,254	£1,115,103	£1,799,951	£2,484,800
	5%	-£597,524	£135,109	£820,393	£1,505,242	£2,190,091
BLV 2:	**MED_RES_5_C_20%AH**	Sales: Gross Sales				
£3,516,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£629,533	£1,314,382	£1,999,230	£2,684,079	£3,368,927
	-2.5%	£334,824	£1,019,672	£1,704,521	£2,389,370	£3,074,218
	0%	£39,128	£724,963	£1,409,812	£2,094,660	£2,779,509
	2.5%	-£277,267	£430,254	£1,115,103	£1,799,951	£2,484,800
	5%	-£597,524	£135,109	£820,393	£1,505,242	£2,190,091
BLV 3:	**MED_RES_5_C_20%AH**	Sales: Gross Sales				
£4,920,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£629,533	£1,314,382	£1,999,230	£2,684,079	£3,368,927
	-2.5%	£334,824	£1,019,672	£1,704,521	£2,389,370	£3,074,218
	0%	£39,128	£724,963	£1,409,812	£2,094,660	£2,779,509
	2.5%	-£277,267	£430,254	£1,115,103	£1,799,951	£2,484,800
	5%	-£597,524	£135,109	£820,393	£1,505,242	£2,190,091

Table Reference:	**3.2.15**					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_5_C_35%AH					
BLV 1:	**MED_RES_5_C_35%AH**	Sales: Gross Sales				
£1,620,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£695,016	-£101,706	£454,335	£1,000,706	£1,546,602
	-2.5%	-£1,017,695	-£421,958	£157,927	£705,997	£1,251,893
	0%	-£1,342,382	-£742,295	-£148,910	£410,646	£957,183
	2.5%	-£1,668,048	-£1,065,296	-£469,167	£114,238	£662,474
	5%	-£1,995,375	-£1,390,021	-£789,737	-£196,105	£366,872
BLV 2:	**MED_RES_5_C_35%AH**	Sales: Gross Sales				
£3,516,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£695,016	-£101,706	£454,335	£1,000,706	£1,546,602
	-2.5%	-£1,017,695	-£421,958	£157,927	£705,997	£1,251,893
	0%	-£1,342,382	-£742,295	-£148,910	£410,646	£957,183
	2.5%	-£1,668,048	-£1,065,296	-£469,167	£114,238	£662,474
	5%	-£1,995,375	-£1,390,021	-£789,737	-£196,105	£366,872
BLV 3:	**MED_RES_5_C_35%AH**	Sales: Gross Sales				
£4,920,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£695,016	-£101,706	£454,335	£1,000,706	£1,546,602
	-2.5%	-£1,017,695	-£421,958	£157,927	£705,997	£1,251,893
	0%	-£1,342,382	-£742,295	-£148,910	£410,646	£957,183
	2.5%	-£1,668,048	-£1,065,296	-£469,167	£114,238	£662,474
	5%	-£1,995,375	-£1,390,021	-£789,737	-£196,105	£366,872

Table Reference:	**3.2.16**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_6_C					
BLV 1:	**MED_RES_6_C**	Sales: Gross Sales				
£1,620,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,615,063	£2,661,604	£3,708,146	£4,754,687	£5,801,228
	-2.5%	£1,221,345	£2,267,886	£3,314,427	£4,360,969	£5,407,510
	0%	£827,627	£1,874,168	£2,920,709	£3,967,250	£5,013,792
	2.5%	£433,908	£1,480,450	£2,526,991	£3,573,532	£4,620,073
	5%	£40,190	£1,086,731	£2,133,273	£3,179,814	£4,226,355
BLV 2:	**MED_RES_6_C**	Sales: Gross Sales				
£3,516,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,615,063	£2,661,604	£3,708,146	£4,754,687	£5,801,228
	-2.5%	£1,221,345	£2,267,886	£3,314,427	£4,360,969	£5,407,510
	0%	£827,627	£1,874,168	£2,920,709	£3,967,250	£5,013,792
	2.5%	£433,908	£1,480,450	£2,526,991	£3,573,532	£4,620,073
	5%	£40,190	£1,086,731	£2,133,273	£3,179,814	£4,226,355
BLV 3:	**MED_RES_6_C**	Sales: Gross Sales				
£4,920,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,615,063	£2,661,604	£3,708,146	£4,754,687	£5,801,228
	-2.5%	£1,221,345	£2,267,886	£3,314,427	£4,360,969	£5,407,510
	0%	£827,627	£1,874,168	£2,920,709	£3,967,250	£5,013,792
	2.5%	£433,908	£1,480,450	£2,526,991	£3,573,532	£4,620,073
	5%	£40,190	£1,086,731	£2,133,273	£3,179,814	£4,226,355

Table Reference:	**3.2.17**					
Policy Reference:	20% AH, 60% SR & 40% KWLR					
Typology Reference:	MED_RES_6_C_20%AH					
BLV 1:	**MED_RES_6_C_20%AH**	Sales: Gross Sales				
£1,620,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£479,634	£381,558	£1,203,193	£2,024,828	£2,846,464
	-2.5%	-£907,484	-£15,362	£809,475	£1,631,110	£2,452,746
	0%	-£1,335,333	-£442,470	£415,757	£1,237,392	£2,059,027
	2.5%	-£1,764,395	-£870,320	£20,012	£843,674	£1,665,309
	5%	-£2,196,652	-£1,298,170	-£405,307	£449,956	£1,271,591
BLV 2:	**MED_RES_6_C_20%AH**	Sales: Gross Sales				
£3,516,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£479,634	£381,558	£1,203,193	£2,024,828	£2,846,464
	-2.5%	-£907,484	-£15,362	£809,475	£1,631,110	£2,452,746
	0%	-£1,335,333	-£442,470	£415,757	£1,237,392	£2,059,027
	2.5%	-£1,764,395	-£870,320	£20,012	£843,674	£1,665,309
	5%	-£2,196,652	-£1,298,170	-£405,307	£449,956	£1,271,591
BLV 3:	**MED_RES_6_C_20%AH**	Sales: Gross Sales				
£4,920,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£479,634	£381,558	£1,203,193	£2,024,828	£2,846,464
	-2.5%	-£907,484	-£15,362	£809,475	£1,631,110	£2,452,746
	0%	-£1,335,333	-£442,470	£415,757	£1,237,392	£2,059,027
	2.5%	-£1,764,395	-£870,320	£20,012	£843,674	£1,665,309
	5%	-£2,196,652	-£1,298,170	-£405,307	£449,956	£1,271,591

Table Reference :	3.2.18					
Policy Reference :	35% AH, 60% SR & 40% KWLR					
Typology Reference :	MED_RES_6_C_35%AH					
BLV 1:	**MED_RES_6_C_35%AH**	Sales: Gross Sales				
£1,620,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,927,063	-£1,180,141	-£442,430	£270,878	£950,634
	-2.5%	-£2,363,599	-£1,613,235	-£870,279	-£134,257	£556,102
	0%	-£2,800,935	-£2,048,312	-£1,301,009	-£562,106	£160,113
	2.5%	-£3,239,997	-£2,485,024	-£1,734,484	-£990,237	-£253,933
	5%	-£3,679,493	-£2,922,360	-£2,169,560	-£1,421,877	-£681,783
BLV 2:	**MED_RES_6_C_35%AH**	Sales: Gross Sales				
£3,516,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,927,063	-£1,180,141	-£442,430	£270,878	£950,634
	-2.5%	-£2,363,599	-£1,613,235	-£870,279	-£134,257	£556,102
	0%	-£2,800,935	-£2,048,312	-£1,301,009	-£562,106	£160,113
	2.5%	-£3,239,997	-£2,485,024	-£1,734,484	-£990,237	-£253,933
	5%	-£3,679,493	-£2,922,360	-£2,169,560	-£1,421,877	-£681,783
BLV 3:	**MED_RES_6_C_35%AH**	Sales: Gross Sales				
£4,920,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,927,063	-£1,180,141	-£442,430	£270,878	£950,634
	-2.5%	-£2,363,599	-£1,613,235	-£870,279	-£134,257	£556,102
	0%	-£2,800,935	-£2,048,312	-£1,301,009	-£562,106	£160,113
	2.5%	-£3,239,997	-£2,485,024	-£1,734,484	-£990,237	-£253,933
	5%	-£3,679,493	-£2,922,360	-£2,169,560	-£1,421,877	-£681,783

Major Residential Development Typologies

Table Reference:	**3.3.1**					
Policy Reference:	35% AH, 40% DMR & 60% SR					
Typology Reference:	MAJ_RES_1_C					
BLV 1:	**MAJ_RES_1_C**	Sales: Gross Sales				
£4,200,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,967,272	-£2,422,426	£87,119	£2,384,203	£4,673,960
	-2.5%	-£6,366,950	-£3,800,148	-£1,267,134	£1,137,988	£3,429,048
	0%	-£7,774,068	-£5,190,820	-£2,643,641	-£121,860	£2,184,137
	2.5%	-£9,185,891	-£6,590,798	-£4,022,531	-£1,488,349	£936,768
	5%	-£10,600,651	-£7,997,970	-£5,414,666	-£2,864,856	-£337,981
BLV 2:	**MAJ_RES_1_C**	Sales: Gross Sales				
£5,316,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,967,272	-£2,422,426	£87,119	£2,384,203	£4,673,960
	-2.5%	-£6,366,950	-£3,800,148	-£1,267,134	£1,137,988	£3,429,048
	0%	-£7,774,068	-£5,190,820	-£2,643,641	-£121,860	£2,184,137
	2.5%	-£9,185,891	-£6,590,798	-£4,022,531	-£1,488,349	£936,768
	5%	-£10,600,651	-£7,997,970	-£5,414,666	-£2,864,856	-£337,981

Table Reference:	**3.3.2**					
Policy Reference:	35% AH, 40% DMR & 60% SR, Grant & CIL relief					
Typology Reference:	MAJ_RES_1_C					
BLV 1:	**MAJ_RES_1_C**	Sales: Gross Sales				
£4,200,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,770,511	£5,074,370	£7,364,259	£9,654,016	£11,943,772
	-2.5%	£1,505,549	£3,822,280	£6,119,348	£8,409,104	£10,698,861
	0%	£232,057	£2,568,229	£4,873,150	£7,164,193	£9,453,949
	2.5%	-£1,138,736	£1,301,933	£3,621,060	£5,919,281	£8,209,038
	5%	-£2,550,655	£28,415	£2,365,949	£4,671,930	£6,964,126
BLV 2:	**MAJ_RES_1_C**	Sales: Gross Sales				
£5,316,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,770,511	£5,074,370	£7,364,259	£9,654,016	£11,943,772
	-2.5%	£1,505,549	£3,822,280	£6,119,348	£8,409,104	£10,698,861
	0%	£232,057	£2,568,229	£4,873,150	£7,164,193	£9,453,949
	2.5%	-£1,138,736	£1,301,933	£3,621,060	£5,919,281	£8,209,038
	5%	-£2,550,655	£28,415	£2,365,949	£4,671,930	£6,964,126

Table Reference:	**3.3.3**					
Policy Reference:	35% AH, 40% KWLR & 60% SR					
Typology Reference:	MAJ_RES_2_C					
BLV 1:	**MAJ_RES_2_C**	Sales: Gross Sales				
£4,200,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,294,409	-£10,595,334	-£5,956,514	-£1,392,033	£2,871,974
	-2.5%	-£18,104,374	-£13,382,229	-£8,706,589	-£4,107,216	£402,203
	0%	-£20,924,790	-£16,182,840	-£11,479,429	-£6,830,699	-£2,259,418
	2.5%	-£23,755,792	-£18,993,441	-£14,268,968	-£9,587,264	-£4,974,603
	5%	-£26,590,195	-£21,813,859	-£17,071,268	-£12,363,728	-£7,707,540
BLV 2:	**MAJ_RES_2_C**	Sales: Gross Sales				
£6,060,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,294,409	-£10,595,334	-£5,956,514	-£1,392,033	£2,871,974
	-2.5%	-£18,104,374	-£13,382,229	-£8,706,589	-£4,107,216	£402,203
	0%	-£20,924,790	-£16,182,840	-£11,479,429	-£6,830,699	-£2,259,418
	2.5%	-£23,755,792	-£18,993,441	-£14,268,968	-£9,587,264	-£4,974,603
	5%	-£26,590,195	-£21,813,859	-£17,071,268	-£12,363,728	-£7,707,540
BLV 3:	**MAJ_RES_2_C**	Sales: Gross Sales				
£22,980,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,294,409	-£10,595,334	-£5,956,514	-£1,392,033	£2,871,974
	-2.5%	-£18,104,374	-£13,382,229	-£8,706,589	-£4,107,216	£402,203
	0%	-£20,924,790	-£16,182,840	-£11,479,429	-£6,830,699	-£2,259,418
	2.5%	-£23,755,792	-£18,993,441	-£14,268,968	-£9,587,264	-£4,974,603
	5%	-£26,590,195	-£21,813,859	-£17,071,268	-£12,363,728	-£7,707,540

Table Reference:	**3.3.4**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Grant & CIL relief					
Typology Reference:	MAJ_RES_2_C					
BLV 1:	**MAJ_RES_2_C**	Sales: Gross Sales				
£4,200,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,057	£4,248,487	£8,426,272	£12,565,843	£16,692,602
	-2.5%	-£2,788,389	£1,727,772	£5,953,024	£10,107,236	£14,236,994
	0%	-£5,598,784	-£875,253	£3,447,439	£7,637,467	£11,781,386
	2.5%	-£8,419,159	-£3,676,811	£923,591	£5,155,687	£9,318,254
	5%	-£11,250,025	-£6,487,848	-£1,761,986	£2,645,433	£6,848,487
BLV 2:	**MAJ_RES_2_C**	Sales: Gross Sales				
£6,060,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,057	£4,248,487	£8,426,272	£12,565,843	£16,692,602
	-2.5%	-£2,788,389	£1,727,772	£5,953,024	£10,107,236	£14,236,994
	0%	-£5,598,784	-£875,253	£3,447,439	£7,637,467	£11,781,386
	2.5%	-£8,419,159	-£3,676,811	£923,591	£5,155,687	£9,318,254
	5%	-£11,250,025	-£6,487,848	-£1,761,986	£2,645,433	£6,848,487
BLV 3:	**MAJ_RES_2_C**	Sales: Gross Sales				
£22,980,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,057	£4,248,487	£8,426,272	£12,565,843	£16,692,602
	-2.5%	-£2,788,389	£1,727,772	£5,953,024	£10,107,236	£14,236,994
	0%	-£5,598,784	-£875,253	£3,447,439	£7,637,467	£11,781,386
	2.5%	-£8,419,159	-£3,676,811	£923,591	£5,155,687	£9,318,254
	5%	-£11,250,025	-£6,487,848	-£1,761,986	£2,645,433	£6,848,487

Table Reference:	**3.3.5**					
Policy Reference:	35% AH, 40% KWLR & 60% SR					
Typology Reference:	MAJ_RES_3_C					
BLV 1:	**MAJ_RES_3_C**	Sales: Gross Sales				
£3,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£27,278,612	-£21,072,020	-£14,923,051	-£8,851,049	-£2,872,142
	-2.5%	-£31,179,150	-£24,945,141	-£18,766,002	-£12,644,082	-£6,619,391
	0%	-£35,090,283	-£28,837,222	-£22,627,829	-£16,469,616	-£10,379,596
	2.5%	-£39,014,946	-£32,738,964	-£26,503,405	-£20,318,122	-£14,184,601
	5%	-£42,943,922	-£36,650,093	-£30,395,833	-£24,184,201	-£18,017,574
BLV 2:	**MAJ_RES_3_C**	Sales: Gross Sales				
£5,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£27,278,612	-£21,072,020	-£14,923,051	-£8,851,049	-£2,872,142
	-2.5%	-£31,179,150	-£24,945,141	-£18,766,002	-£12,644,082	-£6,619,391
	0%	-£35,090,283	-£28,837,222	-£22,627,829	-£16,469,616	-£10,379,596
	2.5%	-£39,014,946	-£32,738,964	-£26,503,405	-£20,318,122	-£14,184,601
	5%	-£42,943,922	-£36,650,093	-£30,395,833	-£24,184,201	-£18,017,574
BLV 3:	**MAJ_RES_3_C**	Sales: Gross Sales				
£20,568,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£27,278,612	-£21,072,020	-£14,923,051	-£8,851,049	-£2,872,142
	-2.5%	-£31,179,150	-£24,945,141	-£18,766,002	-£12,644,082	-£6,619,391
	0%	-£35,090,283	-£28,837,222	-£22,627,829	-£16,469,616	-£10,379,596
	2.5%	-£39,014,946	-£32,738,964	-£26,503,405	-£20,318,122	-£14,184,601
	5%	-£42,943,922	-£36,650,093	-£30,395,833	-£24,184,201	-£18,017,574

Table Reference:	**3.3.6**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Grant & CIL relief					
Typology Reference:	MAJ_RES_3_C					
BLV 1:	**MAJ_RES_3_C**	Sales: Gross Sales				
£3,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,508,766	£595,263	£6,158,362	£11,627,367	£17,051,001
	-2.5%	-£9,399,232	-£3,191,497	£2,681,826	£8,214,480	£13,656,651
	0%	-£13,300,076	-£7,065,401	-£883,575	£4,757,608	£10,248,101
	2.5%	-£17,211,270	-£10,957,838	-£4,747,301	£1,275,065	£6,820,577
	5%	-£21,135,348	-£14,859,892	-£8,624,013	-£2,435,675	£3,353,964
BLV 2:	**MAJ_RES_3_C**	Sales: Gross Sales				
£5,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,508,766	£595,263	£6,158,362	£11,627,367	£17,051,001
	-2.5%	-£9,399,232	-£3,191,497	£2,681,826	£8,214,480	£13,656,651
	0%	-£13,300,076	-£7,065,401	-£883,575	£4,757,608	£10,248,101
	2.5%	-£17,211,270	-£10,957,838	-£4,747,301	£1,275,065	£6,820,577
	5%	-£21,135,348	-£14,859,892	-£8,624,013	-£2,435,675	£3,353,964
BLV 3:	**MAJ_RES_3_C**	Sales: Gross Sales				
£20,568,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,508,766	£595,263	£6,158,362	£11,627,367	£17,051,001
	-2.5%	-£9,399,232	-£3,191,497	£2,681,826	£8,214,480	£13,656,651
	0%	-£13,300,076	-£7,065,401	-£883,575	£4,757,608	£10,248,101
	2.5%	-£17,211,270	-£10,957,838	-£4,747,301	£1,275,065	£6,820,577
	5%	-£21,135,348	-£14,859,892	-£8,624,013	-£2,435,675	£3,353,964

Table Reference:	**3.3.7**
Policy Reference:	25% AH, KWLR
Typology Reference:	MAJ_RES_4_C_25%

BLV 1:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£17,697,346	-£15,022,659	-£12,367,492	-£9,734,998	-£7,102,505
	-2.5%	-£20,917,015	-£18,224,178	-£15,547,060	-£12,888,987	-£10,253,737
	0%	-£24,153,047	-£21,445,927	-£18,751,826	-£16,072,449	-£13,410,646
	2.5%	-£27,400,927	-£24,683,586	-£21,974,838	-£19,280,729	-£16,599,277
	5%	-£30,657,994	-£27,932,540	-£25,214,124	-£22,504,309	-£19,809,640

BLV 2:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£17,697,346	-£15,022,659	-£12,367,492	-£9,734,998	-£7,102,505
	-2.5%	-£20,917,015	-£18,224,178	-£15,547,060	-£12,888,987	-£10,253,737
	0%	-£24,153,047	-£21,445,927	-£18,751,826	-£16,072,449	-£13,410,646
	2.5%	-£27,400,927	-£24,683,586	-£21,974,838	-£19,280,729	-£16,599,277
	5%	-£30,657,994	-£27,932,540	-£25,214,124	-£22,504,309	-£19,809,640

BLV 3:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£17,697,346	-£15,022,659	-£12,367,492	-£9,734,998	-£7,102,505
	-2.5%	-£20,917,015	-£18,224,178	-£15,547,060	-£12,888,987	-£10,253,737
	0%	-£24,153,047	-£21,445,927	-£18,751,826	-£16,072,449	-£13,410,646
	2.5%	-£27,400,927	-£24,683,586	-£21,974,838	-£19,280,729	-£16,599,277
	5%	-£30,657,994	-£27,932,540	-£25,214,124	-£22,504,309	-£19,809,640

Table Reference:	**3.2.8**					
Policy Reference:	25% AH, Social Rent					
Typology Reference:	MAJ_RES_4_C_25%					
BLV 1:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£23,998,235	-£21,245,748	-£18,502,555	-£15,771,276	-£13,054,859
	-2.5%	-£27,384,604	-£24,616,501	-£21,863,148	-£19,118,457	-£16,385,106
	0%	-£30,778,762	-£28,002,875	-£25,234,768	-£22,480,548	-£19,734,358
	2.5%	-£34,181,479	-£31,397,209	-£28,621,146	-£25,853,036	-£23,097,947
	5%	-£37,594,256	-£34,799,926	-£32,015,656	-£29,239,417	-£26,471,304
BLV 2:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£23,998,235	-£21,245,748	-£18,502,555	-£15,771,276	-£13,054,859
	-2.5%	-£27,384,604	-£24,616,501	-£21,863,148	-£19,118,457	-£16,385,106
	0%	-£30,778,762	-£28,002,875	-£25,234,768	-£22,480,548	-£19,734,358
	2.5%	-£34,181,479	-£31,397,209	-£28,621,146	-£25,853,036	-£23,097,947
	5%	-£37,594,256	-£34,799,926	-£32,015,656	-£29,239,417	-£26,471,304
BLV 3:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£23,998,235	-£21,245,748	-£18,502,555	-£15,771,276	-£13,054,859
	-2.5%	-£27,384,604	-£24,616,501	-£21,863,148	-£19,118,457	-£16,385,106
	0%	-£30,778,762	-£28,002,875	-£25,234,768	-£22,480,548	-£19,734,358
	2.5%	-£34,181,479	-£31,397,209	-£28,621,146	-£25,853,036	-£23,097,947
	5%	-£37,594,256	-£34,799,926	-£32,015,656	-£29,239,417	-£26,471,304

Table Reference:	**3.3.9**					
Policy Reference:	25% AH, KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_C_25%					
BLV 1:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,818,758	-£4,149,087	-£1,503,946	£1,014,173	£3,400,076
	-2.5%	-£10,033,356	-£7,345,593	-£4,673,487	-£2,022,685	£542,321
	0%	-£13,264,257	-£10,562,267	-£7,872,429	-£5,197,886	-£2,542,117
	2.5%	-£16,507,044	-£13,794,795	-£11,091,178	-£8,399,264	-£5,722,286
	5%	-£19,764,101	-£17,038,651	-£14,325,333	-£11,620,090	-£8,926,099
BLV 2:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,818,758	-£4,149,087	-£1,503,946	£1,014,173	£3,400,076
	-2.5%	-£10,033,356	-£7,345,593	-£4,673,487	-£2,022,685	£542,321
	0%	-£13,264,257	-£10,562,267	-£7,872,429	-£5,197,886	-£2,542,117
	2.5%	-£16,507,044	-£13,794,795	-£11,091,178	-£8,399,264	-£5,722,286
	5%	-£19,764,101	-£17,038,651	-£14,325,333	-£11,620,090	-£8,926,099
BLV 3:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,818,758	-£4,149,087	-£1,503,946	£1,014,173	£3,400,076
	-2.5%	-£10,033,356	-£7,345,593	-£4,673,487	-£2,022,685	£542,321
	0%	-£13,264,257	-£10,562,267	-£7,872,429	-£5,197,886	-£2,542,117
	2.5%	-£16,507,044	-£13,794,795	-£11,091,178	-£8,399,264	-£5,722,286
	5%	-£19,764,101	-£17,038,651	-£14,325,333	-£11,620,090	-£8,926,099

Table Reference:	3.3.10					
Policy Reference:	25% AH, Social Rent, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_C_25%					
BLV 1:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,384,991	-£6,635,950	-£3,899,590	-£1,178,310	£1,377,233
	-2.5%	-£12,761,646	-£10,002,388	-£7,251,851	-£4,515,494	-£1,792,141
	0%	-£16,148,014	-£13,379,917	-£10,619,785	-£7,867,753	-£5,131,395
	2.5%	-£19,548,349	-£16,766,285	-£13,998,188	-£11,237,182	-£8,485,041
	5%	-£22,951,040	-£20,166,796	-£17,384,556	-£14,616,460	-£11,854,579
BLV 2:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,384,991	-£6,635,950	-£3,899,590	-£1,178,310	£1,377,233
	-2.5%	-£12,761,646	-£10,002,388	-£7,251,851	-£4,515,494	-£1,792,141
	0%	-£16,148,014	-£13,379,917	-£10,619,785	-£7,867,753	-£5,131,395
	2.5%	-£19,548,349	-£16,766,285	-£13,998,188	-£11,237,182	-£8,485,041
	5%	-£22,951,040	-£20,166,796	-£17,384,556	-£14,616,460	-£11,854,579
BLV 3:	**MAJ_RES_4_C_25%**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,384,991	-£6,635,950	-£3,899,590	-£1,178,310	£1,377,233
	-2.5%	-£12,761,646	-£10,002,388	-£7,251,851	-£4,515,494	-£1,792,141
	0%	-£16,148,014	-£13,379,917	-£10,619,785	-£7,867,753	-£5,131,395
	2.5%	-£19,548,349	-£16,766,285	-£13,998,188	-£11,237,182	-£8,485,041
	5%	-£22,951,040	-£20,166,796	-£17,384,556	-£14,616,460	-£11,854,579

Table Reference:	3.3.11					
Policy Reference:	35% AH, 70% DMR & 30% KWLR					
Typology Reference:	MAJ_RES_4_C_35%					
BLV 1:	**MAJ_RES_4_C_35%**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£25,532,688	-£22,821,996	-£20,125,123	-£17,439,918	-£14,768,045
	-2.5%	-£29,367,190	-£26,645,948	-£23,933,346	-£21,233,649	-£18,543,197
	0%	-£33,212,772	-£30,484,533	-£27,759,207	-£25,046,603	-£22,342,168
	2.5%	-£37,076,688	-£34,332,628	-£31,601,872	-£28,873,637	-£26,159,872
	5%	-£40,945,088	-£38,197,416	-£35,453,339	-£32,719,205	-£29,990,954
BLV 2:	**MAJ_RES_4_C_35%**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£25,532,688	-£22,821,996	-£20,125,123	-£17,439,918	-£14,768,045
	-2.5%	-£29,367,190	-£26,645,948	-£23,933,346	-£21,233,649	-£18,543,197
	0%	-£33,212,772	-£30,484,533	-£27,759,207	-£25,046,603	-£22,342,168
	2.5%	-£37,076,688	-£34,332,628	-£31,601,872	-£28,873,637	-£26,159,872
	5%	-£40,945,088	-£38,197,416	-£35,453,339	-£32,719,205	-£29,990,954
BLV 3:	**MAJ_RES_4_C_35%**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£25,532,688	-£22,821,996	-£20,125,123	-£17,439,918	-£14,768,045
	-2.5%	-£29,367,190	-£26,645,948	-£23,933,346	-£21,233,649	-£18,543,197
	0%	-£33,212,772	-£30,484,533	-£27,759,207	-£25,046,603	-£22,342,168
	2.5%	-£37,076,688	-£34,332,628	-£31,601,872	-£28,873,637	-£26,159,872
	5%	-£40,945,088	-£38,197,416	-£35,453,339	-£32,719,205	-£29,990,954

Table Reference:	**3.3.12**					
Policy Reference:	35% AH, 70% DMR & 30% KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_C_35%					
BLV 1:	**MAJ_RES_4_C_35%**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,432,205	-£7,732,166	-£5,041,928	-£2,365,090	£255,432
	-2.5%	-£14,258,059	-£11,545,470	-£8,840,681	-£6,145,201	-£3,463,893
	0%	-£18,101,705	-£15,373,466	-£12,658,728	-£9,949,196	-£7,252,339
	2.5%	-£21,954,904	-£19,219,037	-£16,490,801	-£13,771,987	-£11,059,391
	5%	-£25,819,691	-£23,075,635	-£20,336,369	-£17,608,139	-£14,885,246
BLV 2:	**MAJ_RES_4_C_35%**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,432,205	-£7,732,166	-£5,041,928	-£2,365,090	£255,432
	-2.5%	-£14,258,059	-£11,545,470	-£8,840,681	-£6,145,201	-£3,463,893
	0%	-£18,101,705	-£15,373,466	-£12,658,728	-£9,949,196	-£7,252,339
	2.5%	-£21,954,904	-£19,219,037	-£16,490,801	-£13,771,987	-£11,059,391
	5%	-£25,819,691	-£23,075,635	-£20,336,369	-£17,608,139	-£14,885,246
BLV 3:	**MAJ_RES_4_C_35%**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,432,205	-£7,732,166	-£5,041,928	-£2,365,090	£255,432
	-2.5%	-£14,258,059	-£11,545,470	-£8,840,681	-£6,145,201	-£3,463,893
	0%	-£18,101,705	-£15,373,466	-£12,658,728	-£9,949,196	-£7,252,339
	2.5%	-£21,954,904	-£19,219,037	-£16,490,801	-£13,771,987	-£11,059,391
	5%	-£25,819,691	-£23,075,635	-£20,336,369	-£17,608,139	-£14,885,246

Table Reference:	3.3.13					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth					
Typology Reference:	MAJ_RES_5_C					
BLV 1:	MAJ_RES_5_C	Sales: Gross Sales				
£20,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£40,376,224	-£26,442,816	-£12,874,215	£604,989	£13,654,016
	-2.5%	-£49,034,753	-£34,947,231	-£21,158,267	-£7,654,660	£5,661,358
	0%	-£57,761,201	-£43,551,586	-£29,571,958	-£15,938,849	-£2,439,932
	2.5%	-£66,546,479	-£52,223,181	-£38,109,164	-£24,247,191	-£10,719,430
	5%	-£75,383,284	-£60,964,253	-£46,728,434	-£32,711,854	-£19,003,482
BLV 2:	MAJ_RES_5_C	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£40,376,224	-£26,442,816	-£12,874,215	£604,989	£13,654,016
	-2.5%	-£49,034,753	-£34,947,231	-£21,158,267	-£7,654,660	£5,661,358
	0%	-£57,761,201	-£43,551,586	-£29,571,958	-£15,938,849	-£2,439,932
	2.5%	-£66,546,479	-£52,223,181	-£38,109,164	-£24,247,191	-£10,719,430
	5%	-£75,383,284	-£60,964,253	-£46,728,434	-£32,711,854	-£19,003,482

Table Reference:	3.3.14					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_C					
BLV 1:	MAJ_RES_5_C	Sales: Gross Sales				
£20,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,039,082	£8,569,670	£20,762,700	£32,948,912	£45,132,465
	-2.5%	-£12,388,973	£1,069,384	£13,282,298	£25,473,778	£37,658,722
	0%	-£20,888,930	-£7,102,614	£5,800,856	£17,994,926	£30,183,575
	2.5%	-£29,487,249	-£15,517,807	-£1,887,043	£10,514,524	£22,707,554
	5%	-£38,151,668	-£24,050,855	-£10,195,179	£3,026,907	£15,227,151
BLV 2:	MAJ_RES_5_C	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,039,082	£8,569,670	£20,762,700	£32,948,912	£45,132,465
	-2.5%	-£12,388,973	£1,069,384	£13,282,298	£25,473,778	£37,658,722
	0%	-£20,888,930	-£7,102,614	£5,800,856	£17,994,926	£30,183,575
	2.5%	-£29,487,249	-£15,517,807	-£1,887,043	£10,514,524	£22,707,554
	5%	-£38,151,668	-£24,050,855	-£10,195,179	£3,026,907	£15,227,151

Table Reference:	3.3.15					
Policy Reference:	35% AH, 70% DMR 30% KWLR, Growth					
Typology Reference:	MAJ_RES_6_C					
BLV 1:	MAJ_RES_6_C	Rent: Gross Rent				
£20,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£41,624,637	-£35,539,864	-£29,524,898	-£23,590,470	-£17,661,211
	-2.5%	-£50,413,558	-£44,262,070	-£38,158,378	-£32,111,570	-£26,151,216
	0%	-£59,273,969	-£53,070,763	-£46,906,809	-£40,785,159	-£34,714,009
	2.5%	-£68,194,095	-£61,947,053	-£55,732,608	-£49,553,619	-£43,417,200
	5%	-£77,169,769	-£70,883,516	-£64,626,606	-£58,401,459	-£52,210,887
BLV 2:	MAJ_RES_6_C	Rent: Gross Rent				
£33,912,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£41,624,637	-£35,539,864	-£29,524,898	-£23,590,470	-£17,661,211
	-2.5%	-£50,413,558	-£44,262,070	-£38,158,378	-£32,111,570	-£26,151,216
	0%	-£59,273,969	-£53,070,763	-£46,906,809	-£40,785,159	-£34,714,009
	2.5%	-£68,194,095	-£61,947,053	-£55,732,608	-£49,553,619	-£43,417,200
	5%	-£77,169,769	-£70,883,516	-£64,626,606	-£58,401,459	-£52,210,887

Table Reference:	3.3.16					
Policy Reference:	35% AH, 70% DMR 30% KWLR, Growth, Grant Funding & CIL relief					
Typology Reference:	MAJ_RES_6_C					
BLV 1:	MAJ_RES_6_C	Rent: Gross Rent				
£20,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£13,299,462	-£7,363,850	-£1,432,122	£4,343,775	£10,070,833
	-2.5%	-£21,898,868	-£15,865,158	-£9,922,126	-£3,992,868	£1,870,356
	0%	-£30,627,370	-£24,510,457	-£18,455,704	-£12,482,873	-£6,553,614
	2.5%	-£39,438,040	-£33,265,186	-£27,139,063	-£21,060,151	-£15,048,960
	5%	-£48,316,187	-£42,094,403	-£35,912,963	-£29,771,107	-£23,677,461
BLV 2:	MAJ_RES_6_C	Rent: Gross Rent				
£33,912,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£13,299,462	-£7,363,850	-£1,432,122	£4,343,775	£10,070,833
	-2.5%	-£21,898,868	-£15,865,158	-£9,922,126	-£3,992,868	£1,870,356
	0%	-£30,627,370	-£24,510,457	-£18,455,704	-£12,482,873	-£6,553,614
	2.5%	-£39,438,040	-£33,265,186	-£27,139,063	-£21,060,151	-£15,048,960
	5%	-£48,316,187	-£42,094,403	-£35,912,963	-£29,771,107	-£23,677,461

Table Reference:	3.3.17
Policy Reference:	35% AH, 40% DMR/KWLR & 60% SR, Growth
Typology Reference:	MAJ_RES_7_C

BLV 1:	MAJ_RES_7_C	Sales: Gross Sales				
£55,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£31,344,874	£54,763,722	£78,182,570	£101,601,418	£125,020,267
	-2.5%	£10,052,880	£33,471,728	£56,890,576	£80,309,425	£103,728,273
	0%	-£12,896,574	£12,179,734	£35,598,583	£59,017,431	£82,436,279
	2.5%	-£37,270,487	-£10,461,867	£14,306,589	£37,725,437	£61,144,285
	5%	-£61,705,122	-£34,835,780	-£8,027,160	£16,433,443	£39,852,292

Table Reference:	3.3.18
Policy Reference:	35% AH, 40% DMR/KWLR & 60% SR, Growth, Grant Funding & CIL relief
Typology Reference:	MAJ_RES_7_C

BLV 1:	MAJ_RES_7_C	Sales: Gross Sales				
£55,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£94,512,944	£117,931,793	£141,350,641	£164,769,489	£188,188,337
	-2.5%	£73,220,951	£96,639,799	£120,058,647	£143,477,495	£166,896,344
	0%	£51,928,957	£75,347,805	£98,766,653	£122,185,502	£145,604,350
	2.5%	£30,636,963	£54,055,811	£77,474,660	£100,893,508	£124,312,356
	5%	£9,283,326	£32,763,818	£56,182,666	£79,601,514	£103,020,362

Table Reference:	**3.3.19**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth					
Typology Reference:	MAJ_RES_8_C					
BLV 1:	**MAJ_RES_8_C**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£23,191,187	-£15,118,471	-£7,150,026	£606,095	£8,073,604
	-2.5%	-£32,440,809	-£24,284,681	-£16,209,966	-£8,233,829	-£430,121
	0%	-£41,762,523	-£33,535,654	-£25,381,000	-£17,301,457	-£9,325,759
	2.5%	-£51,141,545	-£42,856,436	-£34,633,309	-£26,477,345	-£18,403,599
	5%	-£60,573,892	-£52,233,525	-£43,953,248	-£35,730,997	-£27,582,016
BLV 2:	**MAJ_RES_8_C**	Sales: Gross Sales				
£36,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£23,191,187	-£15,118,471	-£7,150,026	£606,095	£8,073,604
	-2.5%	-£32,440,809	-£24,284,681	-£16,209,966	-£8,233,829	-£430,121
	0%	-£41,762,523	-£33,535,654	-£25,381,000	-£17,301,457	-£9,325,759
	2.5%	-£51,141,545	-£42,856,436	-£34,633,309	-£26,477,345	-£18,403,599
	5%	-£60,573,892	-£52,233,525	-£43,953,248	-£35,730,997	-£27,582,016
BLV 3:	**MAJ_RES_8_C**	Sales: Gross Sales				
£56,520,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£23,191,187	-£15,118,471	-£7,150,026	£606,095	£8,073,604
	-2.5%	-£32,440,809	-£24,284,681	-£16,209,966	-£8,233,829	-£430,121
	0%	-£41,762,523	-£33,535,654	-£25,381,000	-£17,301,457	-£9,325,759
	2.5%	-£51,141,545	-£42,856,436	-£34,633,309	-£26,477,345	-£18,403,599
	5%	-£60,573,892	-£52,233,525	-£43,953,248	-£35,730,997	-£27,582,016

Table Reference:	**3.3.20**					
Policy Reference:	35% AH, 40% KWLR & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_8_C					
BLV 1:	**MAJ_RES_8_C**	Sales: Gross Sales				
£6,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£25,847,207	£32,950,318	£39,941,108	£46,900,219	£53,852,165
	-2.5%	£17,598,734	£24,863,925	£31,989,539	£38,985,698	£45,937,659
	0%	£9,250,139	£16,605,922	£23,878,089	£31,028,456	£38,020,506
	2.5%	£826,918	£8,255,511	£15,610,502	£22,889,229	£30,052,934
	5%	-£8,401,211	-£180,403	£7,258,266	£14,615,084	£21,892,179
BLV 2:	**MAJ_RES_8_C**	Sales: Gross Sales				
£36,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£25,847,207	£32,950,318	£39,941,108	£46,900,219	£53,852,165
	-2.5%	£17,598,734	£24,863,925	£31,989,539	£38,985,698	£45,937,659
	0%	£9,250,139	£16,605,922	£23,878,089	£31,028,456	£38,020,506
	2.5%	£826,918	£8,255,511	£15,610,502	£22,889,229	£30,052,934
	5%	-£8,401,211	-£180,403	£7,258,266	£14,615,084	£21,892,179
BLV 3:	**MAJ_RES_8_C**	Sales: Gross Sales				
£56,520,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£25,847,207	£32,950,318	£39,941,108	£46,900,219	£53,852,165
	-2.5%	£17,598,734	£24,863,925	£31,989,539	£38,985,698	£45,937,659
	0%	£9,250,139	£16,605,922	£23,878,089	£31,028,456	£38,020,506
	2.5%	£826,918	£8,255,511	£15,610,502	£22,889,229	£30,052,934
	5%	-£8,401,211	-£180,403	£7,258,266	£14,615,084	£21,892,179

Major Strategic Site Typologies Appraisal Results

Table Reference:	3.3.21					
Policy Reference:	50% AH, 50% SR & 50% KWLR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_SS_1_C					
BLV 1:	MAJ_RES_SS_1_C	Sales: Gross Sales				
£27,720,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£19,777,923	£32,268,529	£44,562,294	£56,586,085	£68,181,832
	-2.5%	£11,361,885	£23,942,477	£36,350,475	£48,557,146	£60,393,282
	0%	£2,902,701	£15,568,203	£28,070,628	£40,397,745	£52,515,568
	2.5%	-£6,118,935	£7,149,213	£19,737,047	£32,163,837	£44,413,190
	5%	-£15,467,965	-£1,410,859	£11,357,443	£23,870,797	£36,225,965

Table Reference:	3.3.22					
Policy Reference:	50% AH, 50% SR & 50% KWLR, Growth, Grant & CIL relief & low cost loan					
Typology Reference:	MAJ_RES_SS_1_C					
BLV 1:	MAJ_RES_SS_1_C	Sales: Gross Sales				
£27,720,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£45,186,900	£58,739,278	£71,368,464	£83,146,638	£94,855,799
	-2.5%	£36,840,985	£50,611,949	£63,841,661	£76,011,904	£87,721,065
	0%	£28,465,636	£42,354,749	£55,931,221	£68,738,730	£80,586,330
	2.5%	£20,056,175	£34,015,361	£47,770,180	£61,091,851	£73,443,592
	5%	£11,622,794	£25,642,336	£39,518,534	£53,089,621	£66,078,931

Purpose Built Student Accommodation (PBSA) Typologies

Table Reference:	**3.4.1**					
Policy Reference:	35% ASA					
Typology Reference:	PBSA_1_C					
BLV 1:	**PBSA_1_C**	Rent: Gross Rent				
£9,120,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£39,636,392	£44,660,638	£49,684,884	£54,709,131	£59,733,377
	-2.5%	£35,159,638	£40,183,885	£45,208,131	£50,232,377	£55,256,623
	0%	£30,682,885	£35,707,131	£40,731,377	£45,755,623	£50,779,870
	2.5%	£26,206,131	£31,230,377	£36,254,624	£41,278,870	£46,303,116
	5%	£21,729,378	£26,753,624	£31,777,870	£36,802,116	£41,826,362
BLV 2:	**PBSA_1_C**	Rent: Gross Rent				
£39,916,800	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£39,636,392	£44,660,638	£49,684,884	£54,709,131	£59,733,377
	-2.5%	£35,159,638	£40,183,885	£45,208,131	£50,232,377	£55,256,623
	0%	£30,682,885	£35,707,131	£40,731,377	£45,755,623	£50,779,870
	2.5%	£26,206,131	£31,230,377	£36,254,624	£41,278,870	£46,303,116
	5%	£21,729,378	£26,753,624	£31,777,870	£36,802,116	£41,826,362
BLV 3:	**PBSA_1_C**	Rent: Gross Rent				
£66,900,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£39,636,392	£44,660,638	£49,684,884	£54,709,131	£59,733,377
	-2.5%	£35,159,638	£40,183,885	£45,208,131	£50,232,377	£55,256,623
	0%	£30,682,885	£35,707,131	£40,731,377	£45,755,623	£50,779,870
	2.5%	£26,206,131	£31,230,377	£36,254,624	£41,278,870	£46,303,116
	5%	£21,729,378	£26,753,624	£31,777,870	£36,802,116	£41,826,362

Table Reference:	**3.4.2**					
Policy Reference:	35% ASA, PiL £250 psm					
Typology Reference:	PBSA_1_C					
BLV 1:	**PBSA_1_C**	Rent: Gross Rent				
£9,120,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£35,996,565	£41,020,811	£46,045,057	£51,069,304	£56,093,550
	-2.5%	£31,527,247	£36,551,493	£41,575,739	£46,599,985	£51,624,232
	0%	£27,057,929	£32,082,175	£37,106,421	£42,130,667	£47,154,914
	2.5%	£22,588,611	£27,612,857	£32,637,103	£37,661,349	£42,685,595
	5%	£18,119,293	£23,143,539	£28,167,785	£33,192,031	£38,216,277
BLV 2:	**PBSA_1_C**	Rent: Gross Rent				
£39,916,800	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£35,996,565	£41,020,811	£46,045,057	£51,069,304	£56,093,550
	-2.5%	£31,527,247	£36,551,493	£41,575,739	£46,599,985	£51,624,232
	0%	£27,057,929	£32,082,175	£37,106,421	£42,130,667	£47,154,914
	2.5%	£22,588,611	£27,612,857	£32,637,103	£37,661,349	£42,685,595
	5%	£18,119,293	£23,143,539	£28,167,785	£33,192,031	£38,216,277
BLV 3:	**PBSA_1_C**	Rent: Gross Rent				
£66,900,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£35,996,565	£41,020,811	£46,045,057	£51,069,304	£56,093,550
	-2.5%	£31,527,247	£36,551,493	£41,575,739	£46,599,985	£51,624,232
	0%	£27,057,929	£32,082,175	£37,106,421	£42,130,667	£47,154,914
	2.5%	£22,588,611	£27,612,857	£32,637,103	£37,661,349	£42,685,595
	5%	£18,119,293	£23,143,539	£28,167,785	£33,192,031	£38,216,277

Table Reference:	**3.4.3**					
Policy Reference:	35% ASA, PiL £500 psm					
Typology Reference:	PBSA_1_C					
BLV 1:	**PBSA_1_C**	Rent: Gross Rent				
£9,120,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£32,074,188	£37,098,434	£42,122,680	£47,146,927	£52,171,173
	-2.5%	£27,604,870	£32,629,116	£37,653,362	£42,677,608	£47,701,855
	0%	£23,135,552	£28,159,798	£33,184,044	£38,208,290	£43,232,537
	2.5%	£18,666,234	£23,690,480	£28,714,726	£33,738,972	£38,763,218
	5%	£14,196,916	£19,221,162	£24,245,408	£29,269,654	£34,293,900
BLV 2:	**PBSA_1_C**	Rent: Gross Rent				
£39,916,800	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£32,074,188	£37,098,434	£42,122,680	£47,146,927	£52,171,173
	-2.5%	£27,604,870	£32,629,116	£37,653,362	£42,677,608	£47,701,855
	0%	£23,135,552	£28,159,798	£33,184,044	£38,208,290	£43,232,537
	2.5%	£18,666,234	£23,690,480	£28,714,726	£33,738,972	£38,763,218
	5%	£14,196,916	£19,221,162	£24,245,408	£29,269,654	£34,293,900
BLV 3:	**PBSA_1_C**	Rent: Gross Rent				
£66,900,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£32,074,188	£37,098,434	£42,122,680	£47,146,927	£52,171,173
	-2.5%	£27,604,870	£32,629,116	£37,653,362	£42,677,608	£47,701,855
	0%	£23,135,552	£28,159,798	£33,184,044	£38,208,290	£43,232,537
	2.5%	£18,666,234	£23,690,480	£28,714,726	£33,738,972	£38,763,218
	5%	£14,196,916	£19,221,162	£24,245,408	£29,269,654	£34,293,900

Table Reference:	**3.4.4**					
Policy Reference:	35% ASA, PiL £750 psm					
Typology Reference:	PBSA_1_C					
BLV 1:	**PBSA_1_C**	Rent: Gross Rent				
£9,120,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£28,151,811	£33,176,057	£38,200,303	£43,224,550	£48,248,796
	-2.5%	£23,682,493	£28,706,739	£33,730,985	£38,755,231	£43,779,478
	0%	£19,213,175	£24,237,421	£29,261,667	£34,285,913	£39,310,160
	2.5%	£14,743,857	£19,768,103	£24,792,349	£29,816,595	£34,840,841
	5%	£10,274,539	£15,298,785	£20,323,031	£25,347,277	£30,371,523
BLV 2:	**PBSA_1_C**	Rent: Gross Rent				
£39,916,800	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£28,151,811	£33,176,057	£38,200,303	£43,224,550	£48,248,796
	-2.5%	£23,682,493	£28,706,739	£33,730,985	£38,755,231	£43,779,478
	0%	£19,213,175	£24,237,421	£29,261,667	£34,285,913	£39,310,160
	2.5%	£14,743,857	£19,768,103	£24,792,349	£29,816,595	£34,840,841
	5%	£10,274,539	£15,298,785	£20,323,031	£25,347,277	£30,371,523
BLV 3:	**PBSA_1_C**	Rent: Gross Rent				
£66,900,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£28,151,811	£33,176,057	£38,200,303	£43,224,550	£48,248,796
	-2.5%	£23,682,493	£28,706,739	£33,730,985	£38,755,231	£43,779,478
	0%	£19,213,175	£24,237,421	£29,261,667	£34,285,913	£39,310,160
	2.5%	£14,743,857	£19,768,103	£24,792,349	£29,816,595	£34,840,841
	5%	£10,274,539	£15,298,785	£20,323,031	£25,347,277	£30,371,523

Table Reference:	**3.4.5**
Policy Reference:	35% AH, 60% SR & 40% KWLR
Typology Reference:	PBSA_2_C

BLV 1: £4,200,000	**PBSA_2_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£14,179,237	£17,423,354	£20,667,470	£23,911,586	£27,155,703
	-2.5%	£11,100,999	£14,345,116	£17,589,232	£20,833,348	£24,077,465
	0%	£8,022,761	£11,266,878	£14,510,994	£17,755,110	£20,999,227
	2.5%	£4,944,523	£8,188,640	£11,432,756	£14,676,872	£17,920,989
	5%	£1,859,000	£5,110,402	£8,354,518	£11,598,634	£14,842,751

BLV 2: £6,060,000	**PBSA_2_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£14,179,237	£17,423,354	£20,667,470	£23,911,586	£27,155,703
	-2.5%	£11,100,999	£14,345,116	£17,589,232	£20,833,348	£24,077,465
	0%	£8,022,761	£11,266,878	£14,510,994	£17,755,110	£20,999,227
	2.5%	£4,944,523	£8,188,640	£11,432,756	£14,676,872	£17,920,989
	5%	£1,859,000	£5,110,402	£8,354,518	£11,598,634	£14,842,751

BLV 3: £22,980,000	**PBSA_2_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£14,179,237	£17,423,354	£20,667,470	£23,911,586	£27,155,703
	-2.5%	£11,100,999	£14,345,116	£17,589,232	£20,833,348	£24,077,465
	0%	£8,022,761	£11,266,878	£14,510,994	£17,755,110	£20,999,227
	2.5%	£4,944,523	£8,188,640	£11,432,756	£14,676,872	£17,920,989
	5%	£1,859,000	£5,110,402	£8,354,518	£11,598,634	£14,842,751

Table Reference:	**3.4.6**					
Policy Reference:	35% AH, 60% SR & 40% KWLR, Grant & CIL relief					
Typology Reference:	PBSA_2_C					
BLV 1:	**PBSA_2_C**	Rent: Gross Rent				
£4,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£22,831,412	£26,075,528	£29,319,644	£32,563,761	£35,807,877
	-2.5%	£19,753,174	£22,997,290	£26,241,406	£29,485,523	£32,729,639
	0%	£16,674,936	£19,919,052	£23,163,169	£26,407,285	£29,651,401
	2.5%	£13,596,698	£16,840,814	£20,084,931	£23,329,047	£26,573,163
	5%	£10,518,460	£13,762,576	£17,006,693	£20,250,809	£23,494,925
BLV 2:	**PBSA_2_C**	Rent: Gross Rent				
£6,060,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£22,831,412	£26,075,528	£29,319,644	£32,563,761	£35,807,877
	-2.5%	£19,753,174	£22,997,290	£26,241,406	£29,485,523	£32,729,639
	0%	£16,674,936	£19,919,052	£23,163,169	£26,407,285	£29,651,401
	2.5%	£13,596,698	£16,840,814	£20,084,931	£23,329,047	£26,573,163
	5%	£10,518,460	£13,762,576	£17,006,693	£20,250,809	£23,494,925
BLV 3:	**PBSA_2_C**	Rent: Gross Rent				
£22,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£22,831,412	£26,075,528	£29,319,644	£32,563,761	£35,807,877
	-2.5%	£19,753,174	£22,997,290	£26,241,406	£29,485,523	£32,729,639
	0%	£16,674,936	£19,919,052	£23,163,169	£26,407,285	£29,651,401
	2.5%	£13,596,698	£16,840,814	£20,084,931	£23,329,047	£26,573,163
	5%	£10,518,460	£13,762,576	£17,006,693	£20,250,809	£23,494,925

Table Reference:	**3.4.7**					
Policy Reference:	25% KWLR					
Typology Reference:	PBSA_3_C					
BLV 1:	**PBSA_3_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,119,859	£33,332,621	£37,545,383	£41,758,145	£45,970,907
	-2.5%	£25,503,536	£29,716,298	£33,929,060	£38,141,822	£42,354,584
	0%	£21,887,212	£26,099,974	£30,312,736	£34,525,498	£38,738,260
	2.5%	£18,270,889	£22,483,651	£26,696,413	£30,909,175	£35,121,937
	5%	£14,654,565	£18,867,327	£23,080,089	£27,292,851	£31,505,613
BLV 2:	**PBSA_3_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,119,859	£33,332,621	£37,545,383	£41,758,145	£45,970,907
	-2.5%	£25,503,536	£29,716,298	£33,929,060	£38,141,822	£42,354,584
	0%	£21,887,212	£26,099,974	£30,312,736	£34,525,498	£38,738,260
	2.5%	£18,270,889	£22,483,651	£26,696,413	£30,909,175	£35,121,937
	5%	£14,654,565	£18,867,327	£23,080,089	£27,292,851	£31,505,613
BLV 3:	**PBSA_3_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£29,119,859	£33,332,621	£37,545,383	£41,758,145	£45,970,907
	-2.5%	£25,503,536	£29,716,298	£33,929,060	£38,141,822	£42,354,584
	0%	£21,887,212	£26,099,974	£30,312,736	£34,525,498	£38,738,260
	2.5%	£18,270,889	£22,483,651	£26,696,413	£30,909,175	£35,121,937
	5%	£14,654,565	£18,867,327	£23,080,089	£27,292,851	£31,505,613

Table Reference:	**3.4.8**
Policy Reference:	25% KWLR, Grant & CIL relief
Typology Reference:	PBSA_3_C

BLV 1: £3,780,000	**PBSA_3_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£35,742,412	£39,955,174	£44,167,936	£48,380,698	£52,593,460
	-2.5%	£32,126,089	£36,338,851	£40,551,613	£44,764,375	£48,977,137
	0%	£28,509,765	£32,722,527	£36,935,289	£41,148,051	£45,360,813
	2.5%	£24,893,442	£29,106,204	£33,318,966	£37,531,728	£41,744,490
	5%	£21,277,118	£25,489,880	£29,702,642	£33,915,404	£38,128,166

BLV 2: £5,400,000	**PBSA_3_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£35,742,412	£39,955,174	£44,167,936	£48,380,698	£52,593,460
	-2.5%	£32,126,089	£36,338,851	£40,551,613	£44,764,375	£48,977,137
	0%	£28,509,765	£32,722,527	£36,935,289	£41,148,051	£45,360,813
	2.5%	£24,893,442	£29,106,204	£33,318,966	£37,531,728	£41,744,490
	5%	£21,277,118	£25,489,880	£29,702,642	£33,915,404	£38,128,166

BLV 3: £20,568,000	**PBSA_3_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£35,742,412	£39,955,174	£44,167,936	£48,380,698	£52,593,460
	-2.5%	£32,126,089	£36,338,851	£40,551,613	£44,764,375	£48,977,137
	0%	£28,509,765	£32,722,527	£36,935,289	£41,148,051	£45,360,813
	2.5%	£24,893,442	£29,106,204	£33,318,966	£37,531,728	£41,744,490
	5%	£21,277,118	£25,489,880	£29,702,642	£33,915,404	£38,128,166

Table Reference:	**3.4.9**					
Policy Reference:	25% SR					
Typology Reference:	PBSA_3_C					
BLV 1:	**PBSA_3_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£23,003,185	£27,215,947	£31,428,709	£35,641,471	£39,854,233
	-2.5%	£19,311,213	£23,523,975	£27,736,737	£31,949,499	£36,162,261
	0%	£15,619,242	£19,832,004	£24,044,766	£28,257,528	£32,470,290
	2.5%	£11,927,270	£16,140,032	£20,352,794	£24,565,556	£28,778,318
	5%	£8,235,299	£12,448,061	£16,660,823	£20,873,585	£25,086,347
BLV 2:	**PBSA_3_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£23,003,185	£27,215,947	£31,428,709	£35,641,471	£39,854,233
	-2.5%	£19,311,213	£23,523,975	£27,736,737	£31,949,499	£36,162,261
	0%	£15,619,242	£19,832,004	£24,044,766	£28,257,528	£32,470,290
	2.5%	£11,927,270	£16,140,032	£20,352,794	£24,565,556	£28,778,318
	5%	£8,235,299	£12,448,061	£16,660,823	£20,873,585	£25,086,347
BLV 3:	**PBSA_3_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£23,003,185	£27,215,947	£31,428,709	£35,641,471	£39,854,233
	-2.5%	£19,311,213	£23,523,975	£27,736,737	£31,949,499	£36,162,261
	0%	£15,619,242	£19,832,004	£24,044,766	£28,257,528	£32,470,290
	2.5%	£11,927,270	£16,140,032	£20,352,794	£24,565,556	£28,778,318
	5%	£8,235,299	£12,448,061	£16,660,823	£20,873,585	£25,086,347

Table Reference:	**3.4.10**
Policy Reference:	25% SR, Grant & CIL relief
Typology Reference:	PBSA_3_C

BLV 1: £3,780,000	**PBSA_3_C** Construction: Gross Cost	Rent: Gross Rent				
		-5%	-2.5%	0%	2.5%	5%
	-5%	£31,680,836	£35,893,598	£40,106,360	£44,319,122	£48,531,884
	-2.5%	£27,988,865	£32,201,626	£36,414,388	£40,627,150	£44,839,912
	0%	£24,296,893	£28,509,655	£32,722,417	£36,935,179	£41,147,941
	2.5%	£20,604,921	£24,817,683	£29,030,445	£33,243,207	£37,455,969
	5%	£16,912,950	£21,125,712	£25,338,474	£29,551,236	£33,763,998

BLV 2: £5,400,000	**PBSA_3_C** Construction: Gross Cost	Rent: Gross Rent				
		-5%	-2.5%	0%	2.5%	5%
	-5%	£31,680,836	£35,893,598	£40,106,360	£44,319,122	£48,531,884
	-2.5%	£27,988,865	£32,201,626	£36,414,388	£40,627,150	£44,839,912
	0%	£24,296,893	£28,509,655	£32,722,417	£36,935,179	£41,147,941
	2.5%	£20,604,921	£24,817,683	£29,030,445	£33,243,207	£37,455,969
	5%	£16,912,950	£21,125,712	£25,338,474	£29,551,236	£33,763,998

BLV 3: £20,568,000	**PBSA_3_C** Construction: Gross Cost	Rent: Gross Rent				
		-5%	-2.5%	0%	2.5%	5%
	-5%	£31,680,836	£35,893,598	£40,106,360	£44,319,122	£48,531,884
	-2.5%	£27,988,865	£32,201,626	£36,414,388	£40,627,150	£44,839,912
	0%	£24,296,893	£28,509,655	£32,722,417	£36,935,179	£41,147,941
	2.5%	£20,604,921	£24,817,683	£29,030,445	£33,243,207	£37,455,969
	5%	£16,912,950	£21,125,712	£25,338,474	£29,551,236	£33,763,998

Table Reference:	**3.4.11**					
Policy Reference:	35% ASA					
Typology Reference:	PBSA_4_C					
BLV 1:	**PBSA_4_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£12,240,182	£13,777,085	£15,313,988	£16,850,890	£18,387,793
	-2.5%	£10,761,446	£12,298,349	£13,835,252	£15,372,155	£16,909,058
	0%	£9,282,711	£10,819,613	£12,356,516	£13,893,419	£15,430,322
	2.5%	£7,803,975	£9,340,878	£10,877,780	£12,414,683	£13,951,586
	5%	£6,325,239	£7,862,142	£9,399,045	£10,935,947	£12,472,850
BLV 2:	**PBSA_4_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£12,240,182	£13,777,085	£15,313,988	£16,850,890	£18,387,793
	-2.5%	£10,761,446	£12,298,349	£13,835,252	£15,372,155	£16,909,058
	0%	£9,282,711	£10,819,613	£12,356,516	£13,893,419	£15,430,322
	2.5%	£7,803,975	£9,340,878	£10,877,780	£12,414,683	£13,951,586
	5%	£6,325,239	£7,862,142	£9,399,045	£10,935,947	£12,472,850
BLV 3:	**PBSA_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£12,240,182	£13,777,085	£15,313,988	£16,850,890	£18,387,793
	-2.5%	£10,761,446	£12,298,349	£13,835,252	£15,372,155	£16,909,058
	0%	£9,282,711	£10,819,613	£12,356,516	£13,893,419	£15,430,322
	2.5%	£7,803,975	£9,340,878	£10,877,780	£12,414,683	£13,951,586
	5%	£6,325,239	£7,862,142	£9,399,045	£10,935,947	£12,472,850

Table Reference:	**3.4.12**
Policy Reference:	35% ASA, PiL £250 psm
Typology Reference:	PBSA_4_C

BLV 1:	**PBSA_4_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£10,915,238	£12,452,141	£13,989,044	£15,525,946	£17,062,849
	-2.5%	£9,436,502	£10,973,405	£12,510,308	£14,047,211	£15,584,113
	0%	£7,957,767	£9,494,669	£11,031,572	£12,568,475	£14,105,378
	2.5%	£6,479,031	£8,015,934	£9,552,836	£11,089,739	£12,626,642
	5%	£5,000,295	£6,537,198	£8,074,101	£9,611,003	£11,147,906

BLV 2:	**PBSA_4_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£10,915,238	£12,452,141	£13,989,044	£15,525,946	£17,062,849
	-2.5%	£9,436,502	£10,973,405	£12,510,308	£14,047,211	£15,584,113
	0%	£7,957,767	£9,494,669	£11,031,572	£12,568,475	£14,105,378
	2.5%	£6,479,031	£8,015,934	£9,552,836	£11,089,739	£12,626,642
	5%	£5,000,295	£6,537,198	£8,074,101	£9,611,003	£11,147,906

BLV 3:	**PBSA_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£10,915,238	£12,452,141	£13,989,044	£15,525,946	£17,062,849
	-2.5%	£9,436,502	£10,973,405	£12,510,308	£14,047,211	£15,584,113
	0%	£7,957,767	£9,494,669	£11,031,572	£12,568,475	£14,105,378
	2.5%	£6,479,031	£8,015,934	£9,552,836	£11,089,739	£12,626,642
	5%	£5,000,295	£6,537,198	£8,074,101	£9,611,003	£11,147,906

Table Reference:	**3.4.13**					
Policy Reference:	35% ASA, PiL £500 psm					
Typology Reference:	PBSA_4_C					
BLV 1:	**PBSA_4_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£9,590,294	£11,127,197	£12,664,100	£14,201,002	£15,737,905
	-2.5%	£8,111,558	£9,648,461	£11,185,364	£12,722,267	£14,259,169
	0%	£6,632,822	£8,169,725	£9,706,628	£11,243,531	£12,780,434
	2.5%	£5,154,087	£6,690,990	£8,227,892	£9,764,795	£11,301,698
	5%	£3,675,351	£5,212,254	£6,749,157	£8,286,059	£9,822,962
BLV 2:	**PBSA_4_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£9,590,294	£11,127,197	£12,664,100	£14,201,002	£15,737,905
	-2.5%	£8,111,558	£9,648,461	£11,185,364	£12,722,267	£14,259,169
	0%	£6,632,822	£8,169,725	£9,706,628	£11,243,531	£12,780,434
	2.5%	£5,154,087	£6,690,990	£8,227,892	£9,764,795	£11,301,698
	5%	£3,675,351	£5,212,254	£6,749,157	£8,286,059	£9,822,962
BLV 3:	**PBSA_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£9,590,294	£11,127,197	£12,664,100	£14,201,002	£15,737,905
	-2.5%	£8,111,558	£9,648,461	£11,185,364	£12,722,267	£14,259,169
	0%	£6,632,822	£8,169,725	£9,706,628	£11,243,531	£12,780,434
	2.5%	£5,154,087	£6,690,990	£8,227,892	£9,764,795	£11,301,698
	5%	£3,675,351	£5,212,254	£6,749,157	£8,286,059	£9,822,962

Table Reference:	**3.4.14**					
Policy Reference:	35% ASA, PiL £750 psm					
Typology Reference:	PBSA_4_C					
BLV 1:	**PBSA_4_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£8,265,350	£9,802,253	£11,339,156	£12,876,058	£14,412,961
	-2.5%	£6,786,614	£8,323,517	£9,860,420	£11,397,323	£12,934,225
	0%	£5,307,878	£6,844,781	£8,381,684	£9,918,587	£11,455,490
	2.5%	£3,829,143	£5,366,045	£6,902,948	£8,439,851	£9,976,754
	5%	£2,350,407	£3,887,310	£5,424,213	£6,961,115	£8,498,018
BLV 2:	**PBSA_4_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£8,265,350	£9,802,253	£11,339,156	£12,876,058	£14,412,961
	-2.5%	£6,786,614	£8,323,517	£9,860,420	£11,397,323	£12,934,225
	0%	£5,307,878	£6,844,781	£8,381,684	£9,918,587	£11,455,490
	2.5%	£3,829,143	£5,366,045	£6,902,948	£8,439,851	£9,976,754
	5%	£2,350,407	£3,887,310	£5,424,213	£6,961,115	£8,498,018
BLV 3:	**PBSA_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£8,265,350	£9,802,253	£11,339,156	£12,876,058	£14,412,961
	-2.5%	£6,786,614	£8,323,517	£9,860,420	£11,397,323	£12,934,225
	0%	£5,307,878	£6,844,781	£8,381,684	£9,918,587	£11,455,490
	2.5%	£3,829,143	£5,366,045	£6,902,948	£8,439,851	£9,976,754
	5%	£2,350,407	£3,887,310	£5,424,213	£6,961,115	£8,498,018

Purpose Built Shared Living (PBSL) Typologies

Table Reference:	**3.5.1**					
Policy Reference:	35% AH, 60% SR & 40% KWLR					
Typology Reference:	PBSL_1_C					
BLV 1:	**PBSL_1_C**	Rent: Gross Rent				
£4,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£831,844	£3,739,690	£6,634,362	£9,529,035	£12,423,707
	-2.5%	-£2,478,079	£643,019	£3,551,948	£6,446,621	£9,341,293
	0%	-£5,927,179	-£2,686,791	£454,195	£3,364,207	£6,258,879
	2.5%	-£9,404,643	-£6,137,337	-£2,895,479	£265,371	£3,176,466
	5%	-£12,901,794	-£9,614,960	-£6,347,495	-£3,104,168	£76,547
BLV 2:	**PBSL_1_C**	Rent: Gross Rent				
£6,060,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£831,844	£3,739,690	£6,634,362	£9,529,035	£12,423,707
	-2.5%	-£2,478,079	£643,019	£3,551,948	£6,446,621	£9,341,293
	0%	-£5,927,179	-£2,686,791	£454,195	£3,364,207	£6,258,879
	2.5%	-£9,404,643	-£6,137,337	-£2,895,479	£265,371	£3,176,466
	5%	-£12,901,794	-£9,614,960	-£6,347,495	-£3,104,168	£76,547
BLV 3:	**PBSL_1_C**	Rent: Gross Rent				
£22,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£831,844	£3,739,690	£6,634,362	£9,529,035	£12,423,707
	-2.5%	-£2,478,079	£643,019	£3,551,948	£6,446,621	£9,341,293
	0%	-£5,927,179	-£2,686,791	£454,195	£3,364,207	£6,258,879
	2.5%	-£9,404,643	-£6,137,337	-£2,895,479	£265,371	£3,176,466
	5%	-£12,901,794	-£9,614,960	-£6,347,495	-£3,104,168	£76,547

Table Reference:	**3.5.2**					
Policy Reference:	35% AH, 60% SR & 40% KWLR, Grant & CIL relief					
Typology Reference:	PBSL_1_C					
BLV 1:	**PBSL_1_C**	Rent: Gross Rent				
£4,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£9,433,076	£12,327,748	£15,222,421	£18,117,093	£21,011,766
	-2.5%	£6,339,653	£9,245,334	£12,140,007	£15,034,679	£17,929,352
	0%	£3,222,852	£6,150,829	£9,057,593	£11,952,265	£14,846,938
	2.5%	£71,743	£3,032,210	£5,962,005	£8,869,851	£11,764,524
	5%	-£3,391,475	-£127,695	£2,841,568	£5,773,180	£8,682,110
BLV 2:	**PBSL_1_C**	Rent: Gross Rent				
£6,060,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£9,433,076	£12,327,748	£15,222,421	£18,117,093	£21,011,766
	-2.5%	£6,339,653	£9,245,334	£12,140,007	£15,034,679	£17,929,352
	0%	£3,222,852	£6,150,829	£9,057,593	£11,952,265	£14,846,938
	2.5%	£71,743	£3,032,210	£5,962,005	£8,869,851	£11,764,524
	5%	-£3,391,475	-£127,695	£2,841,568	£5,773,180	£8,682,110
BLV 3:	**PBSL_1_C**	Rent: Gross Rent				
£22,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£9,433,076	£12,327,748	£15,222,421	£18,117,093	£21,011,766
	-2.5%	£6,339,653	£9,245,334	£12,140,007	£15,034,679	£17,929,352
	0%	£3,222,852	£6,150,829	£9,057,593	£11,952,265	£14,846,938
	2.5%	£71,743	£3,032,210	£5,962,005	£8,869,851	£11,764,524
	5%	-£3,391,475	-£127,695	£2,841,568	£5,773,180	£8,682,110

Table Reference:	**3.5.3**					
Policy Reference:	25% KWLR					
Typology Reference:	PBSL_2_C					
BLV 1:	**PBSL_2_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£11,975,912	£15,726,459	£19,477,005	£23,227,552	£26,978,099
	-2.5%	£8,359,589	£12,110,135	£15,860,682	£19,611,229	£23,361,775
	0%	£4,743,265	£8,493,812	£12,244,358	£15,994,905	£19,745,452
	2.5%	£1,117,415	£4,877,488	£8,628,035	£12,378,582	£16,129,128
	5%	-£2,750,390	£1,252,412	£5,011,711	£8,762,258	£12,512,805
BLV 2:	**PBSL_2_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£11,975,912	£15,726,459	£19,477,005	£23,227,552	£26,978,099
	-2.5%	£8,359,589	£12,110,135	£15,860,682	£19,611,229	£23,361,775
	0%	£4,743,265	£8,493,812	£12,244,358	£15,994,905	£19,745,452
	2.5%	£1,117,415	£4,877,488	£8,628,035	£12,378,582	£16,129,128
	5%	-£2,750,390	£1,252,412	£5,011,711	£8,762,258	£12,512,805
BLV 3:	**PBSL_2_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£11,975,912	£15,726,459	£19,477,005	£23,227,552	£26,978,099
	-2.5%	£8,359,589	£12,110,135	£15,860,682	£19,611,229	£23,361,775
	0%	£4,743,265	£8,493,812	£12,244,358	£15,994,905	£19,745,452
	2.5%	£1,117,415	£4,877,488	£8,628,035	£12,378,582	£16,129,128
	5%	-£2,750,390	£1,252,412	£5,011,711	£8,762,258	£12,512,805

Table Reference:	**3.5.4**
Policy Reference:	25% KWLR, Grant & CIL relief
Typology Reference:	PBSL_2_C

BLV 1: £3,780,000	**PBSL_2_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£18,537,249	£22,287,796	£26,038,343	£29,788,889	£33,539,436
	-2.5%	£14,920,926	£18,671,473	£22,422,019	£26,172,566	£29,923,113
	0%	£11,304,602	£15,055,149	£18,805,696	£22,556,242	£26,306,789
	2.5%	£7,688,279	£11,438,826	£15,189,372	£18,939,919	£22,690,466
	5%	£4,061,237	£7,822,502	£11,573,049	£15,323,596	£19,074,142

BLV 2: £5,400,000	**PBSL_2_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£18,537,249	£22,287,796	£26,038,343	£29,788,889	£33,539,436
	-2.5%	£14,920,926	£18,671,473	£22,422,019	£26,172,566	£29,923,113
	0%	£11,304,602	£15,055,149	£18,805,696	£22,556,242	£26,306,789
	2.5%	£7,688,279	£11,438,826	£15,189,372	£18,939,919	£22,690,466
	5%	£4,061,237	£7,822,502	£11,573,049	£15,323,596	£19,074,142

BLV 3: £20,568,000	**PBSL_2_C**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£18,537,249	£22,287,796	£26,038,343	£29,788,889	£33,539,436
	-2.5%	£14,920,926	£18,671,473	£22,422,019	£26,172,566	£29,923,113
	0%	£11,304,602	£15,055,149	£18,805,696	£22,556,242	£26,306,789
	2.5%	£7,688,279	£11,438,826	£15,189,372	£18,939,919	£22,690,466
	5%	£4,061,237	£7,822,502	£11,573,049	£15,323,596	£19,074,142

Table Reference:	**3.5.5**					
Policy Reference:	25% SR					
Typology Reference:	PBSL_2_C					
BLV 1:	**PBSL_2_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£5,848,385	£9,598,932	£13,349,478	£17,100,025	£20,850,572
	-2.5%	£2,156,413	£5,906,960	£9,657,507	£13,408,053	£17,158,600
	0%	-£1,688,745	£2,214,989	£5,965,535	£9,716,082	£13,466,629
	2.5%	-£5,776,494	-£1,623,978	£2,273,564	£6,024,110	£9,774,657
	5%	-£9,908,946	-£5,711,229	-£1,559,211	£2,332,139	£6,082,686
BLV 2:	**PBSL_2_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£5,848,385	£9,598,932	£13,349,478	£17,100,025	£20,850,572
	-2.5%	£2,156,413	£5,906,960	£9,657,507	£13,408,053	£17,158,600
	0%	-£1,688,745	£2,214,989	£5,965,535	£9,716,082	£13,466,629
	2.5%	-£5,776,494	-£1,623,978	£2,273,564	£6,024,110	£9,774,657
	5%	-£9,908,946	-£5,711,229	-£1,559,211	£2,332,139	£6,082,686
BLV 3:	**PBSL_2_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£5,848,385	£9,598,932	£13,349,478	£17,100,025	£20,850,572
	-2.5%	£2,156,413	£5,906,960	£9,657,507	£13,408,053	£17,158,600
	0%	-£1,688,745	£2,214,989	£5,965,535	£9,716,082	£13,466,629
	2.5%	-£5,776,494	-£1,623,978	£2,273,564	£6,024,110	£9,774,657
	5%	-£9,908,946	-£5,711,229	-£1,559,211	£2,332,139	£6,082,686

Table Reference:	**3.5.6**
Policy Reference:	25% SR, Grant & CIL relief
Typology Reference:	PBSL_2_C

BLV 1: £3,780,000	**PBSL_2_C** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	£14,526,036	£18,276,583	£22,027,130	£25,777,676	£29,528,223
	-2.5%	£10,834,065	£14,584,611	£18,335,158	£22,085,705	£25,836,251
	0%	£7,142,093	£10,892,640	£14,643,186	£18,393,733	£22,144,280
	2.5%	£3,432,197	£7,200,668	£10,951,215	£14,701,762	£18,452,308
	5%	-£331,901	£3,491,110	£7,259,243	£11,009,790	£14,760,337

BLV 2: £5,400,000	**PBSL_2_C** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	£14,526,036	£18,276,583	£22,027,130	£25,777,676	£29,528,223
	-2.5%	£10,834,065	£14,584,611	£18,335,158	£22,085,705	£25,836,251
	0%	£7,142,093	£10,892,640	£14,643,186	£18,393,733	£22,144,280
	2.5%	£3,432,197	£7,200,668	£10,951,215	£14,701,762	£18,452,308
	5%	-£331,901	£3,491,110	£7,259,243	£11,009,790	£14,760,337

BLV 3: £20,568,000	**PBSL_2_C** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	£14,526,036	£18,276,583	£22,027,130	£25,777,676	£29,528,223
	-2.5%	£10,834,065	£14,584,611	£18,335,158	£22,085,705	£25,836,251
	0%	£7,142,093	£10,892,640	£14,643,186	£18,393,733	£22,144,280
	2.5%	£3,432,197	£7,200,668	£10,951,215	£14,701,762	£18,452,308
	5%	-£331,901	£3,491,110	£7,259,243	£11,009,790	£14,760,337

Table Reference:	**3.5.7**					
Policy Reference:	100% Market					
Typology Reference:	PBSL_3_C					
BLV 1:	**PBSL_3_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£17,775,642	£19,709,459	£21,643,277	£23,577,094	£25,510,912
	-2.5%	£16,416,851	£18,350,668	£20,284,486	£22,218,303	£24,152,121
	0%	£15,058,059	£16,991,877	£18,925,694	£20,859,512	£22,793,329
	2.5%	£13,699,268	£15,633,086	£17,566,903	£19,500,721	£21,434,538
	5%	£12,340,477	£14,274,295	£16,208,112	£18,141,930	£20,075,747
BLV 2:	**PBSL_3_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£17,775,642	£19,709,459	£21,643,277	£23,577,094	£25,510,912
	-2.5%	£16,416,851	£18,350,668	£20,284,486	£22,218,303	£24,152,121
	0%	£15,058,059	£16,991,877	£18,925,694	£20,859,512	£22,793,329
	2.5%	£13,699,268	£15,633,086	£17,566,903	£19,500,721	£21,434,538
	5%	£12,340,477	£14,274,295	£16,208,112	£18,141,930	£20,075,747
BLV 3:	**PBSL_3_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£17,775,642	£19,709,459	£21,643,277	£23,577,094	£25,510,912
	-2.5%	£16,416,851	£18,350,668	£20,284,486	£22,218,303	£24,152,121
	0%	£15,058,059	£16,991,877	£18,925,694	£20,859,512	£22,793,329
	2.5%	£13,699,268	£15,633,086	£17,566,903	£19,500,721	£21,434,538
	5%	£12,340,477	£14,274,295	£16,208,112	£18,141,930	£20,075,747

Table Reference:	**3.5.8**					
Policy Reference:	PiL £2,250 psm					
Typology Reference:	PBSL_3_C					
BLV 1:	**PBSL_3_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,478,456	£5,412,273	£7,346,091	£9,279,908	£11,213,725
	-2.5%	£2,119,664	£4,053,482	£5,987,299	£7,921,117	£9,854,934
	0%	£760,873	£2,694,691	£4,628,508	£6,562,326	£8,496,143
	2.5%	-£649,151	£1,335,900	£3,269,717	£5,203,535	£7,137,352
	5%	-£2,151,585	-£24,448	£1,910,926	£3,844,743	£5,778,561
BLV 2:	**PBSL_3_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,478,456	£5,412,273	£7,346,091	£9,279,908	£11,213,725
	-2.5%	£2,119,664	£4,053,482	£5,987,299	£7,921,117	£9,854,934
	0%	£760,873	£2,694,691	£4,628,508	£6,562,326	£8,496,143
	2.5%	-£649,151	£1,335,900	£3,269,717	£5,203,535	£7,137,352
	5%	-£2,151,585	-£24,448	£1,910,926	£3,844,743	£5,778,561
BLV 3:	**PBSL_3_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,478,456	£5,412,273	£7,346,091	£9,279,908	£11,213,725
	-2.5%	£2,119,664	£4,053,482	£5,987,299	£7,921,117	£9,854,934
	0%	£760,873	£2,694,691	£4,628,508	£6,562,326	£8,496,143
	2.5%	-£649,151	£1,335,900	£3,269,717	£5,203,535	£7,137,352
	5%	-£2,151,585	-£24,448	£1,910,926	£3,844,743	£5,778,561

Table Reference:	**3.5.9**					
Policy Reference:	PiL £2,500 psm					
Typology Reference:	PBSL_3_C					
BLV 1:	**PBSL_3_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,889,879	£3,823,697	£5,757,514	£7,691,332	£9,625,149
	-2.5%	£531,088	£2,464,906	£4,398,723	£6,332,541	£8,266,358
	0%	-£903,235	£1,106,114	£3,039,932	£4,973,749	£6,907,567
	2.5%	-£2,405,660	-£271,304	£1,681,141	£3,614,958	£5,548,776
	5%	-£3,908,085	-£1,769,849	£322,350	£2,256,167	£4,189,985
BLV 2:	**PBSL_3_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,889,879	£3,823,697	£5,757,514	£7,691,332	£9,625,149
	-2.5%	£531,088	£2,464,906	£4,398,723	£6,332,541	£8,266,358
	0%	-£903,235	£1,106,114	£3,039,932	£4,973,749	£6,907,567
	2.5%	-£2,405,660	-£271,304	£1,681,141	£3,614,958	£5,548,776
	5%	-£3,908,085	-£1,769,849	£322,350	£2,256,167	£4,189,985
BLV 3:	**PBSL_3_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,889,879	£3,823,697	£5,757,514	£7,691,332	£9,625,149
	-2.5%	£531,088	£2,464,906	£4,398,723	£6,332,541	£8,266,358
	0%	-£903,235	£1,106,114	£3,039,932	£4,973,749	£6,907,567
	2.5%	-£2,405,660	-£271,304	£1,681,141	£3,614,958	£5,548,776
	5%	-£3,908,085	-£1,769,849	£322,350	£2,256,167	£4,189,985

Table Reference:	**3.5.10**					
Policy Reference:	PiL £2,750 psm					
Typology Reference:	PBSL_3_C					
BLV 1:	**PBSL_3_C**	Rent: Gross Rent				
£3,780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£301,303	£2,235,121	£4,168,938	£6,102,755	£8,036,573
	-2.5%	-£1,157,310	£876,329	£2,810,147	£4,743,964	£6,677,782
	0%	-£2,659,735	-£521,840	£1,451,356	£3,385,173	£5,318,991
	2.5%	-£4,162,160	-£2,023,924	£92,565	£2,026,382	£3,960,200
	5%	-£5,664,585	-£3,526,349	-£1,388,114	£667,591	£2,601,408
BLV 2:	**PBSL_3_C**	Rent: Gross Rent				
£5,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£301,303	£2,235,121	£4,168,938	£6,102,755	£8,036,573
	-2.5%	-£1,157,310	£876,329	£2,810,147	£4,743,964	£6,677,782
	0%	-£2,659,735	-£521,840	£1,451,356	£3,385,173	£5,318,991
	2.5%	-£4,162,160	-£2,023,924	£92,565	£2,026,382	£3,960,200
	5%	-£5,664,585	-£3,526,349	-£1,388,114	£667,591	£2,601,408
BLV 3:	**PBSL_3_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£301,303	£2,235,121	£4,168,938	£6,102,755	£8,036,573
	-2.5%	-£1,157,310	£876,329	£2,810,147	£4,743,964	£6,677,782
	0%	-£2,659,735	-£521,840	£1,451,356	£3,385,173	£5,318,991
	2.5%	-£4,162,160	-£2,023,924	£92,565	£2,026,382	£3,960,200
	5%	-£5,664,585	-£3,526,349	-£1,388,114	£667,591	£2,601,408

Table Reference:	**3.5.11**					
Policy Reference:	100% Market					
Typology Reference:	PBSL_4_C					
BLV 1:	**PBSL_4_C**	Rent: Gross Rent				
£4,152,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£13,081,626	£14,530,355	£15,979,083	£17,427,811	£18,876,539
	-2.5%	£12,055,142	£13,503,870	£14,952,598	£16,401,326	£17,850,054
	0%	£11,028,657	£12,477,385	£13,926,113	£15,374,841	£16,823,569
	2.5%	£10,002,172	£11,450,900	£12,899,628	£14,348,356	£15,797,084
	5%	£8,975,687	£10,424,415	£11,873,143	£13,321,872	£14,770,600
BLV 2:	**PBSL_4_C**	Rent: Gross Rent				
£4,560,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£13,081,626	£14,530,355	£15,979,083	£17,427,811	£18,876,539
	-2.5%	£12,055,142	£13,503,870	£14,952,598	£16,401,326	£17,850,054
	0%	£11,028,657	£12,477,385	£13,926,113	£15,374,841	£16,823,569
	2.5%	£10,002,172	£11,450,900	£12,899,628	£14,348,356	£15,797,084
	5%	£8,975,687	£10,424,415	£11,873,143	£13,321,872	£14,770,600
BLV 3:	**PBSL_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£13,081,626	£14,530,355	£15,979,083	£17,427,811	£18,876,539
	-2.5%	£12,055,142	£13,503,870	£14,952,598	£16,401,326	£17,850,054
	0%	£11,028,657	£12,477,385	£13,926,113	£15,374,841	£16,823,569
	2.5%	£10,002,172	£11,450,900	£12,899,628	£14,348,356	£15,797,084
	5%	£8,975,687	£10,424,415	£11,873,143	£13,321,872	£14,770,600

Table Reference:	**3.5.12**					
Policy Reference:	PiL £2,250 psm					
Typology Reference:	PBSL_4_C					
BLV 1:	**PBSL_4_C**	Rent: Gross Rent				
£4,152,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,378,068	£3,826,796	£5,275,524	£6,724,253	£8,172,981
	-2.5%	£1,351,583	£2,800,312	£4,249,040	£5,697,768	£7,146,496
	0%	£325,099	£1,773,827	£3,222,555	£4,671,283	£6,120,011
	2.5%	-£766,414	£747,342	£2,196,070	£3,644,798	£5,093,526
	5%	-£1,901,390	-£300,829	£1,169,585	£2,618,313	£4,067,042
BLV 2:	**PBSL_4_C**	Rent: Gross Rent				
£4,560,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,378,068	£3,826,796	£5,275,524	£6,724,253	£8,172,981
	-2.5%	£1,351,583	£2,800,312	£4,249,040	£5,697,768	£7,146,496
	0%	£325,099	£1,773,827	£3,222,555	£4,671,283	£6,120,011
	2.5%	-£766,414	£747,342	£2,196,070	£3,644,798	£5,093,526
	5%	-£1,901,390	-£300,829	£1,169,585	£2,618,313	£4,067,042
BLV 3:	**PBSL_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,378,068	£3,826,796	£5,275,524	£6,724,253	£8,172,981
	-2.5%	£1,351,583	£2,800,312	£4,249,040	£5,697,768	£7,146,496
	0%	£325,099	£1,773,827	£3,222,555	£4,671,283	£6,120,011
	2.5%	-£766,414	£747,342	£2,196,070	£3,644,798	£5,093,526
	5%	-£1,901,390	-£300,829	£1,169,585	£2,618,313	£4,067,042

Table Reference:	**3.5.13**					
Policy Reference:	PiL £2,500 psm					
Typology Reference:	PBSL_4_C					
BLV 1:	**PBSL_4_C**	Rent: Gross Rent				
£4,152,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,188,784	£2,637,512	£4,086,240	£5,534,968	£6,983,696
	-2.5%	£162,299	£1,611,027	£3,059,755	£4,508,483	£5,957,212
	0%	-£946,438	£584,543	£2,033,271	£3,481,999	£4,930,727
	2.5%	-£2,081,414	-£479,518	£1,006,786	£2,455,514	£3,904,242
	5%	-£3,216,390	-£1,614,521	-£21,038	£1,429,029	£2,877,757
BLV 2:	**PBSL_4_C**	Rent: Gross Rent				
£4,560,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,188,784	£2,637,512	£4,086,240	£5,534,968	£6,983,696
	-2.5%	£162,299	£1,611,027	£3,059,755	£4,508,483	£5,957,212
	0%	-£946,438	£584,543	£2,033,271	£3,481,999	£4,930,727
	2.5%	-£2,081,414	-£479,518	£1,006,786	£2,455,514	£3,904,242
	5%	-£3,216,390	-£1,614,521	-£21,038	£1,429,029	£2,877,757
BLV 3:	**PBSL_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,188,784	£2,637,512	£4,086,240	£5,534,968	£6,983,696
	-2.5%	£162,299	£1,611,027	£3,059,755	£4,508,483	£5,957,212
	0%	-£946,438	£584,543	£2,033,271	£3,481,999	£4,930,727
	2.5%	-£2,081,414	-£479,518	£1,006,786	£2,455,514	£3,904,242
	5%	-£3,216,390	-£1,614,521	-£21,038	£1,429,029	£2,877,757

Table Reference:	**3.5.14**					
Policy Reference:	PiL £2,750 psm					
Typology Reference:	PBSL_4_C					
BLV 1:	**PBSL_4_C**	Rent: Gross Rent				
£4,152,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£534	£1,448,228	£2,896,956	£4,345,684	£5,794,412
	-2.5%	-£1,126,462	£421,743	£1,870,471	£3,319,199	£4,767,927
	0%	-£2,261,438	-£659,569	£843,986	£2,292,714	£3,741,443
	2.5%	-£3,396,414	-£1,794,545	-£195,929	£1,266,230	£2,714,958
	5%	-£4,531,390	-£2,929,521	-£1,327,652	£239,745	£1,688,473
BLV 2:	**PBSL_4_C**	Rent: Gross Rent				
£4,560,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£534	£1,448,228	£2,896,956	£4,345,684	£5,794,412
	-2.5%	-£1,126,462	£421,743	£1,870,471	£3,319,199	£4,767,927
	0%	-£2,261,438	-£659,569	£843,986	£2,292,714	£3,741,443
	2.5%	-£3,396,414	-£1,794,545	-£195,929	£1,266,230	£2,714,958
	5%	-£4,531,390	-£2,929,521	-£1,327,652	£239,745	£1,688,473
BLV 3:	**PBSL_4_C**	Rent: Gross Rent				
£20,568,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£534	£1,448,228	£2,896,956	£4,345,684	£5,794,412
	-2.5%	-£1,126,462	£421,743	£1,870,471	£3,319,199	£4,767,927
	0%	-£2,261,438	-£659,569	£843,986	£2,292,714	£3,741,443
	2.5%	-£3,396,414	-£1,794,545	-£195,929	£1,266,230	£2,714,958
	5%	-£4,531,390	-£2,929,521	-£1,327,652	£239,745	£1,688,473

Value Band D – Appraisal Results

Minor Residential Development Typologies

Table Reference:	**4.1.1**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_1_D					
BLV 1:	**MIN_RES_1_D**	Sales: Gross Sales				
£144,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£261,763	£301,958	£342,153	£382,348	£422,543
	-7.5%	£250,622	£290,817	£331,012	£371,207	£411,402
	-5%	£239,481	£279,676	£319,871	£360,066	£400,261
	-2.5%	£228,340	£268,535	£308,731	£348,926	£389,121
	0%	£217,200	£257,395	£297,590	£337,785	£377,980

Table Reference:	**4.1.2**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_2_D					
BLV 1:	**MIN_RES_2_D**	Sales: Gross Sales				
£1,250,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£350,774	£409,011	£467,247	£525,484	£583,720
	-7.5%	£333,907	£392,143	£450,380	£508,616	£566,853
	-5%	£317,040	£375,276	£433,513	£491,749	£549,986
	-2.5%	£300,172	£358,409	£416,645	£474,882	£533,118
	0%	£283,305	£341,541	£399,778	£458,014	£516,251

Table Reference:	**4.1.3**					
Policy Reference:	100% market					
Typology Reference:	MIN_RES_3_D					
BLV 1:	**MIN_RES_3_D**	Sales: Gross Sales				
£1,056,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£757,050	£882,827	£1,008,603	£1,134,379	£1,260,155
	-7.5%	£712,712	£838,488	£964,265	£1,090,041	£1,215,817
	-5%	£668,374	£794,150	£919,926	£1,045,703	£1,171,479
	-2.5%	£624,036	£749,812	£875,588	£1,001,364	£1,127,141
	0%	£579,697	£705,474	£831,250	£957,026	£1,082,802

Table Reference:	4.1.4					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_4_D					
BLV 1:	MIN_RES_4_D	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£399,072	£546,885	£694,697	£842,510	£990,322
	-7.5%	£332,561	£480,374	£628,186	£775,999	£923,811
	-5%	£266,050	£413,863	£561,675	£709,488	£857,300
	-2.5%	£199,539	£347,352	£495,164	£642,977	£790,789
	0%	£133,028	£280,841	£428,653	£576,466	£724,278

Table Reference:	4.1.5					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_5_D					
BLV 1:	MIN_RES_5_D	Sales: Gross Sales				
£229,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£1,839,930	£2,141,343	£2,442,755	£2,744,168	£3,045,581
	-7.5%	£1,753,453	£2,054,865	£2,356,278	£2,657,691	£2,959,103
	-5%	£1,666,975	£1,968,388	£2,269,801	£2,571,213	£2,872,626
	-2.5%	£1,580,498	£1,881,911	£2,183,323	£2,484,736	£2,786,149
	0%	£1,494,021	£1,795,433	£2,096,846	£2,398,259	£2,699,671

Table Reference:	4.1.6					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_6_D					
BLV 1:	MIN_RES_6_D	Sales: Gross Sales				
£229,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£1,383,071	£1,506,442	£1,629,812	£1,753,183	£1,876,554
	-7.5%	£1,302,859	£1,426,230	£1,549,601	£1,672,971	£1,796,342
	-5%	£1,222,648	£1,346,018	£1,469,389	£1,592,759	£1,716,130
	-2.5%	£1,142,436	£1,265,806	£1,389,177	£1,512,548	£1,635,918
	0%	£1,062,224	£1,185,595	£1,308,965	£1,432,336	£1,555,707

Medium residential typology appraisal results

Table Reference:	**4.2.1**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_1_D					
BLV 1:	**MED_RES_1_D**	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£586,609	£812,248	£1,037,888	£1,263,527	£1,489,166
	-2.5%	£507,000	£732,640	£958,279	£1,183,918	£1,409,557
	0%	£427,392	£653,031	£878,670	£1,104,309	£1,329,948
	2.5%	£347,783	£573,422	£799,061	£1,024,701	£1,250,340
	5%	£268,174	£493,813	£719,453	£945,092	£1,170,731

Table Reference:	**4.2.2**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_1_D_20%AH					
BLV 1:	**MED_RES_1_D_20%AH**	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£413,993	£598,264	£782,535	£966,806	£1,151,077
	-2.5%	£334,384	£518,655	£702,926	£887,197	£1,071,469
	0%	£254,776	£439,047	£623,318	£807,589	£991,860
	2.5%	£175,167	£359,438	£543,709	£727,980	£912,251
	5%	£95,452	£279,829	£464,100	£648,371	£832,642

Table Reference:	**4.2.3**					
Policy Reference:	35% AH , 60% SR & 40% SO					
Typology Reference:	MED_RES_1_D_35%AH					
BLV 1:	**MED_RES_1_D_35%AH**	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£227,848	£379,062	£530,275	£681,489	£832,702
	-2.5%	£147,838	£299,453	£450,666	£601,880	£753,094
	0%	£67,770	£219,844	£371,058	£522,271	£673,485
	2.5%	-£13,137	£139,788	£291,449	£442,663	£593,876
	5%	-£99,830	£59,720	£211,806	£363,054	£514,267

Table Reference:	**4.2.4**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_2_D					
BLV 1:	**MED_RES_2_D**	Sales: Gross Sales				
£792,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,069,690	£1,452,209	£1,834,728	£2,217,247	£2,599,766
	-2.5%	£937,901	£1,320,420	£1,702,939	£2,085,458	£2,467,977
	0%	£806,112	£1,188,631	£1,571,150	£1,953,669	£2,336,189
	2.5%	£674,323	£1,056,842	£1,439,361	£1,821,880	£2,204,400
	5%	£542,534	£925,053	£1,307,572	£1,690,092	£2,072,611
BLV 2:	**MED_RES_2_D**	Sales: Gross Sales				
£1,068,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,069,690	£1,452,209	£1,834,728	£2,217,247	£2,599,766
	-2.5%	£937,901	£1,320,420	£1,702,939	£2,085,458	£2,467,977
	0%	£806,112	£1,188,631	£1,571,150	£1,953,669	£2,336,189
	2.5%	£674,323	£1,056,842	£1,439,361	£1,821,880	£2,204,400
	5%	£542,534	£925,053	£1,307,572	£1,690,092	£2,072,611

Table Reference:	4.2.5					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_2_D_20%AH					
BLV 1:	MED_RES_2_D_20%AH	Sales: Gross Sales				
£792,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,034,789	£1,361,651	£1,688,513	£2,015,374	£2,342,236
	-2.5%	£903,000	£1,229,862	£1,556,724	£1,883,586	£2,210,447
	0%	£771,211	£1,098,073	£1,424,935	£1,751,797	£2,078,659
	2.5%	£639,423	£966,284	£1,293,146	£1,620,008	£1,946,870
	5%	£507,634	£834,495	£1,161,357	£1,488,219	£1,815,081
BLV 2:	MED_RES_2_D_20%AH	Sales: Gross Sales				
£1,068,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£1,034,789	£1,361,651	£1,688,513	£2,015,374	£2,342,236
	-2.5%	£903,000	£1,229,862	£1,556,724	£1,883,586	£2,210,447
	0%	£771,211	£1,098,073	£1,424,935	£1,751,797	£2,078,659
	2.5%	£639,423	£966,284	£1,293,146	£1,620,008	£1,946,870
	5%	£507,634	£834,495	£1,161,357	£1,488,219	£1,815,081

Table Reference:	4.2.6					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_2_D_35%AH					
BLV 1:	MED_RES_2_D_35%AH	Sales: Gross Sales				
£792,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£615,992	£884,194	£1,152,397	£1,420,599	£1,688,801
	-2.5%	£484,203	£752,406	£1,020,608	£1,288,810	£1,557,012
	0%	£352,415	£620,617	£888,819	£1,157,021	£1,425,223
	2.5%	£219,961	£488,828	£757,030	£1,025,232	£1,293,434
	5%	£87,413	£357,039	£625,241	£893,443	£1,161,645
BLV 2:	MED_RES_2_D_35%AH	Sales: Gross Sales				
£1,068,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£615,992	£884,194	£1,152,397	£1,420,599	£1,688,801
	-2.5%	£484,203	£752,406	£1,020,608	£1,288,810	£1,557,012
	0%	£352,415	£620,617	£888,819	£1,157,021	£1,425,223
	2.5%	£219,961	£488,828	£757,030	£1,025,232	£1,293,434
	5%	£87,413	£357,039	£625,241	£893,443	£1,161,645

Table Reference:	4.2.7					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_3_D					
BLV 1:	MED_RES_3_D	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£67,796	£303,609	£670,597	£1,037,586	£1,404,575
	-2.5%	-£239,205	£145,278	£512,267	£879,255	£1,246,244
	0%	-£411,261	-£13,940	£353,936	£720,925	£1,087,913
	2.5%	-£583,318	-£184,515	£195,606	£562,594	£929,583
	5%	-£755,374	-£356,571	£37,275	£404,264	£771,252

Table Reference:	4.2.8					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_3_D_20%AH					
BLV 1:	MED_RES_3_D_20%AH	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£384,917	-£62,503	£239,484	£536,320	£833,156
	-2.5%	-£556,973	-£234,405	£80,878	£377,989	£674,825
	0%	-£730,389	-£406,461	-£83,921	£219,659	£516,495
	2.5%	-£904,680	-£578,619	-£255,948	£60,939	£358,164
	5%	-£1,079,642	-£752,101	-£428,004	-£105,436	£199,834

Table Reference:	4.2.9					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_3_D_35%AH					
BLV 1:	MED_RES_3_D_35%AH	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£791,834	-£532,540	-£275,061	-£20,973	£215,019
	-2.5%	-£968,416	-£708,236	-£449,528	-£192,789	£55,775
	0%	-£1,145,156	-£884,172	-£624,637	-£366,611	-£111,091
	2.5%	-£1,322,415	-£1,060,912	-£800,508	-£541,479	-£284,138
	5%	-£1,499,961	-£1,237,652	-£976,668	-£716,909	-£458,467

Table Reference:	4.2.10					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_4_D					
BLV 1:	**MED_RES_4_D**	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£398,492	£996,136	£1,593,779	£2,191,423	£2,789,067
	-2.5%	£154,554	£752,198	£1,349,842	£1,947,485	£2,545,129
	0%	-£95,899	£508,260	£1,105,904	£1,703,548	£2,301,191
	2.5%	-£360,867	£264,322	£861,966	£1,459,610	£2,057,254
	5%	-£625,952	£20,385	£618,028	£1,215,672	£1,813,316
BLV 2:	**MED_RES_4_D**	Sales: Gross Sales				
£1,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£398,492	£996,136	£1,593,779	£2,191,423	£2,789,067
	-2.5%	£154,554	£752,198	£1,349,842	£1,947,485	£2,545,129
	0%	-£95,899	£508,260	£1,105,904	£1,703,548	£2,301,191
	2.5%	-£360,867	£264,322	£861,966	£1,459,610	£2,057,254
	5%	-£625,952	£20,385	£618,028	£1,215,672	£1,813,316
BLV 3:	**MED_RES_4_D**	Sales: Gross Sales				
£3,870,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£398,492	£996,136	£1,593,779	£2,191,423	£2,789,067
	-2.5%	£154,554	£752,198	£1,349,842	£1,947,485	£2,545,129
	0%	-£95,899	£508,260	£1,105,904	£1,703,548	£2,301,191
	2.5%	-£360,867	£264,322	£861,966	£1,459,610	£2,057,254
	5%	-£625,952	£20,385	£618,028	£1,215,672	£1,813,316

Table Reference:	**4.2.11**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_4_D_20%AH					
BLV 1:	**MED_RES_4_D_20%AH**	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£463,587	£64,627	£556,671	£1,048,155	£1,539,638
	-2.5%	-£728,672	-£194,581	£312,733	£804,217	£1,295,701
	0%	-£993,962	-£459,666	£68,256	£560,279	£1,051,763
	2.5%	-£1,261,208	-£724,751	-£190,660	£316,341	£807,825
	5%	-£1,529,629	-£989,988	-£455,745	£71,885	£563,888
BLV 2:	**MED_RES_4_D_20%AH**	Sales: Gross Sales				
£1,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£463,587	£64,627	£556,671	£1,048,155	£1,539,638
	-2.5%	-£728,672	-£194,581	£312,733	£804,217	£1,295,701
	0%	-£993,962	-£459,666	£68,256	£560,279	£1,051,763
	2.5%	-£1,261,208	-£724,751	-£190,660	£316,341	£807,825
	5%	-£1,529,629	-£989,988	-£455,745	£71,885	£563,888
BLV 3:	**MED_RES_4_D_20%AH**	Sales: Gross Sales				
£3,870,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£463,587	£64,627	£556,671	£1,048,155	£1,539,638
	-2.5%	-£728,672	-£194,581	£312,733	£804,217	£1,295,701
	0%	-£993,962	-£459,666	£68,256	£560,279	£1,051,763
	2.5%	-£1,261,208	-£724,751	-£190,660	£316,341	£807,825
	5%	-£1,529,629	-£989,988	-£455,745	£71,885	£563,888

Table Reference:	**4.2.12**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_4_D_35%AH					
BLV 1:	**MED_RES_4_D_35%AH**	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,189,996	-£742,109	-£299,347	£130,626	£538,058
	-2.5%	-£1,460,585	-£1,010,679	-£564,583	-£123,272	£293,588
	0%	-£1,731,546	-£1,280,241	-£832,031	-£388,357	£48,244
	2.5%	-£2,003,672	-£1,551,026	-£1,100,923	-£654,074	-£212,282
	5%	-£2,275,972	-£1,821,987	-£1,370,504	-£921,952	-£477,365
BLV 2:	**MED_RES_4_D_35%AH**	Sales: Gross Sales				
£1,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,189,996	-£742,109	-£299,347	£130,626	£538,058
	-2.5%	-£1,460,585	-£1,010,679	-£564,583	-£123,272	£293,588
	0%	-£1,731,546	-£1,280,241	-£832,031	-£388,357	£48,244
	2.5%	-£2,003,672	-£1,551,026	-£1,100,923	-£654,074	-£212,282
	5%	-£2,275,972	-£1,821,987	-£1,370,504	-£921,952	-£477,365
BLV 3:	**MED_RES_4_D_35%AH**	Sales: Gross Sales				
£3,870,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,189,996	-£742,109	-£299,347	£130,626	£538,058
	-2.5%	-£1,460,585	-£1,010,679	-£564,583	-£123,272	£293,588
	0%	-£1,731,546	-£1,280,241	-£832,031	-£388,357	£48,244
	2.5%	-£2,003,672	-£1,551,026	-£1,100,923	-£654,074	-£212,282
	5%	-£2,275,972	-£1,821,987	-£1,370,504	-£921,952	-£477,365

Table Reference:	**4.2.13**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_5_D					
BLV 1:	**MED_RES_5_D**	Sales: Gross Sales				
£229,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,002,670	-£329,023	£315,821	£935,729	£1,555,636
	-2.5%	-£1,306,735	-£633,087	£36,013	£655,921	£1,275,828
	0%	-£1,610,799	-£937,152	-£263,505	£376,113	£996,020
	2.5%	-£1,916,773	-£1,241,217	-£567,570	£96,304	£716,212
	5%	-£2,224,313	-£1,545,282	-£871,634	-£197,987	£436,404
BLV 2:	**MED_RES_5_D**	Sales: Gross Sales				
£1,032,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,002,670	-£329,023	£315,821	£935,729	£1,555,636
	-2.5%	-£1,306,735	-£633,087	£36,013	£655,921	£1,275,828
	0%	-£1,610,799	-£937,152	-£263,505	£376,113	£996,020
	2.5%	-£1,916,773	-£1,241,217	-£567,570	£96,304	£716,212
	5%	-£2,224,313	-£1,545,282	-£871,634	-£197,987	£436,404
BLV 3:	**MED_RES_5_D**	Sales: Gross Sales				
£3,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,002,670	-£329,023	£315,821	£935,729	£1,555,636
	-2.5%	-£1,306,735	-£633,087	£36,013	£655,921	£1,275,828
	0%	-£1,610,799	-£937,152	-£263,505	£376,113	£996,020
	2.5%	-£1,916,773	-£1,241,217	-£567,570	£96,304	£716,212
	5%	-£2,224,313	-£1,545,282	-£871,634	-£197,987	£436,404

Table Reference:	4.2.14					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_5_D_20%AH					
BLV 1:	**MED_RES_5_D_20%AH**	Sales: Gross Sales				
£229,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,573,736	-£1,010,721	-£453,780	£94,568	£607,860
	-2.5%	-£1,882,937	-£1,317,453	-£757,844	-£201,173	£328,052
	0%	-£2,193,572	-£1,625,724	-£1,062,443	-£505,238	£46,942
	2.5%	-£2,504,379	-£1,934,924	-£1,369,366	-£809,303	-£252,631
	5%	-£2,816,513	-£2,245,487	-£1,677,711	-£1,114,166	-£556,696
BLV 2:	**MED_RES_5_D_20%AH**	Sales: Gross Sales				
£1,032,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,573,736	-£1,010,721	-£453,780	£94,568	£607,860
	-2.5%	-£1,882,937	-£1,317,453	-£757,844	-£201,173	£328,052
	0%	-£2,193,572	-£1,625,724	-£1,062,443	-£505,238	£46,942
	2.5%	-£2,504,379	-£1,934,924	-£1,369,366	-£809,303	-£252,631
	5%	-£2,816,513	-£2,245,487	-£1,677,711	-£1,114,166	-£556,696
BLV 3:	**MED_RES_5_D_20%AH**	Sales: Gross Sales				
£3,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,573,736	-£1,010,721	-£453,780	£94,568	£607,860
	-2.5%	-£1,882,937	-£1,317,453	-£757,844	-£201,173	£328,052
	0%	-£2,193,572	-£1,625,724	-£1,062,443	-£505,238	£46,942
	2.5%	-£2,504,379	-£1,934,924	-£1,369,366	-£809,303	-£252,631
	5%	-£2,816,513	-£2,245,487	-£1,677,711	-£1,114,166	-£556,696

Table Reference:	**4.2.15**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_5_D_35%AH					
BLV 1:	**MED_RES_5_D_35%AH**	Sales: Gross Sales				
£229,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,162,831	-£1,704,977	-£1,249,304	-£796,253	-£347,169
	-2.5%	-£2,476,601	-£2,017,319	-£1,560,110	-£1,105,453	-£653,871
	0%	-£2,790,367	-£2,330,314	-£1,872,247	-£1,416,155	-£962,515
	2.5%	-£3,105,066	-£2,644,084	-£2,184,588	-£1,727,172	-£1,272,200
	5%	-£3,420,160	-£2,957,850	-£2,497,797	-£2,039,516	-£1,583,007
BLV 2:	**MED_RES_5_D_35%AH**	Sales: Gross Sales				
£1,032,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,162,831	-£1,704,977	-£1,249,304	-£796,253	-£347,169
	-2.5%	-£2,476,601	-£2,017,319	-£1,560,110	-£1,105,453	-£653,871
	0%	-£2,790,367	-£2,330,314	-£1,872,247	-£1,416,155	-£962,515
	2.5%	-£3,105,066	-£2,644,084	-£2,184,588	-£1,727,172	-£1,272,200
	5%	-£3,420,160	-£2,957,850	-£2,497,797	-£2,039,516	-£1,583,007
BLV 3:	**MED_RES_5_D_35%AH**	Sales: Gross Sales				
£3,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,162,831	-£1,704,977	-£1,249,304	-£796,253	-£347,169
	-2.5%	-£2,476,601	-£2,017,319	-£1,560,110	-£1,105,453	-£653,871
	0%	-£2,790,367	-£2,330,314	-£1,872,247	-£1,416,155	-£962,515
	2.5%	-£3,105,066	-£2,644,084	-£2,184,588	-£1,727,172	-£1,272,200
	5%	-£3,420,160	-£2,957,850	-£2,497,797	-£2,039,516	-£1,583,007

Table Reference:	4.2.16					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_6_D					
BLV 1:	MED_RES_6_D	Sales: Gross Sales				
£229,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,073,746	-£1,216,797	-£359,848	£455,756	£1,244,342
	-2.5%	-£2,483,320	-£1,623,776	-£766,827	£81,243	£869,830
	0%	-£2,894,951	-£2,030,755	-£1,173,806	-£316,857	£495,317
	2.5%	-£3,308,349	-£2,439,731	-£1,580,785	-£723,836	£120,805
	5%	-£3,722,202	-£2,851,264	-£1,987,764	-£1,130,815	-£273,866
BLV 2:	MED_RES_6_D	Sales: Gross Sales				
£1,032,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,073,746	-£1,216,797	-£359,848	£455,756	£1,244,342
	-2.5%	-£2,483,320	-£1,623,776	-£766,827	£81,243	£869,830
	0%	-£2,894,951	-£2,030,755	-£1,173,806	-£316,857	£495,317
	2.5%	-£3,308,349	-£2,439,731	-£1,580,785	-£723,836	£120,805
	5%	-£3,722,202	-£2,851,264	-£1,987,764	-£1,130,815	-£273,866
BLV 3:	MED_RES_6_D	Sales: Gross Sales				
£3,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,073,746	-£1,216,797	-£359,848	£455,756	£1,244,342
	-2.5%	-£2,483,320	-£1,623,776	-£766,827	£81,243	£869,830
	0%	-£2,894,951	-£2,030,755	-£1,173,806	-£316,857	£495,317
	2.5%	-£3,308,349	-£2,439,731	-£1,580,785	-£723,836	£120,805
	5%	-£3,722,202	-£2,851,264	-£1,987,764	-£1,130,815	-£273,866

Table Reference:	**4.2.17**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_6_D_20%AH					
BLV 1:	**MED_RES_6_D_20%AH**	Sales: Gross Sales				
£229,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,969,026	-£2,275,374	-£1,586,518	-£904,417	-£226,531
	-2.5%	-£3,387,067	-£2,691,279	-£1,999,475	-£1,312,580	-£633,510
	0%	-£3,805,124	-£3,107,327	-£2,413,531	-£1,723,982	-£1,040,489
	2.5%	-£4,224,340	-£3,525,385	-£2,829,534	-£2,137,434	-£1,449,817
	5%	-£4,644,307	-£3,943,442	-£3,245,645	-£2,551,786	-£1,861,537
BLV 2:	**MED_RES_6_D_20%AH**	Sales: Gross Sales				
£1,032,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,969,026	-£2,275,374	-£1,586,518	-£904,417	-£226,531
	-2.5%	-£3,387,067	-£2,691,279	-£1,999,475	-£1,312,580	-£633,510
	0%	-£3,805,124	-£3,107,327	-£2,413,531	-£1,723,982	-£1,040,489
	2.5%	-£4,224,340	-£3,525,385	-£2,829,534	-£2,137,434	-£1,449,817
	5%	-£4,644,307	-£3,943,442	-£3,245,645	-£2,551,786	-£1,861,537
BLV 3:	**MED_RES_6_D_20%AH**	Sales: Gross Sales				
£3,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,969,026	-£2,275,374	-£1,586,518	-£904,417	-£226,531
	-2.5%	-£3,387,067	-£2,691,279	-£1,999,475	-£1,312,580	-£633,510
	0%	-£3,805,124	-£3,107,327	-£2,413,531	-£1,723,982	-£1,040,489
	2.5%	-£4,224,340	-£3,525,385	-£2,829,534	-£2,137,434	-£1,449,817
	5%	-£4,644,307	-£3,943,442	-£3,245,645	-£2,551,786	-£1,861,537

Table Reference:	**4.2.18**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_6_D_35%AH					
BLV 1:	**MED_RES_6_D_35%AH**	Sales: Gross Sales				
£229,800	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,647,569	-£3,068,629	-£2,491,642	-£1,917,110	-£1,345,644
	-2.5%	-£4,069,320	-£3,488,595	-£2,909,699	-£2,334,077	-£1,760,829
	0%	-£4,491,066	-£3,908,767	-£3,329,620	-£2,752,135	-£2,176,831
	2.5%	-£4,912,812	-£4,330,514	-£3,749,585	-£3,170,643	-£2,594,571
	5%	-£5,335,946	-£4,752,261	-£4,169,960	-£3,590,610	-£3,012,628
BLV 2:	**MED_RES_6_D_35%AH**	Sales: Gross Sales				
£1,032,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,647,569	-£3,068,629	-£2,491,642	-£1,917,110	-£1,345,644
	-2.5%	-£4,069,320	-£3,488,595	-£2,909,699	-£2,334,077	-£1,760,829
	0%	-£4,491,066	-£3,908,767	-£3,329,620	-£2,752,135	-£2,176,831
	2.5%	-£4,912,812	-£4,330,514	-£3,749,585	-£3,170,643	-£2,594,571
	5%	-£5,335,946	-£4,752,261	-£4,169,960	-£3,590,610	-£3,012,628
BLV 3:	**MED_RES_6_D_35%AH**	Sales: Gross Sales				
£3,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,647,569	-£3,068,629	-£2,491,642	-£1,917,110	-£1,345,644
	-2.5%	-£4,069,320	-£3,488,595	-£2,909,699	-£2,334,077	-£1,760,829
	0%	-£4,491,066	-£3,908,767	-£3,329,620	-£2,752,135	-£2,176,831
	2.5%	-£4,912,812	-£4,330,514	-£3,749,585	-£3,170,643	-£2,594,571
	5%	-£5,335,946	-£4,752,261	-£4,169,960	-£3,590,610	-£3,012,628

Major Residential Development Typologies

Table Reference:	4.3.1					
Policy Reference:	100% Market Housing					
Typology Reference:	MAJ_RES_1_D					
BLV 1:	MAJ_RES_1_D	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,754,377	-£2,877,013	-£10,832	£2,592,137	£5,194,416
	-2.5%	-£7,078,086	-£4,200,732	-£1,323,374	£1,394,974	£3,997,253
	0%	-£8,410,013	-£5,524,442	-£2,647,085	£197,812	£2,800,091
	2.5%	-£9,750,714	-£6,848,150	-£3,970,796	-£1,093,437	£1,602,928
	5%	-£11,097,016	-£8,176,949	-£5,294,506	-£2,417,148	£405,766
BLV 2:	MAJ_RES_1_D	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,754,377	-£2,877,013	-£10,832	£2,592,137	£5,194,416
	-2.5%	-£7,078,086	-£4,200,732	-£1,323,374	£1,394,974	£3,997,253
	0%	-£8,410,013	-£5,524,442	-£2,647,085	£197,812	£2,800,091
	2.5%	-£9,750,714	-£6,848,150	-£3,970,796	-£1,093,437	£1,602,928
	5%	-£11,097,016	-£8,176,949	-£5,294,506	-£2,417,148	£405,766

Table Reference:	4.3.2					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_D_20%					
BLV 1:	MAJ_RES_1_D_20%	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,492,395	-£5,836,861	-£4,193,542	-£2,569,198	-£959,380
	-2.5%	-£8,479,698	-£6,817,875	-£5,166,888	-£3,530,571	-£1,915,394
	0%	-£9,467,069	-£7,800,455	-£6,144,413	-£4,500,182	-£2,871,475
	2.5%	-£10,458,943	-£8,787,786	-£7,125,935	-£5,474,442	-£3,835,968
	5%	-£11,450,901	-£9,775,157	-£8,108,515	-£6,451,942	-£4,806,821
BLV 2:	MAJ_RES_1_D_20%	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,492,395	-£5,836,861	-£4,193,542	-£2,569,198	-£959,380
	-2.5%	-£8,479,698	-£6,817,875	-£5,166,888	-£3,530,571	-£1,915,394
	0%	-£9,467,069	-£7,800,455	-£6,144,413	-£4,500,182	-£2,871,475
	2.5%	-£10,458,943	-£8,787,786	-£7,125,935	-£5,474,442	-£3,835,968
	5%	-£11,450,901	-£9,775,157	-£8,108,515	-£6,451,942	-£4,806,821

Table Reference:	4.3.3					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_1_D_20%					
BLV 1:	MAJ_RES_1_D_20%	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,160,498	-£2,506,817	-£865,776	£680,041	£2,142,103
	-2.5%	-£5,145,956	-£3,485,977	-£1,837,648	-£205,693	£1,274,750
	0%	-£6,133,328	-£4,468,557	-£2,814,370	-£1,171,972	£405,147
	2.5%	-£7,123,341	-£5,454,045	-£3,794,037	-£2,144,401	-£509,570
	5%	-£8,115,298	-£6,441,416	-£4,776,617	-£3,121,922	-£1,478,611
BLV 2:	MAJ_RES_1_D_20%	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,160,498	-£2,506,817	-£865,776	£680,041	£2,142,103
	-2.5%	-£5,145,956	-£3,485,977	-£1,837,648	-£205,693	£1,274,750
	0%	-£6,133,328	-£4,468,557	-£2,814,370	-£1,171,972	£405,147
	2.5%	-£7,123,341	-£5,454,045	-£3,794,037	-£2,144,401	-£509,570
	5%	-£8,115,298	-£6,441,416	-£4,776,617	-£3,121,922	-£1,478,611

Table Reference:	4.3.4					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_D_25%					
BLV 1:	MAJ_RES_1_D_25%	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,566,925	-£6,893,418	-£5,230,752	-£3,580,170	-£1,949,968
	-2.5%	-£9,634,106	-£7,955,521	-£6,286,454	-£4,627,996	-£2,984,296
	0%	-£10,702,368	-£9,018,845	-£7,344,618	-£5,680,714	-£4,028,466
	2.5%	-£11,773,002	-£10,086,179	-£8,407,442	-£6,737,656	-£5,077,960
	5%	-£12,845,927	-£11,154,442	-£9,470,766	-£7,796,037	-£6,130,676
BLV 2:	MAJ_RES_1_D_25%	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,566,925	-£6,893,418	-£5,230,752	-£3,580,170	-£1,949,968
	-2.5%	-£9,634,106	-£7,955,521	-£6,286,454	-£4,627,996	-£2,984,296
	0%	-£10,702,368	-£9,018,845	-£7,344,618	-£5,680,714	-£4,028,466
	2.5%	-£11,773,002	-£10,086,179	-£8,407,442	-£6,737,656	-£5,077,960
	5%	-£12,845,927	-£11,154,442	-£9,470,766	-£7,796,037	-£6,130,676

Table Reference:	4.3.5					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_1_D_25%					
BLV 1:	MAJ_RES_1_D_25%	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,313,169	-£2,642,735	-£983,161	£596,430	£2,073,090
	-2.5%	-£5,377,244	-£3,701,764	-£2,035,875	-£382,726	£1,136,101
	0%	-£6,445,504	-£4,765,090	-£3,093,935	-£1,433,122	£190,491
	2.5%	-£7,513,760	-£5,829,318	-£4,153,686	-£2,486,973	-£831,037
	5%	-£8,585,923	-£6,897,578	-£5,217,010	-£3,545,136	-£1,883,084
BLV 2:	MAJ_RES_1_D_25%	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,313,169	-£2,642,735	-£983,161	£596,430	£2,073,090
	-2.5%	-£5,377,244	-£3,701,764	-£2,035,875	-£382,726	£1,136,101
	0%	-£6,445,504	-£4,765,090	-£3,093,935	-£1,433,122	£190,491
	2.5%	-£7,513,760	-£5,829,318	-£4,153,686	-£2,486,973	-£831,037
	5%	-£8,585,923	-£6,897,578	-£5,217,010	-£3,545,136	-£1,883,084

Table Reference:	4.3.6					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_D_35%					
BLV 1:	MAJ_RES_1_D_35%	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£10,993,744	-£9,291,137	-£7,596,748	-£5,911,526	-£4,236,645
	-2.5%	-£12,219,961	-£10,512,012	-£8,813,957	-£7,123,726	-£5,442,287
	0%	-£13,448,258	-£11,738,222	-£10,034,830	-£8,338,955	-£6,651,617
	2.5%	-£14,679,412	-£12,964,437	-£11,256,484	-£9,557,650	-£7,865,936
	5%	-£15,910,563	-£14,192,781	-£12,482,700	-£10,778,522	-£9,081,162
BLV 2:	MAJ_RES_1_D_35%	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£10,993,744	-£9,291,137	-£7,596,748	-£5,911,526	-£4,236,645
	-2.5%	-£12,219,961	-£10,512,012	-£8,813,957	-£7,123,726	-£5,442,287
	0%	-£13,448,258	-£11,738,222	-£10,034,830	-£8,338,955	-£6,651,617
	2.5%	-£14,679,412	-£12,964,437	-£11,256,484	-£9,557,650	-£7,865,936
	5%	-£15,910,563	-£14,192,781	-£12,482,700	-£10,778,522	-£9,081,162

Table Reference:	**4.3.7**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_1_D_35% AH					
BLV 1:	**MAJ_RES_1_D_35% AH**	Sales: Gross Sales				
£3,324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,617,176	-£2,919,139	-£1,230,714	£401,373	£1,917,732
	-2.5%	-£5,841,930	-£4,140,004	-£2,445,940	-£760,717	£825,134
	0%	-£7,068,140	-£5,360,869	-£3,662,832	-£1,972,921	-£292,453
	2.5%	-£8,295,392	-£6,586,407	-£4,883,697	-£3,188,148	-£1,500,807
	5%	-£9,526,541	-£7,812,616	-£6,104,674	-£4,406,525	-£2,715,129
BLV 2:	**MAJ_RES_1_D_35% AH**	Sales: Gross Sales				
£3,648,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,617,176	-£2,919,139	-£1,230,714	£401,373	£1,917,732
	-2.5%	-£5,841,930	-£4,140,004	-£2,445,940	-£760,717	£825,134
	0%	-£7,068,140	-£5,360,869	-£3,662,832	-£1,972,921	-£292,453
	2.5%	-£8,295,392	-£6,586,407	-£4,883,697	-£3,188,148	-£1,500,807
	5%	-£9,526,541	-£7,812,616	-£6,104,674	-£4,406,525	-£2,715,129

Table Reference:	**4.3.8**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_2_D					
BLV 1:	**MAJ_RES_2_D**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,899,244	-£2,095,899	£629,789	£3,165,130	£5,700,471
	-2.5%	-£6,192,065	-£3,388,720	-£585,355	£1,995,904	£4,531,246
	0%	-£7,488,588	-£4,681,542	-£1,878,197	£826,679	£3,362,020
	2.5%	-£8,795,210	-£5,974,363	-£3,171,018	-£369,128	£2,192,794
	5%	-£10,109,118	-£7,269,511	-£4,463,839	-£1,660,494	£1,023,569
BLV 2:	**MAJ_RES_2_D**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,899,244	-£2,095,899	£629,789	£3,165,130	£5,700,471
	-2.5%	-£6,192,065	-£3,388,720	-£585,355	£1,995,904	£4,531,246
	0%	-£7,488,588	-£4,681,542	-£1,878,197	£826,679	£3,362,020
	2.5%	-£8,795,210	-£5,974,363	-£3,171,018	-£369,128	£2,192,794
	5%	-£10,109,118	-£7,269,511	-£4,463,839	-£1,660,494	£1,023,569
BLV 3:	**MAJ_RES_2_D**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,899,244	-£2,095,899	£629,789	£3,165,130	£5,700,471
	-2.5%	-£6,192,065	-£3,388,720	-£585,355	£1,995,904	£4,531,246
	0%	-£7,488,588	-£4,681,542	-£1,878,197	£826,679	£3,362,020
	2.5%	-£8,795,210	-£5,974,363	-£3,171,018	-£369,128	£2,192,794
	5%	-£10,109,118	-£7,269,511	-£4,463,839	-£1,660,494	£1,023,569

Table Reference:	**4.3.9**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_D_20%					
BLV 1:	**MAJ_RES_2_D_20%**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,171,236	-£5,217,069	-£3,282,470	-£1,373,369	£479,188
	-2.5%	-£8,328,793	-£6,368,232	-£4,422,081	-£2,499,627	-£592,555
	0%	-£9,491,159	-£7,523,261	-£5,568,124	-£3,630,915	-£1,718,812
	2.5%	-£10,654,359	-£8,680,816	-£6,719,722	-£4,772,559	-£2,845,069
	5%	-£11,821,935	-£9,843,153	-£7,875,285	-£5,919,613	-£3,979,989
BLV 2:	**MAJ_RES_2_D_20%**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,171,236	-£5,217,069	-£3,282,470	-£1,373,369	£479,188
	-2.5%	-£8,328,793	-£6,368,232	-£4,422,081	-£2,499,627	-£592,555
	0%	-£9,491,159	-£7,523,261	-£5,568,124	-£3,630,915	-£1,718,812
	2.5%	-£10,654,359	-£8,680,816	-£6,719,722	-£4,772,559	-£2,845,069
	5%	-£11,821,935	-£9,843,153	-£7,875,285	-£5,919,613	-£3,979,989
BLV 3:	**MAJ_RES_2_D_20%**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,171,236	-£5,217,069	-£3,282,470	-£1,373,369	£479,188
	-2.5%	-£8,328,793	-£6,368,232	-£4,422,081	-£2,499,627	-£592,555
	0%	-£9,491,159	-£7,523,261	-£5,568,124	-£3,630,915	-£1,718,812
	2.5%	-£10,654,359	-£8,680,816	-£6,719,722	-£4,772,559	-£2,845,069
	5%	-£11,821,935	-£9,843,153	-£7,875,285	-£5,919,613	-£3,979,989

Table Reference:	**4.3.10**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_2_D_20%					
BLV 1:	**MAJ_RES_2_D_20%**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,713,971	-£765,716	£1,050,672	£2,784,843	£4,509,597
	-2.5%	-£3,871,377	-£1,913,866	£18,587	£1,760,911	£3,491,011
	0%	-£5,030,711	-£3,065,845	-£1,116,191	£735,566	£2,471,151
	2.5%	-£6,193,913	-£4,223,401	-£2,265,355	-£322,138	£1,446,692
	5%	-£7,358,426	-£5,382,705	-£3,417,868	-£1,466,666	£419,611
BLV 2:	**MAJ_RES_2_D_20%**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,713,971	-£765,716	£1,050,672	£2,784,843	£4,509,597
	-2.5%	-£3,871,377	-£1,913,866	£18,587	£1,760,911	£3,491,011
	0%	-£5,030,711	-£3,065,845	-£1,116,191	£735,566	£2,471,151
	2.5%	-£6,193,913	-£4,223,401	-£2,265,355	-£322,138	£1,446,692
	5%	-£7,358,426	-£5,382,705	-£3,417,868	-£1,466,666	£419,611
BLV 3:	**MAJ_RES_2_D_20%**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,713,971	-£765,716	£1,050,672	£2,784,843	£4,509,597
	-2.5%	-£3,871,377	-£1,913,866	£18,587	£1,760,911	£3,491,011
	0%	-£5,030,711	-£3,065,845	-£1,116,191	£735,566	£2,471,151
	2.5%	-£6,193,913	-£4,223,401	-£2,265,355	-£322,138	£1,446,692
	5%	-£7,358,426	-£5,382,705	-£3,417,868	-£1,466,666	£419,611

Table Reference:	4.3.11					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_D_25%					
BLV 1:	**MAJ_RES_2_D_25%**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,052,465	-£6,166,708	-£4,295,202	-£2,444,417	-£611,645
	-2.5%	-£9,215,666	-£7,323,037	-£5,442,640	-£3,578,104	-£1,737,902
	0%	-£10,379,473	-£8,481,381	-£6,594,236	-£4,721,277	-£2,865,048
	2.5%	-£11,548,075	-£9,644,585	-£7,751,543	-£5,870,170	-£4,002,344
	5%	-£12,716,672	-£10,808,180	-£8,910,297	-£7,022,491	-£5,147,353
BLV 2:	**MAJ_RES_2_D_25%**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,052,465	-£6,166,708	-£4,295,202	-£2,444,417	-£611,645
	-2.5%	-£9,215,666	-£7,323,037	-£5,442,640	-£3,578,104	-£1,737,902
	0%	-£10,379,473	-£8,481,381	-£6,594,236	-£4,721,277	-£2,865,048
	2.5%	-£11,548,075	-£9,644,585	-£7,751,543	-£5,870,170	-£4,002,344
	5%	-£12,716,672	-£10,808,180	-£8,910,297	-£7,022,491	-£5,147,353
BLV 3:	**MAJ_RES_2_D_25%**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,052,465	-£6,166,708	-£4,295,202	-£2,444,417	-£611,645
	-2.5%	-£9,215,666	-£7,323,037	-£5,442,640	-£3,578,104	-£1,737,902
	0%	-£10,379,473	-£8,481,381	-£6,594,236	-£4,721,277	-£2,865,048
	2.5%	-£11,548,075	-£9,644,585	-£7,751,543	-£5,870,170	-£4,002,344
	5%	-£12,716,672	-£10,808,180	-£8,910,297	-£7,022,491	-£5,147,353

Table Reference:	**4.3.12**					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_2_D_25%					
BLV 1:	**MAJ_RES_2_D_25%**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,355,053	-£1,473,146	£351,822	£2,027,207	£3,690,413
	-2.5%	-£4,515,185	-£2,626,005	-£750,530	£1,001,234	£2,669,862
	0%	-£5,678,385	-£3,783,559	-£1,900,674	-£36,958	£1,645,403
	2.5%	-£6,844,104	-£4,944,104	-£3,054,494	-£1,176,605	£616,263
	5%	-£8,012,703	-£6,107,303	-£4,212,065	-£2,328,202	-£457,220
BLV 2:	**MAJ_RES_2_D_25%**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,355,053	-£1,473,146	£351,822	£2,027,207	£3,690,413
	-2.5%	-£4,515,185	-£2,626,005	-£750,530	£1,001,234	£2,669,862
	0%	-£5,678,385	-£3,783,559	-£1,900,674	-£36,958	£1,645,403
	2.5%	-£6,844,104	-£4,944,104	-£3,054,494	-£1,176,605	£616,263
	5%	-£8,012,703	-£6,107,303	-£4,212,065	-£2,328,202	-£457,220
BLV 3:	**MAJ_RES_2_D_25%**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,355,053	-£1,473,146	£351,822	£2,027,207	£3,690,413
	-2.5%	-£4,515,185	-£2,626,005	-£750,530	£1,001,234	£2,669,862
	0%	-£5,678,385	-£3,783,559	-£1,900,674	-£36,958	£1,645,403
	2.5%	-£6,844,104	-£4,944,104	-£3,054,494	-£1,176,605	£616,263
	5%	-£8,012,703	-£6,107,303	-£4,212,065	-£2,328,202	-£457,220

Table Reference:	**4.3.13**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_D_35%					
BLV 1:	**MAJ_RES_2_D_35%**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,343,768	-£11,598,613	-£9,860,182	-£8,129,347	-£6,407,177
	-2.5%	-£14,696,486	-£12,945,916	-£11,201,603	-£9,467,265	-£7,740,243
	0%	-£16,049,213	-£14,294,690	-£12,548,758	-£10,808,695	-£9,075,470
	2.5%	-£17,403,491	-£15,647,414	-£13,896,057	-£12,151,598	-£10,415,784
	5%	-£18,761,254	-£17,000,138	-£15,245,614	-£13,498,902	-£11,757,207
BLV 2:	**MAJ_RES_2_D_35%**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,343,768	-£11,598,613	-£9,860,182	-£8,129,347	-£6,407,177
	-2.5%	-£14,696,486	-£12,945,916	-£11,201,603	-£9,467,265	-£7,740,243
	0%	-£16,049,213	-£14,294,690	-£12,548,758	-£10,808,695	-£9,075,470
	2.5%	-£17,403,491	-£15,647,414	-£13,896,057	-£12,151,598	-£10,415,784
	5%	-£18,761,254	-£17,000,138	-£15,245,614	-£13,498,902	-£11,757,207
BLV 3:	**MAJ_RES_2_D_35%**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,343,768	-£11,598,613	-£9,860,182	-£8,129,347	-£6,407,177
	-2.5%	-£14,696,486	-£12,945,916	-£11,201,603	-£9,467,265	-£7,740,243
	0%	-£16,049,213	-£14,294,690	-£12,548,758	-£10,808,695	-£9,075,470
	2.5%	-£17,403,491	-£15,647,414	-£13,896,057	-£12,151,598	-£10,415,784
	5%	-£18,761,254	-£17,000,138	-£15,245,614	-£13,498,902	-£11,757,207

Table Reference:	4.3.14					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_2_D_35%					
BLV 1:	**MAJ_RES_2_D_35%**	Sales: Gross Sales				
£3,660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,425,022	-£4,683,011	-£2,948,681	-£1,224,317	£439,832
	-2.5%	-£7,772,316	-£6,027,868	-£4,290,103	-£2,559,544	-£837,291
	0%	-£9,124,657	-£7,375,162	-£5,631,524	-£3,897,194	-£2,170,440
	2.5%	-£10,477,374	-£8,722,866	-£6,978,009	-£5,238,615	-£3,505,667
	5%	-£11,830,111	-£10,075,585	-£8,325,303	-£6,580,853	-£4,845,706
BLV 2:	**MAJ_RES_2_D_35%**	Sales: Gross Sales				
£4,896,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,425,022	-£4,683,011	-£2,948,681	-£1,224,317	£439,832
	-2.5%	-£7,772,316	-£6,027,868	-£4,290,103	-£2,559,544	-£837,291
	0%	-£9,124,657	-£7,375,162	-£5,631,524	-£3,897,194	-£2,170,440
	2.5%	-£10,477,374	-£8,722,866	-£6,978,009	-£5,238,615	-£3,505,667
	5%	-£11,830,111	-£10,075,585	-£8,325,303	-£6,580,853	-£4,845,706
BLV 3:	**MAJ_RES_2_D_35%**	Sales: Gross Sales				
£12,780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,425,022	-£4,683,011	-£2,948,681	-£1,224,317	£439,832
	-2.5%	-£7,772,316	-£6,027,868	-£4,290,103	-£2,559,544	-£837,291
	0%	-£9,124,657	-£7,375,162	-£5,631,524	-£3,897,194	-£2,170,440
	2.5%	-£10,477,374	-£8,722,866	-£6,978,009	-£5,238,615	-£3,505,667
	5%	-£11,830,111	-£10,075,585	-£8,325,303	-£6,580,853	-£4,845,706

Table Reference:	**4.3.15**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_3_D					
BLV 1:	**MAJ_RES_3_D**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,836,979	-£6,345,010	-£2,859,798	£589,966	£3,956,325
	-2.5%	-£11,548,956	-£8,032,600	-£4,547,389	-£1,062,178	£2,326,284
	0%	-£13,271,840	-£9,725,251	-£6,234,981	-£2,749,769	£696,243
	2.5%	-£15,003,387	-£11,435,945	-£7,922,572	-£4,437,361	-£952,149
	5%	-£16,741,142	-£13,157,158	-£9,614,079	-£6,124,953	-£2,639,741
BLV 2:	**MAJ_RES_3_D**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,836,979	-£6,345,010	-£2,859,798	£589,966	£3,956,325
	-2.5%	-£11,548,956	-£8,032,600	-£4,547,389	-£1,062,178	£2,326,284
	0%	-£13,271,840	-£9,725,251	-£6,234,981	-£2,749,769	£696,243
	2.5%	-£15,003,387	-£11,435,945	-£7,922,572	-£4,437,361	-£952,149
	5%	-£16,741,142	-£13,157,158	-£9,614,079	-£6,124,953	-£2,639,741
BLV 3:	**MAJ_RES_3_D**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,836,979	-£6,345,010	-£2,859,798	£589,966	£3,956,325
	-2.5%	-£11,548,956	-£8,032,600	-£4,547,389	-£1,062,178	£2,326,284
	0%	-£13,271,840	-£9,725,251	-£6,234,981	-£2,749,769	£696,243
	2.5%	-£15,003,387	-£11,435,945	-£7,922,572	-£4,437,361	-£952,149
	5%	-£16,741,142	-£13,157,158	-£9,614,079	-£6,124,953	-£2,639,741

Table Reference:	**4.3.16**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_D_20%					
BLV 1:	**MAJ_RES_3_D_20%**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,499,221	-£10,708,844	-£7,942,327	-£5,207,784	-£2,518,154
	-2.5%	-£15,207,543	-£12,404,905	-£9,625,534	-£6,871,284	-£4,157,590
	0%	-£16,918,718	-£14,107,869	-£11,316,693	-£8,546,735	-£5,806,881
	2.5%	-£18,637,263	-£15,816,288	-£13,013,550	-£10,231,950	-£7,474,362
	5%	-£20,356,223	-£17,527,466	-£14,716,517	-£11,924,540	-£9,152,560
BLV 2:	**MAJ_RES_3_D_20%**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,499,221	-£10,708,844	-£7,942,327	-£5,207,784	-£2,518,154
	-2.5%	-£15,207,543	-£12,404,905	-£9,625,534	-£6,871,284	-£4,157,590
	0%	-£16,918,718	-£14,107,869	-£11,316,693	-£8,546,735	-£5,806,881
	2.5%	-£18,637,263	-£15,816,288	-£13,013,550	-£10,231,950	-£7,474,362
	5%	-£20,356,223	-£17,527,466	-£14,716,517	-£11,924,540	-£9,152,560
BLV 3:	**MAJ_RES_3_D_20%**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,499,221	-£10,708,844	-£7,942,327	-£5,207,784	-£2,518,154
	-2.5%	-£15,207,543	-£12,404,905	-£9,625,534	-£6,871,284	-£4,157,590
	0%	-£16,918,718	-£14,107,869	-£11,316,693	-£8,546,735	-£5,806,881
	2.5%	-£18,637,263	-£15,816,288	-£13,013,550	-£10,231,950	-£7,474,362
	5%	-£20,356,223	-£17,527,466	-£14,716,517	-£11,924,540	-£9,152,560

Table Reference:	**4.3.17**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_3_D_20%					
BLV 1:	**MAJ_RES_3_D_20%**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,716,812	-£4,929,686	-£2,169,606	£529,917	£3,139,561
	-2.5%	-£9,421,857	-£6,624,175	-£3,849,583	-£1,101,754	£1,546,903
	0%	-£11,133,026	-£8,325,460	-£5,537,532	-£2,774,014	-£49,200
	2.5%	-£12,848,315	-£10,030,605	-£7,232,020	-£4,455,999	-£1,703,690
	5%	-£14,567,272	-£11,741,774	-£8,934,107	-£6,145,379	-£3,378,422
BLV 2:	**MAJ_RES_3_D_20%**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,716,812	-£4,929,686	-£2,169,606	£529,917	£3,139,561
	-2.5%	-£9,421,857	-£6,624,175	-£3,849,583	-£1,101,754	£1,546,903
	0%	-£11,133,026	-£8,325,460	-£5,537,532	-£2,774,014	-£49,200
	2.5%	-£12,848,315	-£10,030,605	-£7,232,020	-£4,455,999	-£1,703,690
	5%	-£14,567,272	-£11,741,774	-£8,934,107	-£6,145,379	-£3,378,422
BLV 3:	**MAJ_RES_3_D_20%**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,716,812	-£4,929,686	-£2,169,606	£529,917	£3,139,561
	-2.5%	-£9,421,857	-£6,624,175	-£3,849,583	-£1,101,754	£1,546,903
	0%	-£11,133,026	-£8,325,460	-£5,537,532	-£2,774,014	-£49,200
	2.5%	-£12,848,315	-£10,030,605	-£7,232,020	-£4,455,999	-£1,703,690
	5%	-£14,567,272	-£11,741,774	-£8,934,107	-£6,145,379	-£3,378,422

Table Reference:	**4.3.18**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_D_25%					
BLV 1:	**MAJ_RES_3_D_25%**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,415,990	-£12,205,653	-£9,020,906	-£5,870,746	-£2,774,348
	-2.5%	-£17,435,190	-£14,211,613	-£11,010,945	-£7,840,714	-£4,709,051
	0%	-£19,458,760	-£16,222,879	-£13,010,460	-£9,823,528	-£6,666,317
	2.5%	-£21,487,095	-£18,242,082	-£15,017,878	-£11,815,748	-£8,640,464
	5%	-£23,520,193	-£20,265,386	-£17,029,814	-£13,815,266	-£10,626,153
BLV 2:	**MAJ_RES_3_D_25%**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,415,990	-£12,205,653	-£9,020,906	-£5,870,746	-£2,774,348
	-2.5%	-£17,435,190	-£14,211,613	-£11,010,945	-£7,840,714	-£4,709,051
	0%	-£19,458,760	-£16,222,879	-£13,010,460	-£9,823,528	-£6,666,317
	2.5%	-£21,487,095	-£18,242,082	-£15,017,878	-£11,815,748	-£8,640,464
	5%	-£23,520,193	-£20,265,386	-£17,029,814	-£13,815,266	-£10,626,153
BLV 3:	**MAJ_RES_3_D_25%**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,415,990	-£12,205,653	-£9,020,906	-£5,870,746	-£2,774,348
	-2.5%	-£17,435,190	-£14,211,613	-£11,010,945	-£7,840,714	-£4,709,051
	0%	-£19,458,760	-£16,222,879	-£13,010,460	-£9,823,528	-£6,666,317
	2.5%	-£21,487,095	-£18,242,082	-£15,017,878	-£11,815,748	-£8,640,464
	5%	-£23,520,193	-£20,265,386	-£17,029,814	-£13,815,266	-£10,626,153

Table Reference:	**4.3.19**					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_3_D_25%					
BLV 1:	**MAJ_RES_3_D_25%**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,519,692	-£4,315,940	-£1,140,680	£1,927,808	£4,926,625
	-2.5%	-£9,534,518	-£6,316,456	-£3,125,846	£23,104	£3,047,277
	0%	-£11,553,701	-£8,325,932	-£5,120,748	-£1,940,427	£1,159,000
	2.5%	-£13,580,950	-£10,341,415	-£7,122,720	-£3,928,466	-£761,559
	5%	-£15,609,311	-£12,360,596	-£9,132,219	-£5,925,556	-£2,741,831
BLV 2:	**MAJ_RES_3_D_25%**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,519,692	-£4,315,940	-£1,140,680	£1,927,808	£4,926,625
	-2.5%	-£9,534,518	-£6,316,456	-£3,125,846	£23,104	£3,047,277
	0%	-£11,553,701	-£8,325,932	-£5,120,748	-£1,940,427	£1,159,000
	2.5%	-£13,580,950	-£10,341,415	-£7,122,720	-£3,928,466	-£761,559
	5%	-£15,609,311	-£12,360,596	-£9,132,219	-£5,925,556	-£2,741,831
BLV 3:	**MAJ_RES_3_D_25%**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,519,692	-£4,315,940	-£1,140,680	£1,927,808	£4,926,625
	-2.5%	-£9,534,518	-£6,316,456	-£3,125,846	£23,104	£3,047,277
	0%	-£11,553,701	-£8,325,932	-£5,120,748	-£1,940,427	£1,159,000
	2.5%	-£13,580,950	-£10,341,415	-£7,122,720	-£3,928,466	-£761,559
	5%	-£15,609,311	-£12,360,596	-£9,132,219	-£5,925,556	-£2,741,831

Table Reference:	**4.3.20**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_D_35%					
BLV 1:	**MAJ_RES_3_D_35%**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,958,072	-£14,291,985	-£11,641,911	-£9,009,823	-£6,398,721
	-2.5%	-£18,885,350	-£16,210,971	-£13,552,205	-£10,909,941	-£8,285,358
	0%	-£20,816,974	-£18,135,318	-£15,468,000	-£12,815,816	-£10,179,743
	2.5%	-£22,752,217	-£20,062,591	-£17,386,988	-£14,726,111	-£12,080,869
	5%	-£24,689,200	-£21,994,494	-£19,312,563	-£16,644,024	-£13,989,734
BLV 2:	**MAJ_RES_3_D_35%**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,958,072	-£14,291,985	-£11,641,911	-£9,009,823	-£6,398,721
	-2.5%	-£18,885,350	-£16,210,971	-£13,552,205	-£10,909,941	-£8,285,358
	0%	-£20,816,974	-£18,135,318	-£15,468,000	-£12,815,816	-£10,179,743
	2.5%	-£22,752,217	-£20,062,591	-£17,386,988	-£14,726,111	-£12,080,869
	5%	-£24,689,200	-£21,994,494	-£19,312,563	-£16,644,024	-£13,989,734
BLV 3:	**MAJ_RES_3_D_35%**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,958,072	-£14,291,985	-£11,641,911	-£9,009,823	-£6,398,721
	-2.5%	-£18,885,350	-£16,210,971	-£13,552,205	-£10,909,941	-£8,285,358
	0%	-£20,816,974	-£18,135,318	-£15,468,000	-£12,815,816	-£10,179,743
	2.5%	-£22,752,217	-£20,062,591	-£17,386,988	-£14,726,111	-£12,080,869
	5%	-£24,689,200	-£21,994,494	-£19,312,563	-£16,644,024	-£13,989,734

Table Reference:	**4.3.20**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	MAJ_RES_3_D_35%					
BLV 1:	**MAJ_RES_3_D_35%**	Sales: Gross Sales				
£4,176,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,236,209	-£4,579,738	-£1,940,214	£650,841	£3,174,808
	-2.5%	-£9,158,669	-£6,493,264	-£3,843,368	-£1,210,398	£1,350,698
	0%	-£11,085,971	-£8,412,230	-£5,753,647	-£3,111,144	-£487,014
	2.5%	-£13,016,423	-£10,335,917	-£7,669,285	-£5,017,277	-£2,380,959
	5%	-£14,951,680	-£12,263,217	-£9,588,251	-£6,927,555	-£4,282,073
BLV 2:	**MAJ_RES_3_D_35%**	Sales: Gross Sales				
£5,580,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,236,209	-£4,579,738	-£1,940,214	£650,841	£3,174,808
	-2.5%	-£9,158,669	-£6,493,264	-£3,843,368	-£1,210,398	£1,350,698
	0%	-£11,085,971	-£8,412,230	-£5,753,647	-£3,111,144	-£487,014
	2.5%	-£13,016,423	-£10,335,917	-£7,669,285	-£5,017,277	-£2,380,959
	5%	-£14,951,680	-£12,263,217	-£9,588,251	-£6,927,555	-£4,282,073
BLV 3:	**MAJ_RES_3_D_35%**	Sales: Gross Sales				
£14,760,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,236,209	-£4,579,738	-£1,940,214	£650,841	£3,174,808
	-2.5%	-£9,158,669	-£6,493,264	-£3,843,368	-£1,210,398	£1,350,698
	0%	-£11,085,971	-£8,412,230	-£5,753,647	-£3,111,144	-£487,014
	2.5%	-£13,016,423	-£10,335,917	-£7,669,285	-£5,017,277	-£2,380,959
	5%	-£14,951,680	-£12,263,217	-£9,588,251	-£6,927,555	-£4,282,073

Table Reference:	**4.3.21**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_4_D					
BLV 1:	**MAJ_RES_4_D**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,497,361	-£6,339,219	-£4,181,077	-£2,022,935	£106,079
	-2.5%	-£10,588,728	-£8,430,586	-£6,272,444	-£4,114,302	-£1,956,161
	0%	-£12,695,051	-£10,521,953	-£8,363,812	-£6,205,670	-£4,047,528
	2.5%	-£14,819,374	-£12,627,236	-£10,455,179	-£8,297,037	-£6,138,895
	5%	-£16,956,741	-£14,750,779	-£12,559,421	-£10,388,404	-£8,230,262
BLV 2:	**MAJ_RES_4_D**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,497,361	-£6,339,219	-£4,181,077	-£2,022,935	£106,079
	-2.5%	-£10,588,728	-£8,430,586	-£6,272,444	-£4,114,302	-£1,956,161
	0%	-£12,695,051	-£10,521,953	-£8,363,812	-£6,205,670	-£4,047,528
	2.5%	-£14,819,374	-£12,627,236	-£10,455,179	-£8,297,037	-£6,138,895
	5%	-£16,956,741	-£14,750,779	-£12,559,421	-£10,388,404	-£8,230,262
BLV 3:	**MAJ_RES_4_D**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,497,361	-£6,339,219	-£4,181,077	-£2,022,935	£106,079
	-2.5%	-£10,588,728	-£8,430,586	-£6,272,444	-£4,114,302	-£1,956,161
	0%	-£12,695,051	-£10,521,953	-£8,363,812	-£6,205,670	-£4,047,528
	2.5%	-£14,819,374	-£12,627,236	-£10,455,179	-£8,297,037	-£6,138,895
	5%	-£16,956,741	-£14,750,779	-£12,559,421	-£10,388,404	-£8,230,262

Table Reference:	**4.3.22**					
Policy Reference:	20% AH, 70% DMR & 30% KWLR					
Typology Reference:	MAJ_RES_4_D_20%					
BLV 1:	**MAJ_RES_4_D_20%**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,562,043	-£11,021,451	-£9,490,011	-£7,971,276	-£6,462,434
	-2.5%	-£14,449,690	-£12,900,529	-£11,358,553	-£9,825,524	-£8,303,394
	0%	-£16,344,778	-£14,789,298	-£13,239,014	-£11,695,654	-£10,161,035
	2.5%	-£18,247,306	-£16,685,180	-£15,128,906	-£13,577,498	-£12,033,345
	5%	-£20,156,748	-£18,587,710	-£17,025,582	-£15,468,514	-£13,915,982
BLV 2:	**MAJ_RES_4_D_20%**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,562,043	-£11,021,451	-£9,490,011	-£7,971,276	-£6,462,434
	-2.5%	-£14,449,690	-£12,900,529	-£11,358,553	-£9,825,524	-£8,303,394
	0%	-£16,344,778	-£14,789,298	-£13,239,014	-£11,695,654	-£10,161,035
	2.5%	-£18,247,306	-£16,685,180	-£15,128,906	-£13,577,498	-£12,033,345
	5%	-£20,156,748	-£18,587,710	-£17,025,582	-£15,468,514	-£13,915,982
BLV 3:	**MAJ_RES_4_D_20%**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,562,043	-£11,021,451	-£9,490,011	-£7,971,276	-£6,462,434
	-2.5%	-£14,449,690	-£12,900,529	-£11,358,553	-£9,825,524	-£8,303,394
	0%	-£16,344,778	-£14,789,298	-£13,239,014	-£11,695,654	-£10,161,035
	2.5%	-£18,247,306	-£16,685,180	-£15,128,906	-£13,577,498	-£12,033,345
	5%	-£20,156,748	-£18,587,710	-£17,025,582	-£15,468,514	-£13,915,982

Table Reference:	**4.3.23**					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_D_20%					
BLV 1:	**MAJ_RES_4_D_20%**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,151,345	-£5,612,741	-£4,083,268	-£2,568,465	-£1,059,623
	-2.5%	-£9,036,979	-£7,489,830	-£5,949,842	-£4,418,781	-£2,900,332
	0%	-£10,930,073	-£9,376,587	-£7,828,314	-£6,286,943	-£4,754,291
	2.5%	-£12,832,592	-£11,270,473	-£9,716,195	-£8,166,798	-£6,624,044
	5%	-£14,740,012	-£13,172,996	-£11,610,874	-£10,055,802	-£8,505,282
BLV 2:	**MAJ_RES_4_D_20%**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,151,345	-£5,612,741	-£4,083,268	-£2,568,465	-£1,059,623
	-2.5%	-£9,036,979	-£7,489,830	-£5,949,842	-£4,418,781	-£2,900,332
	0%	-£10,930,073	-£9,376,587	-£7,828,314	-£6,286,943	-£4,754,291
	2.5%	-£12,832,592	-£11,270,473	-£9,716,195	-£8,166,798	-£6,624,044
	5%	-£14,740,012	-£13,172,996	-£11,610,874	-£10,055,802	-£8,505,282
BLV 3:	**MAJ_RES_4_D_20%**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,151,345	-£5,612,741	-£4,083,268	-£2,568,465	-£1,059,623
	-2.5%	-£9,036,979	-£7,489,830	-£5,949,842	-£4,418,781	-£2,900,332
	0%	-£10,930,073	-£9,376,587	-£7,828,314	-£6,286,943	-£4,754,291
	2.5%	-£12,832,592	-£11,270,473	-£9,716,195	-£8,166,798	-£6,624,044
	5%	-£14,740,012	-£13,172,996	-£11,610,874	-£10,055,802	-£8,505,282

Table Reference:	**4.3.24**					
Policy Reference:	25% AH, 70% DMR & 30% KWLR					
Typology Reference:	MAJ_RES_4_D_25%					
BLV 1:	**MAJ_RES_4_D_25%**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£15,237,605	-£13,544,618	-£11,859,338	-£10,183,709	-£8,522,850
	-2.5%	-£17,388,125	-£15,687,128	-£13,992,506	-£12,305,289	-£10,627,493
	0%	-£19,548,915	-£17,838,122	-£16,136,660	-£14,440,392	-£12,751,237
	2.5%	-£21,715,296	-£19,999,717	-£18,288,917	-£16,586,191	-£14,888,275
	5%	-£23,887,705	-£22,166,973	-£20,450,518	-£18,739,714	-£17,035,722
BLV 2:	**MAJ_RES_4_D_25%**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£15,237,605	-£13,544,618	-£11,859,338	-£10,183,709	-£8,522,850
	-2.5%	-£17,388,125	-£15,687,128	-£13,992,506	-£12,305,289	-£10,627,493
	0%	-£19,548,915	-£17,838,122	-£16,136,660	-£14,440,392	-£12,751,237
	2.5%	-£21,715,296	-£19,999,717	-£18,288,917	-£16,586,191	-£14,888,275
	5%	-£23,887,705	-£22,166,973	-£20,450,518	-£18,739,714	-£17,035,722
BLV 3:	**MAJ_RES_4_D_25%**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£15,237,605	-£13,544,618	-£11,859,338	-£10,183,709	-£8,522,850
	-2.5%	-£17,388,125	-£15,687,128	-£13,992,506	-£12,305,289	-£10,627,493
	0%	-£19,548,915	-£17,838,122	-£16,136,660	-£14,440,392	-£12,751,237
	2.5%	-£21,715,296	-£19,999,717	-£18,288,917	-£16,586,191	-£14,888,275
	5%	-£23,887,705	-£22,166,973	-£20,450,518	-£18,739,714	-£17,035,722

Table Reference:	**4.3.25**					
Policy Reference:	25% AH, 70% DMR & 30% KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_D_25%					
BLV 1:	**MAJ_RES_4_D_25%**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,590,619	-£6,899,497	-£5,217,429	-£3,546,463	-£1,890,472
	-2.5%	-£10,739,747	-£9,038,762	-£7,347,381	-£5,663,379	-£3,988,760
	0%	-£12,897,305	-£11,189,274	-£9,488,284	-£7,795,267	-£6,109,326
	2.5%	-£15,060,424	-£13,348,106	-£11,638,802	-£9,937,815	-£8,243,150
	5%	-£17,232,823	-£15,512,100	-£13,798,907	-£12,088,330	-£10,387,345
BLV 2:	**MAJ_RES_4_D_25%**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,590,619	-£6,899,497	-£5,217,429	-£3,546,463	-£1,890,472
	-2.5%	-£10,739,747	-£9,038,762	-£7,347,381	-£5,663,379	-£3,988,760
	0%	-£12,897,305	-£11,189,274	-£9,488,284	-£7,795,267	-£6,109,326
	2.5%	-£15,060,424	-£13,348,106	-£11,638,802	-£9,937,815	-£8,243,150
	5%	-£17,232,823	-£15,512,100	-£13,798,907	-£12,088,330	-£10,387,345
BLV 3:	**MAJ_RES_4_D_25%**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,590,619	-£6,899,497	-£5,217,429	-£3,546,463	-£1,890,472
	-2.5%	-£10,739,747	-£9,038,762	-£7,347,381	-£5,663,379	-£3,988,760
	0%	-£12,897,305	-£11,189,274	-£9,488,284	-£7,795,267	-£6,109,326
	2.5%	-£15,060,424	-£13,348,106	-£11,638,802	-£9,937,815	-£8,243,150
	5%	-£17,232,823	-£15,512,100	-£13,798,907	-£12,088,330	-£10,387,345

Table Reference:	4.3.26					
Policy Reference:	35% AH, 70% DMR & 30% KWLR					
Typology Reference:	MAJ_RES_4_D_35%					
BLV 1:	**MAJ_RES_4_D_35%**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£28,339,293	-£26,634,103	-£24,937,972	-£23,241,851	-£21,554,631
	-2.5%	-£31,056,955	-£29,350,925	-£27,644,908	-£25,946,458	-£24,250,318
	0%	-£33,785,346	-£32,069,507	-£30,362,555	-£28,656,521	-£26,954,939
	2.5%	-£36,515,372	-£34,799,498	-£33,083,646	-£31,374,183	-£29,668,140
	5%	-£39,254,020	-£37,529,516	-£35,813,649	-£34,097,782	-£32,385,806
BLV 2:	**MAJ_RES_4_D_35%**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£28,339,293	-£26,634,103	-£24,937,972	-£23,241,851	-£21,554,631
	-2.5%	-£31,056,955	-£29,350,925	-£27,644,908	-£25,946,458	-£24,250,318
	0%	-£33,785,346	-£32,069,507	-£30,362,555	-£28,656,521	-£26,954,939
	2.5%	-£36,515,372	-£34,799,498	-£33,083,646	-£31,374,183	-£29,668,140
	5%	-£39,254,020	-£37,529,516	-£35,813,649	-£34,097,782	-£32,385,806
BLV 3:	**MAJ_RES_4_D_35%**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£28,339,293	-£26,634,103	-£24,937,972	-£23,241,851	-£21,554,631
	-2.5%	-£31,056,955	-£29,350,925	-£27,644,908	-£25,946,458	-£24,250,318
	0%	-£33,785,346	-£32,069,507	-£30,362,555	-£28,656,521	-£26,954,939
	2.5%	-£36,515,372	-£34,799,498	-£33,083,646	-£31,374,183	-£29,668,140
	5%	-£39,254,020	-£37,529,516	-£35,813,649	-£34,097,782	-£32,385,806

Table Reference:	**4.3.27**					
Policy Reference:	35% AH, 70% DMR & 30% KWLR, Grant & CIL relief					
Typology Reference:	MAJ_RES_4_D_35%					
BLV 1:	**MAJ_RES_4_D_35%**	Rent: Gross Rent				
£4,176,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,666,232	-£16,968,379	-£15,272,243	-£13,582,520	-£11,896,167
	-2.5%	-£21,383,881	-£19,677,847	-£17,976,859	-£16,280,730	-£14,587,334
	0%	-£24,104,977	-£22,395,504	-£20,689,475	-£18,985,339	-£17,289,215
	2.5%	-£26,834,990	-£25,119,115	-£23,407,127	-£21,701,106	-£19,995,085
	5%	-£29,566,270	-£27,849,134	-£26,133,258	-£24,418,750	-£22,712,732
BLV 2:	**MAJ_RES_4_D_35%**	Rent: Gross Rent				
£5,580,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,666,232	-£16,968,379	-£15,272,243	-£13,582,520	-£11,896,167
	-2.5%	-£21,383,881	-£19,677,847	-£17,976,859	-£16,280,730	-£14,587,334
	0%	-£24,104,977	-£22,395,504	-£20,689,475	-£18,985,339	-£17,289,215
	2.5%	-£26,834,990	-£25,119,115	-£23,407,127	-£21,701,106	-£19,995,085
	5%	-£29,566,270	-£27,849,134	-£26,133,258	-£24,418,750	-£22,712,732
BLV 3:	**MAJ_RES_4_D_35%**	Rent: Gross Rent				
£14,760,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,666,232	-£16,968,379	-£15,272,243	-£13,582,520	-£11,896,167
	-2.5%	-£21,383,881	-£19,677,847	-£17,976,859	-£16,280,730	-£14,587,334
	0%	-£24,104,977	-£22,395,504	-£20,689,475	-£18,985,339	-£17,289,215
	2.5%	-£26,834,990	-£25,119,115	-£23,407,127	-£21,701,106	-£19,995,085
	5%	-£29,566,270	-£27,849,134	-£26,133,258	-£24,418,750	-£22,712,732

Table Reference:	**4.3.28**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_5_D_20%					
BLV 1:	**MAJ_RES_5_D_20%**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£36,585,322	-£26,331,818	-£16,314,443	-£6,345,756	£3,276,576
	-2.5%	-£43,074,356	-£32,718,810	-£22,551,938	-£12,581,141	-£2,612,453
	0%	-£49,608,370	-£39,170,129	-£28,882,224	-£18,816,522	-£8,847,839
	2.5%	-£56,179,562	-£45,671,690	-£35,292,777	-£25,077,531	-£15,083,221
	5%	-£62,783,954	-£52,213,275	-£41,760,223	-£31,441,366	-£21,318,600
BLV 2:	**MAJ_RES_5_D_20%**	Sales: Gross Sales				
£24,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£36,585,322	-£26,331,818	-£16,314,443	-£6,345,756	£3,276,576
	-2.5%	-£43,074,356	-£32,718,810	-£22,551,938	-£12,581,141	-£2,612,453
	0%	-£49,608,370	-£39,170,129	-£28,882,224	-£18,816,522	-£8,847,839
	2.5%	-£56,179,562	-£45,671,690	-£35,292,777	-£25,077,531	-£15,083,221
	5%	-£62,783,954	-£52,213,275	-£41,760,223	-£31,441,366	-£21,318,600
BLV 3:	**MAJ_RES_5_D_20%**	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£36,585,322	-£26,331,818	-£16,314,443	-£6,345,756	£3,276,576
	-2.5%	-£43,074,356	-£32,718,810	-£22,551,938	-£12,581,141	-£2,612,453
	0%	-£49,608,370	-£39,170,129	-£28,882,224	-£18,816,522	-£8,847,839
	2.5%	-£56,179,562	-£45,671,690	-£35,292,777	-£25,077,531	-£15,083,221
	5%	-£62,783,954	-£52,213,275	-£41,760,223	-£31,441,366	-£21,318,600

Table Reference:	**4.3.29**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_D_20%					
BLV 1:	**MAJ_RES_5_D_20%**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,127,097	-£7,040,880	£2,648,403	£11,664,071	£20,679,731
	-2.5%	-£23,551,188	-£13,312,807	-£3,307,028	£6,024,797	£15,040,463
	0%	-£30,027,307	-£19,690,191	-£9,542,415	£385,522	£9,401,191
	2.5%	-£36,553,815	-£26,129,805	-£15,858,597	-£5,809,113	£3,761,915
	5%	-£43,116,655	-£32,624,640	-£22,258,820	-£12,062,573	-£2,075,810
BLV 2:	**MAJ_RES_5_D_20%**	Sales: Gross Sales				
£24,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,127,097	-£7,040,880	£2,648,403	£11,664,071	£20,679,731
	-2.5%	-£23,551,188	-£13,312,807	-£3,307,028	£6,024,797	£15,040,463
	0%	-£30,027,307	-£19,690,191	-£9,542,415	£385,522	£9,401,191
	2.5%	-£36,553,815	-£26,129,805	-£15,858,597	-£5,809,113	£3,761,915
	5%	-£43,116,655	-£32,624,640	-£22,258,820	-£12,062,573	-£2,075,810
BLV 3:	**MAJ_RES_5_D_20%**	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,127,097	-£7,040,880	£2,648,403	£11,664,071	£20,679,731
	-2.5%	-£23,551,188	-£13,312,807	-£3,307,028	£6,024,797	£15,040,463
	0%	-£30,027,307	-£19,690,191	-£9,542,415	£385,522	£9,401,191
	2.5%	-£36,553,815	-£26,129,805	-£15,858,597	-£5,809,113	£3,761,915
	5%	-£43,116,655	-£32,624,640	-£22,258,820	-£12,062,573	-£2,075,810

Table Reference:	**4.3.30**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_5_D_25%					
BLV 1:	**MAJ_RES_5_D_25%**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£40,202,008	-£29,852,216	-£19,727,728	-£9,726,777	£246,335
	-2.5%	-£47,034,987	-£36,593,598	-£26,312,738	-£16,264,656	-£6,265,506
	0%	-£53,916,267	-£43,394,140	-£33,008,696	-£22,806,014	-£12,803,385
	2.5%	-£60,835,185	-£50,244,975	-£39,774,192	-£29,448,639	-£19,341,260
	5%	-£67,787,591	-£57,135,901	-£46,593,088	-£36,175,801	-£25,916,586
BLV 2:	**MAJ_RES_5_D_25%**	Sales: Gross Sales				
£24,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£40,202,008	-£29,852,216	-£19,727,728	-£9,726,777	£246,335
	-2.5%	-£47,034,987	-£36,593,598	-£26,312,738	-£16,264,656	-£6,265,506
	0%	-£53,916,267	-£43,394,140	-£33,008,696	-£22,806,014	-£12,803,385
	2.5%	-£60,835,185	-£50,244,975	-£39,774,192	-£29,448,639	-£19,341,260
	5%	-£67,787,591	-£57,135,901	-£46,593,088	-£36,175,801	-£25,916,586
BLV 3:	**MAJ_RES_5_D_25%**	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£40,202,008	-£29,852,216	-£19,727,728	-£9,726,777	£246,335
	-2.5%	-£47,034,987	-£36,593,598	-£26,312,738	-£16,264,656	-£6,265,506
	0%	-£53,916,267	-£43,394,140	-£33,008,696	-£22,806,014	-£12,803,385
	2.5%	-£60,835,185	-£50,244,975	-£39,774,192	-£29,448,639	-£19,341,260
	5%	-£67,787,591	-£57,135,901	-£46,593,088	-£36,175,801	-£25,916,586

Table Reference:	**4.3.31**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_D_25%					
BLV 1:	**MAJ_RES_5_D_25%**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,830,928	-£6,720,833	£2,967,278	£12,012,279	£21,055,473
	-2.5%	-£23,564,786	-£13,294,978	-£3,257,037	£6,099,431	£15,142,644
	0%	-£30,357,888	-£19,983,564	-£9,795,013	£186,581	£9,229,895
	2.5%	-£37,204,983	-£26,741,701	-£16,426,767	-£6,331,577	£3,316,950
	5%	-£44,092,127	-£33,556,836	-£23,146,482	-£12,897,159	-£2,870,305
BLV 2:	**MAJ_RES_5_D_25%**	Sales: Gross Sales				
£24,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,830,928	-£6,720,833	£2,967,278	£12,012,279	£21,055,473
	-2.5%	-£23,564,786	-£13,294,978	-£3,257,037	£6,099,431	£15,142,644
	0%	-£30,357,888	-£19,983,564	-£9,795,013	£186,581	£9,229,895
	2.5%	-£37,204,983	-£26,741,701	-£16,426,767	-£6,331,577	£3,316,950
	5%	-£44,092,127	-£33,556,836	-£23,146,482	-£12,897,159	-£2,870,305
BLV 3:	**MAJ_RES_5_D_25%**	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,830,928	-£6,720,833	£2,967,278	£12,012,279	£21,055,473
	-2.5%	-£23,564,786	-£13,294,978	-£3,257,037	£6,099,431	£15,142,644
	0%	-£30,357,888	-£19,983,564	-£9,795,013	£186,581	£9,229,895
	2.5%	-£37,204,983	-£26,741,701	-£16,426,767	-£6,331,577	£3,316,950
	5%	-£44,092,127	-£33,556,836	-£23,146,482	-£12,897,159	-£2,870,305

Table Reference:	**4.3.32**					
Policy Reference:	35% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_5_D_35%					
BLV 1:	**MAJ_RES_5_D_35%**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£47,054,743	-£37,612,537	-£28,299,285	-£19,135,150	-£10,197,071
	-2.5%	-£54,106,208	-£44,586,715	-£35,189,123	-£25,922,285	-£16,811,117
	0%	-£61,199,430	-£51,609,522	-£42,140,056	-£32,784,428	-£23,560,105
	2.5%	-£68,330,542	-£58,675,994	-£49,138,098	-£39,706,518	-£30,393,068
	5%	-£75,495,263	-£65,782,223	-£56,178,867	-£46,676,908	-£37,283,709
BLV 2:	**MAJ_RES_5_D_35%**	Sales: Gross Sales				
£24,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£47,054,743	-£37,612,537	-£28,299,285	-£19,135,150	-£10,197,071
	-2.5%	-£54,106,208	-£44,586,715	-£35,189,123	-£25,922,285	-£16,811,117
	0%	-£61,199,430	-£51,609,522	-£42,140,056	-£32,784,428	-£23,560,105
	2.5%	-£68,330,542	-£58,675,994	-£49,138,098	-£39,706,518	-£30,393,068
	5%	-£75,495,263	-£65,782,223	-£56,178,867	-£46,676,908	-£37,283,709
BLV 3:	**MAJ_RES_5_D_35%**	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£47,054,743	-£37,612,537	-£28,299,285	-£19,135,150	-£10,197,071
	-2.5%	-£54,106,208	-£44,586,715	-£35,189,123	-£25,922,285	-£16,811,117
	0%	-£61,199,430	-£51,609,522	-£42,140,056	-£32,784,428	-£23,560,105
	2.5%	-£68,330,542	-£58,675,994	-£49,138,098	-£39,706,518	-£30,393,068
	5%	-£75,495,263	-£65,782,223	-£56,178,867	-£46,676,908	-£37,283,709

Table Reference:	**4.3.33**					
Policy Reference:	35% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_D_35%					
BLV 1:	**MAJ_RES_5_D_35%**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,456,310	-£8,297,513	£578,980	£8,605,868	£16,602,458
	-2.5%	-£24,343,256	-£15,082,184	-£5,976,533	£2,644,282	£10,657,453
	0%	-£31,292,102	-£21,941,823	-£12,722,057	-£3,674,961	£4,708,513
	2.5%	-£38,288,716	-£28,859,779	-£19,552,175	-£10,378,272	-£1,401,125
	5%	-£45,329,740	-£35,827,752	-£26,441,110	-£17,174,747	-£8,048,586
BLV 2:	**MAJ_RES_5_D_35%**	Sales: Gross Sales				
£24,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,456,310	-£8,297,513	£578,980	£8,605,868	£16,602,458
	-2.5%	-£24,343,256	-£15,082,184	-£5,976,533	£2,644,282	£10,657,453
	0%	-£31,292,102	-£21,941,823	-£12,722,057	-£3,674,961	£4,708,513
	2.5%	-£38,288,716	-£28,859,779	-£19,552,175	-£10,378,272	-£1,401,125
	5%	-£45,329,740	-£35,827,752	-£26,441,110	-£17,174,747	-£8,048,586
BLV 3:	**MAJ_RES_5_D_35%**	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,456,310	-£8,297,513	£578,980	£8,605,868	£16,602,458
	-2.5%	-£24,343,256	-£15,082,184	-£5,976,533	£2,644,282	£10,657,453
	0%	-£31,292,102	-£21,941,823	-£12,722,057	-£3,674,961	£4,708,513
	2.5%	-£38,288,716	-£28,859,779	-£19,552,175	-£10,378,272	-£1,401,125
	5%	-£45,329,740	-£35,827,752	-£26,441,110	-£17,174,747	-£8,048,586

Table Reference:	**4.3.34**					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Growth					
Typology Reference:	MAJ_RES_6_D_20%					
BLV 1:	**MAJ_RES_6_D_20%**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£29,542,942	-£24,580,231	-£19,691,078	-£14,825,255	-£9,959,433
	-2.5%	-£36,105,222	-£31,082,060	-£26,104,530	-£21,191,882	-£16,326,059
	0%	-£42,722,312	-£37,654,068	-£32,623,819	-£27,631,475	-£22,696,728
	2.5%	-£49,389,408	-£44,283,758	-£39,208,273	-£34,165,581	-£29,165,600
	5%	-£56,094,592	-£50,956,204	-£45,845,211	-£40,763,696	-£35,714,066
BLV 2:	**MAJ_RES_6_D_20%**	Rent: Gross Rent				
£24,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£29,542,942	-£24,580,231	-£19,691,078	-£14,825,255	-£9,959,433
	-2.5%	-£36,105,222	-£31,082,060	-£26,104,530	-£21,191,882	-£16,326,059
	0%	-£42,722,312	-£37,654,068	-£32,623,819	-£27,631,475	-£22,696,728
	2.5%	-£49,389,408	-£44,283,758	-£39,208,273	-£34,165,581	-£29,165,600
	5%	-£56,094,592	-£50,956,204	-£45,845,211	-£40,763,696	-£35,714,066
BLV 3:	**MAJ_RES_6_D_20%**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£29,542,942	-£24,580,231	-£19,691,078	-£14,825,255	-£9,959,433
	-2.5%	-£36,105,222	-£31,082,060	-£26,104,530	-£21,191,882	-£16,326,059
	0%	-£42,722,312	-£37,654,068	-£32,623,819	-£27,631,475	-£22,696,728
	2.5%	-£49,389,408	-£44,283,758	-£39,208,273	-£34,165,581	-£29,165,600
	5%	-£56,094,592	-£50,956,204	-£45,845,211	-£40,763,696	-£35,714,066

Table Reference:	**4.3.35**					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_6_D_20%					
BLV 1:	**MAJ_RES_6_D_20%**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,406,725	-£7,516,904	-£2,651,082	£2,003,009	£6,403,652
	-2.5%	-£18,909,713	-£13,931,460	-£9,017,708	-£4,151,885	£645,684
	0%	-£25,482,018	-£20,451,469	-£15,458,761	-£10,522,927	-£5,652,689
	2.5%	-£32,112,533	-£27,036,666	-£21,993,213	-£16,992,886	-£12,038,035
	5%	-£38,785,374	-£33,673,982	-£28,592,090	-£23,542,081	-£18,527,006
BLV 2:	**MAJ_RES_6_D_20%**	Rent: Gross Rent				
£24,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,406,725	-£7,516,904	-£2,651,082	£2,003,009	£6,403,652
	-2.5%	-£18,909,713	-£13,931,460	-£9,017,708	-£4,151,885	£645,684
	0%	-£25,482,018	-£20,451,469	-£15,458,761	-£10,522,927	-£5,652,689
	2.5%	-£32,112,533	-£27,036,666	-£21,993,213	-£16,992,886	-£12,038,035
	5%	-£38,785,374	-£33,673,982	-£28,592,090	-£23,542,081	-£18,527,006
BLV 3:	**MAJ_RES_6_D_20%**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,406,725	-£7,516,904	-£2,651,082	£2,003,009	£6,403,652
	-2.5%	-£18,909,713	-£13,931,460	-£9,017,708	-£4,151,885	£645,684
	0%	-£25,482,018	-£20,451,469	-£15,458,761	-£10,522,927	-£5,652,689
	2.5%	-£32,112,533	-£27,036,666	-£21,993,213	-£16,992,886	-£12,038,035
	5%	-£38,785,374	-£33,673,982	-£28,592,090	-£23,542,081	-£18,527,006

Table Reference:	**4.3.36**					
Policy Reference:	25% AH, 70% DMR & 30% KWLR, Growth					
Typology Reference:	MAJ_RES_6_D_25%					
BLV 1:	**MAJ_RES_6_D_25%**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£33,127,997	-£28,130,120	-£23,183,616	-£18,310,587	-£13,444,764
	-2.5%	-£39,964,781	-£34,912,540	-£29,898,156	-£24,932,793	-£20,039,929
	0%	-£46,851,599	-£41,758,114	-£36,698,030	-£31,673,273	-£26,691,131
	2.5%	-£53,787,017	-£48,657,559	-£43,555,868	-£38,484,685	-£33,450,290
	5%	-£60,761,290	-£55,600,487	-£50,465,038	-£45,356,736	-£40,278,092
BLV 2:	**MAJ_RES_6_D_25%**	Rent: Gross Rent				
£24,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£33,127,997	-£28,130,120	-£23,183,616	-£18,310,587	-£13,444,764
	-2.5%	-£39,964,781	-£34,912,540	-£29,898,156	-£24,932,793	-£20,039,929
	0%	-£46,851,599	-£41,758,114	-£36,698,030	-£31,673,273	-£26,691,131
	2.5%	-£53,787,017	-£48,657,559	-£43,555,868	-£38,484,685	-£33,450,290
	5%	-£60,761,290	-£55,600,487	-£50,465,038	-£45,356,736	-£40,278,092
BLV 3:	**MAJ_RES_6_D_25%**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£33,127,997	-£28,130,120	-£23,183,616	-£18,310,587	-£13,444,764
	-2.5%	-£39,964,781	-£34,912,540	-£29,898,156	-£24,932,793	-£20,039,929
	0%	-£46,851,599	-£41,758,114	-£36,698,030	-£31,673,273	-£26,691,131
	2.5%	-£53,787,017	-£48,657,559	-£43,555,868	-£38,484,685	-£33,450,290
	5%	-£60,761,290	-£55,600,487	-£50,465,038	-£45,356,736	-£40,278,092

Table Reference:	4.3.37					
Policy Reference:	25% AH, 70% DMR & 30% KWLR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_6_D_25%					
BLV 1:	**MAJ_RES_6_D_25%**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£14,282,827	-£9,362,139	-£4,496,316	£334,182	£4,734,825
	-2.5%	-£21,044,400	-£16,046,943	-£11,100,109	-£6,225,658	-£1,359,835
	0%	-£27,878,596	-£22,828,027	-£17,814,954	-£12,849,262	-£7,955,000
	2.5%	-£34,763,332	-£29,672,079	-£24,613,478	-£19,589,651	-£14,607,943
	5%	-£41,692,237	-£36,566,431	-£31,467,714	-£26,398,910	-£21,366,654
BLV 2:	**MAJ_RES_6_D_25%**	Rent: Gross Rent				
£24,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£14,282,827	-£9,362,139	-£4,496,316	£334,182	£4,734,825
	-2.5%	-£21,044,400	-£16,046,943	-£11,100,109	-£6,225,658	-£1,359,835
	0%	-£27,878,596	-£22,828,027	-£17,814,954	-£12,849,262	-£7,955,000
	2.5%	-£34,763,332	-£29,672,079	-£24,613,478	-£19,589,651	-£14,607,943
	5%	-£41,692,237	-£36,566,431	-£31,467,714	-£26,398,910	-£21,366,654
BLV 3:	**MAJ_RES_6_D_25%**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£14,282,827	-£9,362,139	-£4,496,316	£334,182	£4,734,825
	-2.5%	-£21,044,400	-£16,046,943	-£11,100,109	-£6,225,658	-£1,359,835
	0%	-£27,878,596	-£22,828,027	-£17,814,954	-£12,849,262	-£7,955,000
	2.5%	-£34,763,332	-£29,672,079	-£24,613,478	-£19,589,651	-£14,607,943
	5%	-£41,692,237	-£36,566,431	-£31,467,714	-£26,398,910	-£21,366,654

Table Reference:	4.3.38					
Policy Reference:	35% AH, 70% DMR & 30% KWLR, Growth					
Typology Reference:	MAJ_RES_6_D_35%					
BLV 1:	**MAJ_RES_6_D_35%**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£42,268,869	-£37,696,118	-£33,152,525	-£28,643,560	-£24,176,104
	-2.5%	-£49,464,404	-£44,854,105	-£40,271,628	-£35,718,805	-£31,197,774
	0%	-£56,707,269	-£52,068,404	-£47,452,746	-£42,862,472	-£38,298,445
	2.5%	-£63,991,275	-£59,324,108	-£54,678,439	-£50,054,817	-£45,455,182
	5%	-£71,308,922	-£66,617,062	-£61,944,843	-£57,291,105	-£52,661,371
BLV 2:	**MAJ_RES_6_D_35%**	Rent: Gross Rent				
£24,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£42,268,869	-£37,696,118	-£33,152,525	-£28,643,560	-£24,176,104
	-2.5%	-£49,464,404	-£44,854,105	-£40,271,628	-£35,718,805	-£31,197,774
	0%	-£56,707,269	-£52,068,404	-£47,452,746	-£42,862,472	-£38,298,445
	2.5%	-£63,991,275	-£59,324,108	-£54,678,439	-£50,054,817	-£45,455,182
	5%	-£71,308,922	-£66,617,062	-£61,944,843	-£57,291,105	-£52,661,371
BLV 3:	**MAJ_RES_6_D_35%**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£42,268,869	-£37,696,118	-£33,152,525	-£28,643,560	-£24,176,104
	-2.5%	-£49,464,404	-£44,854,105	-£40,271,628	-£35,718,805	-£31,197,774
	0%	-£56,707,269	-£52,068,404	-£47,452,746	-£42,862,472	-£38,298,445
	2.5%	-£63,991,275	-£59,324,108	-£54,678,439	-£50,054,817	-£45,455,182
	5%	-£71,308,922	-£66,617,062	-£61,944,843	-£57,291,105	-£52,661,371

Table Reference:	**4.3.39**					
Policy Reference:	35% AH, 70% DMR & 30% KWLR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_6_D_35%					
BLV 1:	**MAJ_RES_6_D_35%**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,350,705	-£13,860,073	-£9,423,352	-£5,040,855	-£662,692
	-2.5%	-£25,432,197	-£20,889,835	-£16,385,695	-£11,919,049	-£7,517,336
	0%	-£32,578,265	-£27,997,469	-£23,444,859	-£18,922,205	-£14,437,496
	2.5%	-£39,773,059	-£35,157,850	-£30,568,158	-£26,004,373	-£21,470,357
	5%	-£47,012,583	-£42,370,729	-£37,748,341	-£33,150,118	-£28,577,658
BLV 2:	**MAJ_RES_6_D_35%**	Rent: Gross Rent				
£24,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,350,705	-£13,860,073	-£9,423,352	-£5,040,855	-£662,692
	-2.5%	-£25,432,197	-£20,889,835	-£16,385,695	-£11,919,049	-£7,517,336
	0%	-£32,578,265	-£27,997,469	-£23,444,859	-£18,922,205	-£14,437,496
	2.5%	-£39,773,059	-£35,157,850	-£30,568,158	-£26,004,373	-£21,470,357
	5%	-£47,012,583	-£42,370,729	-£37,748,341	-£33,150,118	-£28,577,658
BLV 3:	**MAJ_RES_6_D_35%**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,350,705	-£13,860,073	-£9,423,352	-£5,040,855	-£662,692
	-2.5%	-£25,432,197	-£20,889,835	-£16,385,695	-£11,919,049	-£7,517,336
	0%	-£32,578,265	-£27,997,469	-£23,444,859	-£18,922,205	-£14,437,496
	2.5%	-£39,773,059	-£35,157,850	-£30,568,158	-£26,004,373	-£21,470,357
	5%	-£47,012,583	-£42,370,729	-£37,748,341	-£33,150,118	-£28,577,658

Table Reference:	4.3.40					
Policy Reference:	20% AH, 60% SR & 40% DMR, Growth					
Typology Reference:	MAJ_RES_7_D_20%					
BLV 1:	MAJ_RES_7_D_20%	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£38,694,071	-£24,028,750	-£9,363,430	£4,641,666	£17,452,654
	-2.5%	-£55,434,390	-£40,607,352	-£25,942,031	-£11,276,711	£2,970,307
	0%	-£72,503,504	-£57,386,539	-£42,520,633	-£27,855,312	-£13,189,992
	2.5%	-£89,801,921	-£74,454,647	-£59,340,435	-£44,441,135	-£29,768,593
	5%	-£107,374,167	-£91,716,954	-£76,408,916	-£61,294,323	-£46,366,667

Table Reference:	4.3.41					
Policy Reference:	20% AH, 60% SR & 40% DMR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_7_D_20%					
BLV 1:	MAJ_RES_7_D_20%	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£5,619,918	£18,441,628	£31,252,616	£44,063,604	£56,874,593
	-2.5%	-£10,182,108	£3,938,922	£16,770,268	£29,581,257	£42,392,245
	0%	-£26,985,156	-£12,097,629	£2,257,925	£15,098,909	£27,909,897
	2.5%	-£44,060,435	-£28,939,037	-£14,021,803	£576,929	£13,427,550
	5%	-£61,335,082	-£46,018,005	-£30,892,918	-£15,953,285	-£1,256,631

Table Reference:	4.3.42					
Policy Reference:	25% AH, 60% SR & 40% DMR, Growth					
Typology Reference:	MAJ_RES_7_D_25%					
BLV 1:	MAJ_RES_7_D_25%	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£51,654,758	-£36,820,075	-£22,138,934	-£7,459,784	£6,316,688
	-2.5%	-£69,478,116	-£54,276,903	-£39,431,091	-£24,751,941	-£10,072,792
	0%	-£87,768,101	-£72,088,942	-£56,926,411	-£42,044,098	-£27,364,949
	2.5%	-£106,419,362	-£90,263,388	-£74,744,176	-£59,583,867	-£44,664,120
	5%	-£125,322,399	-£108,845,472	-£92,835,543	-£77,416,127	-£62,244,126

Table Reference:	4.3.43					
Policy Reference:	25% AH, 60% SR & 40% DMR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_7_D_25%					
BLV 1:	MAJ_RES_7_D_25%	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£728,439	£13,615,188	£26,438,257	£39,261,326	£52,084,395
	-2.5%	-£16,570,151	-£1,773,626	£11,332,578	£24,155,647	£36,978,716
	0%	-£34,383,942	-£19,199,497	-£4,386,634	£9,042,968	£21,873,037
	2.5%	-£52,523,612	-£36,986,054	-£21,845,379	-£6,999,641	£6,747,168
	5%	-£70,959,114	-£55,105,321	-£39,640,067	-£24,515,135	-£9,616,932

Table Reference:	4.3.44					
Policy Reference:	35% AH, 60% SR & 40% DMR, Growth					
Typology Reference:	MAJ_RES_7_D_35%					
BLV 1:	MAJ_RES_7_D_35%	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£80,233,890	-£64,396,825	-£49,214,687	-£34,369,446	-£19,665,711
	-2.5%	-£100,427,915	-£84,128,741	-£68,423,315	-£53,255,441	-£38,349,794
	0%	-£120,888,689	-£104,273,929	-£88,095,000	-£72,506,334	-£57,314,641
	2.5%	-£141,520,146	-£124,718,162	-£108,191,007	-£92,120,654	-£76,598,138
	5%	-£162,305,188	-£145,334,775	-£128,602,668	-£112,155,931	-£96,176,553

Table Reference:	4.3.45					
Policy Reference:	35% AH, 60% SR & 40% DMR, Growth, Grant Funding & CIL relief					
Typology Reference:	MAJ_RES_7_D_35%					
BLV 1:	MAJ_RES_7_D_35%	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£14,141,644	£890,051	£13,836,472	£26,711,673	£39,556,219
	-2.5%	-£33,653,984	-£18,124,956	-£2,984,871	£10,339,364	£23,234,614
	0%	-£53,512,336	-£37,653,183	-£22,151,106	-£7,007,775	£6,842,256
	2.5%	-£73,719,597	-£57,478,344	-£41,696,781	-£26,194,117	-£11,050,471
	5%	-£94,267,573	-£77,620,084	-£61,490,194	-£45,757,279	-£30,260,580

Table Reference:	4.3.46					
Policy Reference:	20% AH, 40% SO & 60% SR, Growth					
Typology Reference:	MAJ_RES_8_D_20%					
BLV 1: £30,240,000	MAJ_RES_8_D_20%	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£84,419,904	-£77,170,834	-£69,950,545	-£62,769,908	-£55,627,843
	-2.5%	-£99,830,150	-£92,525,623	-£85,259,444	-£78,015,036	-£70,803,763
	0%	-£115,328,777	-£107,982,114	-£100,663,194	-£93,361,085	-£86,106,639
	2.5%	-£130,907,991	-£123,518,687	-£116,153,548	-£108,807,037	-£101,503,935
	5%	-£146,560,500	-£139,128,042	-£131,722,474	-£124,333,444	-£116,986,390

Table Reference:	4.3.47					
Policy Reference:	20% AH, 40% SO & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_8_D_20%					
BLV 1: £30,240,000	MAJ_RES_8_D_20%	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£43,702,362	-£36,539,090	-£29,411,128	-£22,322,950	-£15,287,081
	-2.5%	-£58,961,013	-£51,740,745	-£44,549,638	-£37,388,008	-£30,267,568
	0%	-£74,332,114	-£67,058,617	-£59,805,286	-£52,584,999	-£45,404,679
	2.5%	-£89,794,131	-£82,469,734	-£75,165,195	-£67,898,150	-£60,657,237
	5%	-£105,334,429	-£97,965,643	-£90,618,952	-£83,302,741	-£76,007,584

Table Reference:	**4.3.48**
Policy Reference:	25% AH, 40% SO & 60% SR, Growth
Typology Reference:	MAJ_RES_8_D_25%

BLV 1: £30,240,000	**MAJ_RES_8_D_25%**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£89,754,528	-£82,492,348	-£75,258,882	-£68,058,924	-£60,924,037
	-2.5%	-£104,903,206	-£97,591,513	-£90,299,337	-£83,043,241	-£75,856,361
	0%	-£120,137,187	-£112,777,607	-£105,433,131	-£98,134,694	-£90,891,115
	2.5%	-£135,444,870	-£128,042,862	-£120,653,819	-£113,311,752	-£106,017,510
	5%	-£150,819,243	-£143,380,604	-£135,948,840	-£128,565,838	-£121,227,230

Table Reference:	**4.3.49**
Policy Reference:	25% AH, 40% SO & 60% SR, Growth, Grant & CIL relief
Typology Reference:	MAJ_RES_8_D_25%

BLV 1: £30,240,000	**MAJ_RES_8_D_25%**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£44,159,847	-£36,980,726	-£29,843,361	-£22,746,704	-£15,723,445
	-2.5%	-£59,152,899	-£51,920,897	-£44,715,139	-£37,544,908	-£30,447,410
	0%	-£74,248,808	-£66,959,958	-£59,697,777	-£52,478,054	-£45,316,734
	2.5%	-£89,429,966	-£82,090,521	-£74,785,936	-£67,510,944	-£60,289,713
	5%	-£104,688,450	-£97,304,408	-£89,957,651	-£82,633,793	-£75,370,282

Table Reference:	4.3.50					
Policy Reference:	35% AH, 40% SO & 60% SR, Growth					
Typology Reference:	MAJ_RES_8_D_35%					
BLV 1: £30,240,000	MAJ_RES_8_D_35%	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£113,143,320	-£105,780,364	-£98,439,418	-£91,135,315	-£83,909,156
	-2.5%	-£129,093,608	-£121,687,894	-£114,296,654	-£106,950,113	-£99,669,197
	0%	-£145,123,685	-£137,675,105	-£130,238,587	-£122,849,655	-£115,520,141
	2.5%	-£161,225,244	-£153,733,853	-£146,258,273	-£138,826,245	-£131,454,016
	5%	-£177,391,863	-£169,856,727	-£162,347,543	-£154,872,670	-£147,463,862

Table Reference:	4.3.51					
Policy Reference:	35% AH, 40% SO & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_8_D_35%					
BLV 1: £30,240,000	MAJ_RES_8_D_35%	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£54,400,436	-£47,133,756	-£39,897,719	-£32,714,578	-£25,597,133
	-2.5%	-£70,169,609	-£62,849,072	-£55,564,850	-£48,317,379	-£41,134,071
	0%	-£86,029,780	-£78,666,907	-£71,329,370	-£64,025,169	-£56,798,733
	2.5%	-£101,972,924	-£94,567,309	-£87,182,958	-£79,836,665	-£72,559,047
	5%	-£117,991,841	-£110,542,963	-£103,117,620	-£95,728,771	-£88,406,668

Table Reference:	**4.3.52**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_9_D_20%					
BLV 1:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,340,188	-£16,363,422	-£10,454,896	-£4,635,115	£940,216
	-2.5%	-£30,015,137	-£23,974,409	-£17,995,116	-£12,076,718	-£6,238,750
	0%	-£37,745,958	-£31,657,294	-£25,617,603	-£19,630,933	-£13,707,030
	2.5%	-£45,531,424	-£39,392,892	-£33,305,127	-£27,265,116	-£21,276,240
	5%	-£53,362,081	-£47,183,023	-£41,048,025	-£34,957,466	-£28,919,775
BLV 2:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,340,188	-£16,363,422	-£10,454,896	-£4,635,115	£940,216
	-2.5%	-£30,015,137	-£23,974,409	-£17,995,116	-£12,076,718	-£6,238,750
	0%	-£37,745,958	-£31,657,294	-£25,617,603	-£19,630,933	-£13,707,030
	2.5%	-£45,531,424	-£39,392,892	-£33,305,127	-£27,265,116	-£21,276,240
	5%	-£53,362,081	-£47,183,023	-£41,048,025	-£34,957,466	-£28,919,775
BLV 3:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,340,188	-£16,363,422	-£10,454,896	-£4,635,115	£940,216
	-2.5%	-£30,015,137	-£23,974,409	-£17,995,116	-£12,076,718	-£6,238,750
	0%	-£37,745,958	-£31,657,294	-£25,617,603	-£19,630,933	-£13,707,030
	2.5%	-£45,531,424	-£39,392,892	-£33,305,127	-£27,265,116	-£21,276,240
	5%	-£53,362,081	-£47,183,023	-£41,048,025	-£34,957,466	-£28,919,775

Table Reference:	**4.3.53**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_9_D_20%					
BLV 1:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£611,236	£5,964,075	£11,205,958	£16,367,887	£21,498,124
	-2.5%	-£6,898,418	-£933,676	£4,499,574	£9,775,963	£14,936,848
	0%	-£14,554,700	-£8,530,409	-£2,561,369	£3,028,044	£8,322,601
	2.5%	-£22,275,076	-£16,196,861	-£10,168,132	-£4,197,204	£1,546,453
	5%	-£30,043,611	-£23,921,189	-£17,844,845	-£11,814,393	-£5,840,286
BLV 2:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£611,236	£5,964,075	£11,205,958	£16,367,887	£21,498,124
	-2.5%	-£6,898,418	-£933,676	£4,499,574	£9,775,963	£14,936,848
	0%	-£14,554,700	-£8,530,409	-£2,561,369	£3,028,044	£8,322,601
	2.5%	-£22,275,076	-£16,196,861	-£10,168,132	-£4,197,204	£1,546,453
	5%	-£30,043,611	-£23,921,189	-£17,844,845	-£11,814,393	-£5,840,286
BLV 3:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£611,236	£5,964,075	£11,205,958	£16,367,887	£21,498,124
	-2.5%	-£6,898,418	-£933,676	£4,499,574	£9,775,963	£14,936,848
	0%	-£14,554,700	-£8,530,409	-£2,561,369	£3,028,044	£8,322,601
	2.5%	-£22,275,076	-£16,196,861	-£10,168,132	-£4,197,204	£1,546,453
	5%	-£30,043,611	-£23,921,189	-£17,844,845	-£11,814,393	-£5,840,286

Table Reference:	**4.3.54**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth, Grant & CIL relief, SUDS					
Typology Reference:	MAJ_RES_9_D_20%					
BLV 1:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£708,811	£4,696,074	£9,937,956	£15,104,067	£20,237,394
	-2.5%	-£8,292,418	-£2,327,676	£3,231,572	£8,507,961	£13,668,974
	0%	-£15,948,691	-£9,924,406	-£3,955,241	£1,760,193	£7,054,600
	2.5%	-£23,669,057	-£17,590,847	-£11,562,132	-£5,591,203	£278,452
	5%	-£31,437,763	-£25,315,176	-£19,238,840	-£13,208,380	-£7,234,286
BLV 2:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£708,811	£4,696,074	£9,937,956	£15,104,067	£20,237,394
	-2.5%	-£8,292,418	-£2,327,676	£3,231,572	£8,507,961	£13,668,974
	0%	-£15,948,691	-£9,924,406	-£3,955,241	£1,760,193	£7,054,600
	2.5%	-£23,669,057	-£17,590,847	-£11,562,132	-£5,591,203	£278,452
	5%	-£31,437,763	-£25,315,176	-£19,238,840	-£13,208,380	-£7,234,286
BLV 3:	**MAJ_RES_9_D_20%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£708,811	£4,696,074	£9,937,956	£15,104,067	£20,237,394
	-2.5%	-£8,292,418	-£2,327,676	£3,231,572	£8,507,961	£13,668,974
	0%	-£15,948,691	-£9,924,406	-£3,955,241	£1,760,193	£7,054,600
	2.5%	-£23,669,057	-£17,590,847	-£11,562,132	-£5,591,203	£278,452
	5%	-£31,437,763	-£25,315,176	-£19,238,840	-£13,208,380	-£7,234,286

Table Reference:	**4.3.55**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_9_D_25%					
BLV 1:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£29,119,504	-£23,020,990	-£16,974,212	-£10,994,305	-£5,081,560
	-2.5%	-£36,785,770	-£30,631,502	-£24,531,889	-£18,486,593	-£12,498,519
	0%	-£44,497,274	-£38,299,481	-£32,148,342	-£26,048,472	-£20,001,031
	2.5%	-£52,250,469	-£46,011,819	-£39,818,061	-£33,670,819	-£27,567,320
	5%	-£60,042,210	-£53,764,949	-£47,531,259	-£41,342,314	-£35,195,384
BLV 2:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£29,119,504	-£23,020,990	-£16,974,212	-£10,994,305	-£5,081,560
	-2.5%	-£36,785,770	-£30,631,502	-£24,531,889	-£18,486,593	-£12,498,519
	0%	-£44,497,274	-£38,299,481	-£32,148,342	-£26,048,472	-£20,001,031
	2.5%	-£52,250,469	-£46,011,819	-£39,818,061	-£33,670,819	-£27,567,320
	5%	-£60,042,210	-£53,764,949	-£47,531,259	-£41,342,314	-£35,195,384
BLV 3:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£29,119,504	-£23,020,990	-£16,974,212	-£10,994,305	-£5,081,560
	-2.5%	-£36,785,770	-£30,631,502	-£24,531,889	-£18,486,593	-£12,498,519
	0%	-£44,497,274	-£38,299,481	-£32,148,342	-£26,048,472	-£20,001,031
	2.5%	-£52,250,469	-£46,011,819	-£39,818,061	-£33,670,819	-£27,567,320
	5%	-£60,042,210	-£53,764,949	-£47,531,259	-£41,342,314	-£35,195,384

Table Reference:	**4.3.56**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_9_D_25%					
BLV 1:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,483,221	£3,203,159	£8,614,496	£13,947,728	£19,150,754
	-2.5%	-£10,064,080	-£3,985,315	£1,836,840	£7,253,595	£12,604,082
	0%	-£17,701,638	-£11,573,547	-£5,493,917	£465,514	£5,890,857
	2.5%	-£25,386,369	-£19,213,645	-£13,087,822	-£7,010,456	-£984,266
	5%	-£33,117,589	-£26,900,094	-£20,730,470	-£14,607,716	-£8,529,045
BLV 2:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,483,221	£3,203,159	£8,614,496	£13,947,728	£19,150,754
	-2.5%	-£10,064,080	-£3,985,315	£1,836,840	£7,253,595	£12,604,082
	0%	-£17,701,638	-£11,573,547	-£5,493,917	£465,514	£5,890,857
	2.5%	-£25,386,369	-£19,213,645	-£13,087,822	-£7,010,456	-£984,266
	5%	-£33,117,589	-£26,900,094	-£20,730,470	-£14,607,716	-£8,529,045
BLV 3:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,483,221	£3,203,159	£8,614,496	£13,947,728	£19,150,754
	-2.5%	-£10,064,080	-£3,985,315	£1,836,840	£7,253,595	£12,604,082
	0%	-£17,701,638	-£11,573,547	-£5,493,917	£465,514	£5,890,857
	2.5%	-£25,386,369	-£19,213,645	-£13,087,822	-£7,010,456	-£984,266
	5%	-£33,117,589	-£26,900,094	-£20,730,470	-£14,607,716	-£8,529,045

Table Reference:	**4.3.57**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth, Grant & CIL relief, SUDS					
Typology Reference:	MAJ_RES_9_D_25%					
BLV 1:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,843,221	£1,966,084	£7,377,422	£12,710,653	£17,913,680
	-2.5%	-£11,424,077	-£5,345,315	£599,765	£6,016,520	£11,367,008
	0%	-£19,061,637	-£12,933,547	-£6,853,910	-£834,607	£4,653,643
	2.5%	-£26,746,365	-£20,573,642	-£14,447,822	-£8,370,456	-£2,344,266
	5%	-£34,477,588	-£28,260,089	-£22,090,464	-£15,967,715	-£9,889,045
BLV 2:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,843,221	£1,966,084	£7,377,422	£12,710,653	£17,913,680
	-2.5%	-£11,424,077	-£5,345,315	£599,765	£6,016,520	£11,367,008
	0%	-£19,061,637	-£12,933,547	-£6,853,910	-£834,607	£4,653,643
	2.5%	-£26,746,365	-£20,573,642	-£14,447,822	-£8,370,456	-£2,344,266
	5%	-£34,477,588	-£28,260,089	-£22,090,464	-£15,967,715	-£9,889,045
BLV 3:	**MAJ_RES_9_D_25%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,843,221	£1,966,084	£7,377,422	£12,710,653	£17,913,680
	-2.5%	-£11,424,077	-£5,345,315	£599,765	£6,016,520	£11,367,008
	0%	-£19,061,637	-£12,933,547	-£6,853,910	-£834,607	£4,653,643
	2.5%	-£26,746,365	-£20,573,642	-£14,447,822	-£8,370,456	-£2,344,266
	5%	-£34,477,588	-£28,260,089	-£22,090,464	-£15,967,715	-£9,889,045

Table Reference:	**4.3.58**					
Policy Reference:	35% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_9_D_35%					
BLV 1:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£45,068,884	-£38,757,262	-£32,490,280	-£26,275,265	-£20,110,734
	-2.5%	-£53,308,662	-£46,955,812	-£40,646,111	-£34,384,157	-£28,164,189
	0%	-£61,586,483	-£55,194,916	-£48,845,031	-£42,541,241	-£36,277,959
	2.5%	-£69,899,126	-£63,470,996	-£57,083,473	-£50,740,567	-£44,436,600
	5%	-£78,243,019	-£71,780,798	-£65,357,826	-£58,978,381	-£52,636,335
BLV 2:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£45,068,884	-£38,757,262	-£32,490,280	-£26,275,265	-£20,110,734
	-2.5%	-£53,308,662	-£46,955,812	-£40,646,111	-£34,384,157	-£28,164,189
	0%	-£61,586,483	-£55,194,916	-£48,845,031	-£42,541,241	-£36,277,959
	2.5%	-£69,899,126	-£63,470,996	-£57,083,473	-£50,740,567	-£44,436,600
	5%	-£78,243,019	-£71,780,798	-£65,357,826	-£58,978,381	-£52,636,335
BLV 3:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£45,068,884	-£38,757,262	-£32,490,280	-£26,275,265	-£20,110,734
	-2.5%	-£53,308,662	-£46,955,812	-£40,646,111	-£34,384,157	-£28,164,189
	0%	-£61,586,483	-£55,194,916	-£48,845,031	-£42,541,241	-£36,277,959
	2.5%	-£69,899,126	-£63,470,996	-£57,083,473	-£50,740,567	-£44,436,600
	5%	-£78,243,019	-£71,780,798	-£65,357,826	-£58,978,381	-£52,636,335

Table Reference:	**4.3.59**					
Policy Reference:	35% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_9_D_35%					
BLV 1:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,668,968	£492,850	£6,106,357	£11,672,570	£17,184,926
	-2.5%	-£13,825,077	-£7,554,184	-£1,327,467	£4,392,779	£9,963,347
	0%	-£22,024,408	-£15,711,643	-£9,441,660	-£3,218,833	£2,679,003
	2.5%	-£30,263,158	-£23,911,335	-£17,600,497	-£11,335,386	-£5,110,419
	5%	-£38,538,108	-£32,149,466	-£25,800,574	-£19,495,614	-£13,229,334
BLV 2:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,668,968	£492,850	£6,106,357	£11,672,570	£17,184,926
	-2.5%	-£13,825,077	-£7,554,184	-£1,327,467	£4,392,779	£9,963,347
	0%	-£22,024,408	-£15,711,643	-£9,441,660	-£3,218,833	£2,679,003
	2.5%	-£30,263,158	-£23,911,335	-£17,600,497	-£11,335,386	-£5,110,419
	5%	-£38,538,108	-£32,149,466	-£25,800,574	-£19,495,614	-£13,229,334
BLV 3:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,668,968	£492,850	£6,106,357	£11,672,570	£17,184,926
	-2.5%	-£13,825,077	-£7,554,184	-£1,327,467	£4,392,779	£9,963,347
	0%	-£22,024,408	-£15,711,643	-£9,441,660	-£3,218,833	£2,679,003
	2.5%	-£30,263,158	-£23,911,335	-£17,600,497	-£11,335,386	-£5,110,419
	5%	-£38,538,108	-£32,149,466	-£25,800,574	-£19,495,614	-£13,229,334

Table Reference:	**4.3.60**					
Policy Reference:	35% AH, 60% SR & 40% SO, Growth, Grant & CIL relief, SUDS					
Typology Reference:	MAJ_RES_9_D_35%					
BLV 1:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£12,240,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,094,968	-£870,577	£4,809,249	£10,375,461	£15,887,858
	-2.5%	-£15,251,077	-£8,980,184	-£2,753,467	£3,095,670	£8,666,238
	0%	-£23,450,394	-£17,137,640	-£10,867,660	-£4,644,833	£1,381,831
	2.5%	-£31,689,314	-£25,337,320	-£19,026,497	-£12,761,384	-£6,536,419
	5%	-£39,964,107	-£33,575,447	-£27,226,566	-£20,921,612	-£14,655,334
BLV 2:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£21,276,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,094,968	-£870,577	£4,809,249	£10,375,461	£15,887,858
	-2.5%	-£15,251,077	-£8,980,184	-£2,753,467	£3,095,670	£8,666,238
	0%	-£23,450,394	-£17,137,640	-£10,867,660	-£4,644,833	£1,381,831
	2.5%	-£31,689,314	-£25,337,320	-£19,026,497	-£12,761,384	-£6,536,419
	5%	-£39,964,107	-£33,575,447	-£27,226,566	-£20,921,612	-£14,655,334
BLV 3:	**MAJ_RES_9_D_35%**	Sales: Gross Sales				
£43,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,094,968	-£870,577	£4,809,249	£10,375,461	£15,887,858
	-2.5%	-£15,251,077	-£8,980,184	-£2,753,467	£3,095,670	£8,666,238
	0%	-£23,450,394	-£17,137,640	-£10,867,660	-£4,644,833	£1,381,831
	2.5%	-£31,689,314	-£25,337,320	-£19,026,497	-£12,761,384	-£6,536,419
	5%	-£39,964,107	-£33,575,447	-£27,226,566	-£20,921,612	-£14,655,334

Major Strategic Site Typologies Appraisal Results

Table Reference:	**4.3.61**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_SS_1_D					
BLV 1: £30,600,000	**MAJ_RES_SS_1_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£54,384,129	£70,360,273	£86,033,480	£101,425,350	£116,440,247
	-2.5%	£39,843,842	£55,973,285	£71,752,936	£87,269,745	£102,467,875
	0%	£25,266,963	£41,548,142	£57,432,268	£73,051,273	£88,397,733
	2.5%	£10,585,229	£27,057,333	£43,070,037	£58,791,359	£74,259,867
	5%	-£4,798,611	£12,431,480	£28,667,166	£44,488,141	£60,057,980
BLV 2: £107,250,000	**MAJ_RES_SS_1_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£54,384,129	£70,360,273	£86,033,480	£101,425,350	£116,440,247
	-2.5%	£39,843,842	£55,973,285	£71,752,936	£87,269,745	£102,467,875
	0%	£25,266,963	£41,548,142	£57,432,268	£73,051,273	£88,397,733
	2.5%	£10,585,229	£27,057,333	£43,070,037	£58,791,359	£74,259,867
	5%	-£4,798,611	£12,431,480	£28,667,166	£44,488,141	£60,057,980
BLV 3: £128,700,000	**MAJ_RES_SS_1_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£54,384,129	£70,360,273	£86,033,480	£101,425,350	£116,440,247
	-2.5%	£39,843,842	£55,973,285	£71,752,936	£87,269,745	£102,467,875
	0%	£25,266,963	£41,548,142	£57,432,268	£73,051,273	£88,397,733
	2.5%	£10,585,229	£27,057,333	£43,070,037	£58,791,359	£74,259,867
	5%	-£4,798,611	£12,431,480	£28,667,166	£44,488,141	£60,057,980

Table Reference:	**4.3.62**					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth, ADM_1					
Typology Reference:	MAJ_RES_SS_1_D					
BLV 1:	**MAJ_RES_SS_1_D**	Sales: Gross Sales				
£30,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£109,870,975	£125,663,985	£140,642,813	£155,562,831	£170,482,889
	-2.5%	£96,286,747	£112,233,889	£127,599,972	£142,519,918	£157,440,073
	0%	£82,639,480	£98,755,640	£114,520,302	£129,477,069	£144,397,085
	2.5%	£68,931,626	£85,200,035	£101,100,174	£116,434,362	£131,354,366
	5%	£55,171,459	£71,574,568	£87,636,253	£103,371,104	£118,311,587
BLV 2:	**MAJ_RES_SS_1_D**	Sales: Gross Sales				
£107,250,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£109,870,975	£125,663,985	£140,642,813	£155,562,831	£170,482,889
	-2.5%	£96,286,747	£112,233,889	£127,599,972	£142,519,918	£157,440,073
	0%	£82,639,480	£98,755,640	£114,520,302	£129,477,069	£144,397,085
	2.5%	£68,931,626	£85,200,035	£101,100,174	£116,434,362	£131,354,366
	5%	£55,171,459	£71,574,568	£87,636,253	£103,371,104	£118,311,587
BLV 3:	**MAJ_RES_SS_1_D**	Sales: Gross Sales				
£128,700,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£109,870,975	£125,663,985	£140,642,813	£155,562,831	£170,482,889
	-2.5%	£96,286,747	£112,233,889	£127,599,972	£142,519,918	£157,440,073
	0%	£82,639,480	£98,755,640	£114,520,302	£129,477,069	£144,397,085
	2.5%	£68,931,626	£85,200,035	£101,100,174	£116,434,362	£131,354,366
	5%	£55,171,459	£71,574,568	£87,636,253	£103,371,104	£118,311,587

Table Reference:	**4.3.63**
Policy Reference:	40% AH, 50% SR & 50% SO, Growth, Grant, CIL relief & low cost loan
Typology Reference:	MAJ_RES_SS_2_D

BLV 1: £27,720,000	**MAJ_RES_SS_2_D** Construction: Gross Cost	Sales: Gross Sales -10%	-5%	0%	5%	10%
	-5%	£18,153,021	£28,829,004	£39,401,111	£49,765,478	£59,555,283
	-2.5%	£10,960,235	£21,675,828	£32,297,856	£42,821,778	£52,982,984
	0%	£3,750,879	£14,503,715	£25,173,835	£35,743,359	£46,181,187
	2.5%	-£3,792,879	£7,317,970	£18,021,646	£28,640,891	£39,167,635
	5%	-£11,752,613	£108,614	£10,854,410	£21,516,698	£32,085,608

Table Reference:	**4.3.64**
Policy Reference:	40% AH, 50% SR & 50% SO, Growth, ADM_1
Typology Reference:	MAJ_RES_SS_2_D

BLV 1: £27,720,000	**MAJ_RES_SS_2_D** Construction: Gross Cost	Sales: Gross Sales -10%	-5%	0%	5%	10%
	-5%	£40,955,585	£52,009,210	£62,397,549	£72,052,406	£81,548,432
	-2.5%	£34,058,943	£45,317,212	£56,088,615	£66,154,947	£75,681,603
	0%	£27,142,712	£38,450,555	£49,561,881	£60,049,932	£69,814,853
	2.5%	£20,210,232	£31,559,910	£42,810,211	£53,673,666	£63,880,002
	5%	£13,256,647	£24,651,584	£35,945,406	£47,094,124	£57,680,191

Purpose-Built Student Accommodation (PBSA) Typologies

Table Reference:	**4.4.1**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	PBSA_1_D_20% AH					
BLV 1:	**PBSA_1_D_20% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,416,793	-£3,919,611	-£2,425,222	-£930,832	£504,276
	-2.5%	-£7,039,874	-£5,524,882	-£4,027,130	-£2,532,741	-£1,038,352
	0%	-£8,673,769	-£7,148,716	-£5,633,427	-£4,134,650	-£2,640,260
	2.5%	-£10,315,567	-£8,782,684	-£7,257,559	-£5,741,977	-£4,242,169
	5%	-£11,962,771	-£10,424,284	-£8,891,599	-£7,366,401	-£5,850,530
BLV 2:	**PBSA_1_D_20% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,416,793	-£3,919,611	-£2,425,222	-£930,832	£504,276
	-2.5%	-£7,039,874	-£5,524,882	-£4,027,130	-£2,532,741	-£1,038,352
	0%	-£8,673,769	-£7,148,716	-£5,633,427	-£4,134,650	-£2,640,260
	2.5%	-£10,315,567	-£8,782,684	-£7,257,559	-£5,741,977	-£4,242,169
	5%	-£11,962,771	-£10,424,284	-£8,891,599	-£7,366,401	-£5,850,530
BLV 3:	**PBSA_1_D_20% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,416,793	-£3,919,611	-£2,425,222	-£930,832	£504,276
	-2.5%	-£7,039,874	-£5,524,882	-£4,027,130	-£2,532,741	-£1,038,352
	0%	-£8,673,769	-£7,148,716	-£5,633,427	-£4,134,650	-£2,640,260
	2.5%	-£10,315,567	-£8,782,684	-£7,257,559	-£5,741,977	-£4,242,169
	5%	-£11,962,771	-£10,424,284	-£8,891,599	-£7,366,401	-£5,850,530

Table Reference:	**4.4.2**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSA_1_D_20% AH					
BLV 1:	**PBSA_1_D_20% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£292,230	£1,088,018	£2,446,018	£3,797,541	£5,149,065
	-2.5%	-£1,911,879	-£401,444	£987,936	£2,346,510	£3,698,033
	0%	-£3,546,482	-£2,023,310	-£511,319	£887,854	£2,247,002
	2.5%	-£5,188,940	-£3,657,962	-£2,134,703	-£621,867	£787,772
	5%	-£6,838,520	-£5,300,235	-£3,769,441	-£2,246,096	-£732,478
BLV 2:	**PBSA_1_D_20% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£292,230	£1,088,018	£2,446,018	£3,797,541	£5,149,065
	-2.5%	-£1,911,879	-£401,444	£987,936	£2,346,510	£3,698,033
	0%	-£3,546,482	-£2,023,310	-£511,319	£887,854	£2,247,002
	2.5%	-£5,188,940	-£3,657,962	-£2,134,703	-£621,867	£787,772
	5%	-£6,838,520	-£5,300,235	-£3,769,441	-£2,246,096	-£732,478
BLV 3:	**PBSA_1_D_20% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£292,230	£1,088,018	£2,446,018	£3,797,541	£5,149,065
	-2.5%	-£1,911,879	-£401,444	£987,936	£2,346,510	£3,698,033
	0%	-£3,546,482	-£2,023,310	-£511,319	£887,854	£2,247,002
	2.5%	-£5,188,940	-£3,657,962	-£2,134,703	-£621,867	£787,772
	5%	-£6,838,520	-£5,300,235	-£3,769,441	-£2,246,096	-£732,478

Table Reference:	**4.4.3**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	PBSA_1_D_25% AH					
BLV 1:	**PBSA_1_D_25% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,677,789	-£4,418,171	-£3,170,056	-£1,922,812	-£675,568
	-2.5%	-£7,393,548	-£6,122,628	-£4,858,780	-£3,607,968	-£2,360,724
	0%	-£9,118,425	-£7,840,533	-£6,567,618	-£5,301,569	-£4,045,880
	2.5%	-£10,851,021	-£9,567,140	-£8,287,515	-£7,012,606	-£5,744,357
	5%	-£12,591,112	-£11,299,832	-£10,015,856	-£8,734,496	-£7,458,063
BLV 2:	**PBSA_1_D_25% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,677,789	-£4,418,171	-£3,170,056	-£1,922,812	-£675,568
	-2.5%	-£7,393,548	-£6,122,628	-£4,858,780	-£3,607,968	-£2,360,724
	0%	-£9,118,425	-£7,840,533	-£6,567,618	-£5,301,569	-£4,045,880
	2.5%	-£10,851,021	-£9,567,140	-£8,287,515	-£7,012,606	-£5,744,357
	5%	-£12,591,112	-£11,299,832	-£10,015,856	-£8,734,496	-£7,458,063
BLV 3:	**PBSA_1_D_25% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,677,789	-£4,418,171	-£3,170,056	-£1,922,812	-£675,568
	-2.5%	-£7,393,548	-£6,122,628	-£4,858,780	-£3,607,968	-£2,360,724
	0%	-£9,118,425	-£7,840,533	-£6,567,618	-£5,301,569	-£4,045,880
	2.5%	-£10,851,021	-£9,567,140	-£8,287,515	-£7,012,606	-£5,744,357
	5%	-£12,591,112	-£11,299,832	-£10,015,856	-£8,734,496	-£7,458,063

Table Reference:	**4.4.4**					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSA_1_D_25% AH					
BLV 1:	**PBSA_1_D_25% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£268,427	£1,124,619	£2,488,096	£3,848,497	£5,204,158
	-2.5%	-£1,980,414	-£454,285	£955,198	£2,318,733	£3,680,105
	0%	-£3,704,907	-£2,169,785	-£642,610	£784,904	£2,149,370
	2.5%	-£5,437,498	-£3,894,507	-£2,359,156	-£831,473	£614,610
	5%	-£7,177,207	-£5,627,098	-£4,084,107	-£2,548,527	-£1,020,337
BLV 2:	**PBSA_1_D_25% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£268,427	£1,124,619	£2,488,096	£3,848,497	£5,204,158
	-2.5%	-£1,980,414	-£454,285	£955,198	£2,318,733	£3,680,105
	0%	-£3,704,907	-£2,169,785	-£642,610	£784,904	£2,149,370
	2.5%	-£5,437,498	-£3,894,507	-£2,359,156	-£831,473	£614,610
	5%	-£7,177,207	-£5,627,098	-£4,084,107	-£2,548,527	-£1,020,337
BLV 3:	**PBSA_1_D_25% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£268,427	£1,124,619	£2,488,096	£3,848,497	£5,204,158
	-2.5%	-£1,980,414	-£454,285	£955,198	£2,318,733	£3,680,105
	0%	-£3,704,907	-£2,169,785	-£642,610	£784,904	£2,149,370
	2.5%	-£5,437,498	-£3,894,507	-£2,359,156	-£831,473	£614,610
	5%	-£7,177,207	-£5,627,098	-£4,084,107	-£2,548,527	-£1,020,337

Table Reference:	**4.4.5**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	PBSA_1_D_35% AH					
BLV 1:	**PBSA_1_D_35% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,798,805	-£7,248,804	-£5,707,154	-£4,175,785	-£2,659,222
	-2.5%	-£10,724,703	-£9,167,425	-£7,616,711	-£6,074,528	-£4,540,299
	0%	-£12,656,263	-£11,094,128	-£9,536,045	-£7,985,327	-£6,441,977
	2.5%	-£14,594,803	-£13,026,094	-£11,463,554	-£9,904,666	-£8,353,950
	5%	-£16,538,359	-£14,964,608	-£13,395,924	-£11,832,979	-£10,273,286
BLV 2:	**PBSA_1_D_35% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,798,805	-£7,248,804	-£5,707,154	-£4,175,785	-£2,659,222
	-2.5%	-£10,724,703	-£9,167,425	-£7,616,711	-£6,074,528	-£4,540,299
	0%	-£12,656,263	-£11,094,128	-£9,536,045	-£7,985,327	-£6,441,977
	2.5%	-£14,594,803	-£13,026,094	-£11,463,554	-£9,904,666	-£8,353,950
	5%	-£16,538,359	-£14,964,608	-£13,395,924	-£11,832,979	-£10,273,286
BLV 3:	**PBSA_1_D_35% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,798,805	-£7,248,804	-£5,707,154	-£4,175,785	-£2,659,222
	-2.5%	-£10,724,703	-£9,167,425	-£7,616,711	-£6,074,528	-£4,540,299
	0%	-£12,656,263	-£11,094,128	-£9,536,045	-£7,985,327	-£6,441,977
	2.5%	-£14,594,803	-£13,026,094	-£11,463,554	-£9,904,666	-£8,353,950
	5%	-£16,538,359	-£14,964,608	-£13,395,924	-£11,832,979	-£10,273,286

Table Reference:	**4.4.6**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSA_1_D_35% AH					
BLV 1:	**PBSA_1_D_35% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,545,937	-£11,436	£1,386,979	£2,774,162	£4,145,724
	-2.5%	-£3,466,728	-£1,914,558	-£370,581	£1,054,083	£2,444,027
	0%	-£5,395,808	-£3,836,154	-£2,283,178	-£735,966	£721,187
	2.5%	-£7,331,663	-£5,765,233	-£4,205,579	-£2,651,798	-£1,103,412
	5%	-£9,270,193	-£7,701,494	-£6,134,658	-£4,575,005	-£3,020,418
BLV 2:	**PBSA_1_D_35% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,545,937	-£11,436	£1,386,979	£2,774,162	£4,145,724
	-2.5%	-£3,466,728	-£1,914,558	-£370,581	£1,054,083	£2,444,027
	0%	-£5,395,808	-£3,836,154	-£2,283,178	-£735,966	£721,187
	2.5%	-£7,331,663	-£5,765,233	-£4,205,579	-£2,651,798	-£1,103,412
	5%	-£9,270,193	-£7,701,494	-£6,134,658	-£4,575,005	-£3,020,418
BLV 3:	**PBSA_1_D_35% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,545,937	-£11,436	£1,386,979	£2,774,162	£4,145,724
	-2.5%	-£3,466,728	-£1,914,558	-£370,581	£1,054,083	£2,444,027
	0%	-£5,395,808	-£3,836,154	-£2,283,178	-£735,966	£721,187
	2.5%	-£7,331,663	-£5,765,233	-£4,205,579	-£2,651,798	-£1,103,412
	5%	-£9,270,193	-£7,701,494	-£6,134,658	-£4,575,005	-£3,020,418

Table Reference:	**4.4.7**					
Policy Reference:	20% ASA					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£4,323,502	£5,838,531	£7,353,560	£8,868,589	£10,383,618
	-2.5%	£2,908,008	£4,423,037	£5,938,067	£7,453,096	£8,968,125
	0%	£1,492,515	£3,007,544	£4,522,573	£6,037,602	£7,552,631
	2.5%	£77,022	£1,592,051	£3,107,080	£4,622,109	£6,137,138
	5%	-£1,467,472	£176,557	£1,691,586	£3,206,616	£4,721,645
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£4,323,502	£5,838,531	£7,353,560	£8,868,589	£10,383,618
	-2.5%	£2,908,008	£4,423,037	£5,938,067	£7,453,096	£8,968,125
	0%	£1,492,515	£3,007,544	£4,522,573	£6,037,602	£7,552,631
	2.5%	£77,022	£1,592,051	£3,107,080	£4,622,109	£6,137,138
	5%	-£1,467,472	£176,557	£1,691,586	£3,206,616	£4,721,645
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£4,323,502	£5,838,531	£7,353,560	£8,868,589	£10,383,618
	-2.5%	£2,908,008	£4,423,037	£5,938,067	£7,453,096	£8,968,125
	0%	£1,492,515	£3,007,544	£4,522,573	£6,037,602	£7,552,631
	2.5%	£77,022	£1,592,051	£3,107,080	£4,622,109	£6,137,138
	5%	-£1,467,472	£176,557	£1,691,586	£3,206,616	£4,721,645

Table Reference:	**4.4.8**					
Policy Reference:	20% ASA, PiL £100 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,700,190	£5,215,219	£6,730,248	£8,245,277	£9,760,307
	-2.5%	£2,284,697	£3,799,726	£5,314,755	£6,829,784	£8,344,813
	0%	£869,203	£2,384,233	£3,899,262	£5,414,291	£6,929,320
	2.5%	-£591,654	£968,739	£2,483,768	£3,998,797	£5,513,826
	5%	-£2,156,672	-£482,376	£1,068,275	£2,583,304	£4,098,333
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,700,190	£5,215,219	£6,730,248	£8,245,277	£9,760,307
	-2.5%	£2,284,697	£3,799,726	£5,314,755	£6,829,784	£8,344,813
	0%	£869,203	£2,384,233	£3,899,262	£5,414,291	£6,929,320
	2.5%	-£591,654	£968,739	£2,483,768	£3,998,797	£5,513,826
	5%	-£2,156,672	-£482,376	£1,068,275	£2,583,304	£4,098,333
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,700,190	£5,215,219	£6,730,248	£8,245,277	£9,760,307
	-2.5%	£2,284,697	£3,799,726	£5,314,755	£6,829,784	£8,344,813
	0%	£869,203	£2,384,233	£3,899,262	£5,414,291	£6,929,320
	2.5%	-£591,654	£968,739	£2,483,768	£3,998,797	£5,513,826
	5%	-£2,156,672	-£482,376	£1,068,275	£2,583,304	£4,098,333

Table Reference:	**4.4.9**					
Policy Reference:	20% ASA, PiL £200 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,076,879	£4,591,908	£6,106,937	£7,621,966	£9,136,995
	-2.5%	£1,661,385	£3,176,414	£4,691,443	£6,206,473	£7,721,502
	0%	£245,892	£1,760,921	£3,275,950	£4,790,979	£6,306,008
	2.5%	-£1,280,751	£345,428	£1,860,457	£3,375,486	£4,890,515
	5%	-£2,845,872	-£1,170,693	£444,963	£1,959,992	£3,475,021
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,076,879	£4,591,908	£6,106,937	£7,621,966	£9,136,995
	-2.5%	£1,661,385	£3,176,414	£4,691,443	£6,206,473	£7,721,502
	0%	£245,892	£1,760,921	£3,275,950	£4,790,979	£6,306,008
	2.5%	-£1,280,751	£345,428	£1,860,457	£3,375,486	£4,890,515
	5%	-£2,845,872	-£1,170,693	£444,963	£1,959,992	£3,475,021
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,076,879	£4,591,908	£6,106,937	£7,621,966	£9,136,995
	-2.5%	£1,661,385	£3,176,414	£4,691,443	£6,206,473	£7,721,502
	0%	£245,892	£1,760,921	£3,275,950	£4,790,979	£6,306,008
	2.5%	-£1,280,751	£345,428	£1,860,457	£3,375,486	£4,890,515
	5%	-£2,845,872	-£1,170,693	£444,963	£1,959,992	£3,475,021

Table Reference:	**4.4.10**					
Policy Reference:	20% ASA, PiL £300 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,453,567	£3,968,596	£5,483,625	£6,998,654	£8,513,683
	-2.5%	£1,038,074	£2,553,103	£4,068,132	£5,583,161	£7,098,190
	0%	-£406,593	£1,137,609	£2,652,638	£4,167,668	£5,682,697
	2.5%	-£1,969,951	-£298,465	£1,237,145	£2,752,174	£4,267,203
	5%	-£3,535,072	-£1,859,893	-£190,991	£1,336,681	£2,851,710
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,453,567	£3,968,596	£5,483,625	£6,998,654	£8,513,683
	-2.5%	£1,038,074	£2,553,103	£4,068,132	£5,583,161	£7,098,190
	0%	-£406,593	£1,137,609	£2,652,638	£4,167,668	£5,682,697
	2.5%	-£1,969,951	-£298,465	£1,237,145	£2,752,174	£4,267,203
	5%	-£3,535,072	-£1,859,893	-£190,991	£1,336,681	£2,851,710
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,453,567	£3,968,596	£5,483,625	£6,998,654	£8,513,683
	-2.5%	£1,038,074	£2,553,103	£4,068,132	£5,583,161	£7,098,190
	0%	-£406,593	£1,137,609	£2,652,638	£4,167,668	£5,682,697
	2.5%	-£1,969,951	-£298,465	£1,237,145	£2,752,174	£4,267,203
	5%	-£3,535,072	-£1,859,893	-£190,991	£1,336,681	£2,851,710

Table Reference:	**4.4.11**					
Policy Reference:	25% ASA					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,146,378	£3,569,759	£4,993,140	£6,416,521	£7,839,902
	-2.5%	£732,752	£2,156,133	£3,579,514	£5,002,895	£6,426,276
	0%	-£740,378	£742,507	£2,165,888	£3,589,269	£5,012,650
	2.5%	-£2,303,435	-£729,592	£752,262	£2,175,643	£3,599,024
	5%	-£3,866,491	-£2,292,648	-£718,806	£762,017	£2,185,398
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,146,378	£3,569,759	£4,993,140	£6,416,521	£7,839,902
	-2.5%	£732,752	£2,156,133	£3,579,514	£5,002,895	£6,426,276
	0%	-£740,378	£742,507	£2,165,888	£3,589,269	£5,012,650
	2.5%	-£2,303,435	-£729,592	£752,262	£2,175,643	£3,599,024
	5%	-£3,866,491	-£2,292,648	-£718,806	£762,017	£2,185,398
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,146,378	£3,569,759	£4,993,140	£6,416,521	£7,839,902
	-2.5%	£732,752	£2,156,133	£3,579,514	£5,002,895	£6,426,276
	0%	-£740,378	£742,507	£2,165,888	£3,589,269	£5,012,650
	2.5%	-£2,303,435	-£729,592	£752,262	£2,175,643	£3,599,024
	5%	-£3,866,491	-£2,292,648	-£718,806	£762,017	£2,185,398

Table Reference:	**4.4.12**
Policy Reference:	25% ASA, PiL £100 psm
Typology Reference:	PBSA_2_D

BLV 1: £2,268,000	**PBSA_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,555,263	£2,978,644	£4,402,025	£5,825,406	£7,248,787
	-2.5%	£141,637	£1,565,018	£2,988,399	£4,411,780	£5,835,161
	0%	-£1,393,978	£151,392	£1,574,773	£2,998,154	£4,421,535
	2.5%	-£2,957,035	-£1,383,192	£161,147	£1,584,528	£3,007,909
	5%	-£4,520,091	-£2,946,248	-£1,372,406	£170,902	£1,594,283

BLV 2: £3,210,000	**PBSA_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,555,263	£2,978,644	£4,402,025	£5,825,406	£7,248,787
	-2.5%	£141,637	£1,565,018	£2,988,399	£4,411,780	£5,835,161
	0%	-£1,393,978	£151,392	£1,574,773	£2,998,154	£4,421,535
	2.5%	-£2,957,035	-£1,383,192	£161,147	£1,584,528	£3,007,909
	5%	-£4,520,091	-£2,946,248	-£1,372,406	£170,902	£1,594,283

BLV 3: £17,400,000	**PBSA_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,555,263	£2,978,644	£4,402,025	£5,825,406	£7,248,787
	-2.5%	£141,637	£1,565,018	£2,988,399	£4,411,780	£5,835,161
	0%	-£1,393,978	£151,392	£1,574,773	£2,998,154	£4,421,535
	2.5%	-£2,957,035	-£1,383,192	£161,147	£1,584,528	£3,007,909
	5%	-£4,520,091	-£2,946,248	-£1,372,406	£170,902	£1,594,283

Table Reference:	**4.4.13**					
Policy Reference:	25% ASA, PiL £200 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£964,148	£2,387,529	£3,810,910	£5,234,291	£6,657,672
	-2.5%	-£485,361	£973,903	£2,397,284	£3,820,665	£5,244,046
	0%	-£2,047,578	-£474,699	£983,658	£2,407,039	£3,830,420
	2.5%	-£3,610,635	-£2,036,792	-£464,037	£993,413	£2,416,794
	5%	-£5,173,691	-£3,599,848	-£2,026,006	-£453,374	£1,003,168
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£964,148	£2,387,529	£3,810,910	£5,234,291	£6,657,672
	-2.5%	-£485,361	£973,903	£2,397,284	£3,820,665	£5,244,046
	0%	-£2,047,578	-£474,699	£983,658	£2,407,039	£3,830,420
	2.5%	-£3,610,635	-£2,036,792	-£464,037	£993,413	£2,416,794
	5%	-£5,173,691	-£3,599,848	-£2,026,006	-£453,374	£1,003,168
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£964,148	£2,387,529	£3,810,910	£5,234,291	£6,657,672
	-2.5%	-£485,361	£973,903	£2,397,284	£3,820,665	£5,244,046
	0%	-£2,047,578	-£474,699	£983,658	£2,407,039	£3,830,420
	2.5%	-£3,610,635	-£2,036,792	-£464,037	£993,413	£2,416,794
	5%	-£5,173,691	-£3,599,848	-£2,026,006	-£453,374	£1,003,168

Table Reference:	**4.4.14**					
Policy Reference:	25% ASA, PiL £300 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£373,033	£1,796,414	£3,219,795	£4,643,176	£6,066,557
	-2.5%	-£1,138,122	£382,788	£1,806,169	£3,229,550	£4,652,931
	0%	-£2,701,178	-£1,127,336	£392,543	£1,815,924	£3,239,305
	2.5%	-£4,264,235	-£2,690,392	-£1,116,550	£402,298	£1,825,679
	5%	-£5,827,291	-£4,253,448	-£2,679,606	-£1,105,764	£412,053
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£373,033	£1,796,414	£3,219,795	£4,643,176	£6,066,557
	-2.5%	-£1,138,122	£382,788	£1,806,169	£3,229,550	£4,652,931
	0%	-£2,701,178	-£1,127,336	£392,543	£1,815,924	£3,239,305
	2.5%	-£4,264,235	-£2,690,392	-£1,116,550	£402,298	£1,825,679
	5%	-£5,827,291	-£4,253,448	-£2,679,606	-£1,105,764	£412,053
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£373,033	£1,796,414	£3,219,795	£4,643,176	£6,066,557
	-2.5%	-£1,138,122	£382,788	£1,806,169	£3,229,550	£4,652,931
	0%	-£2,701,178	-£1,127,336	£392,543	£1,815,924	£3,239,305
	2.5%	-£4,264,235	-£2,690,392	-£1,116,550	£402,298	£1,825,679
	5%	-£5,827,291	-£4,253,448	-£2,679,606	-£1,105,764	£412,053

Table Reference:	**4.4.15**					
Policy Reference:	35% ASA					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£522,329	£780,694	£2,044,646	£3,308,599	£4,572,552
	-2.5%	-£2,086,978	-£689,417	£629,153	£1,893,106	£3,157,059
	0%	-£3,652,099	-£2,254,538	-£856,976	£477,613	£1,741,565
	2.5%	-£5,217,220	-£3,819,659	-£2,422,097	-£1,024,535	£326,072
	5%	-£6,782,341	-£5,384,780	-£3,987,218	-£2,589,657	-£1,192,095
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£522,329	£780,694	£2,044,646	£3,308,599	£4,572,552
	-2.5%	-£2,086,978	-£689,417	£629,153	£1,893,106	£3,157,059
	0%	-£3,652,099	-£2,254,538	-£856,976	£477,613	£1,741,565
	2.5%	-£5,217,220	-£3,819,659	-£2,422,097	-£1,024,535	£326,072
	5%	-£6,782,341	-£5,384,780	-£3,987,218	-£2,589,657	-£1,192,095
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£522,329	£780,694	£2,044,646	£3,308,599	£4,572,552
	-2.5%	-£2,086,978	-£689,417	£629,153	£1,893,106	£3,157,059
	0%	-£3,652,099	-£2,254,538	-£856,976	£477,613	£1,741,565
	2.5%	-£5,217,220	-£3,819,659	-£2,422,097	-£1,024,535	£326,072
	5%	-£6,782,341	-£5,384,780	-£3,987,218	-£2,589,657	-£1,192,095

Table Reference:	**4.4.16**
Policy Reference:	35% ASA, PiL £100 psm
Typology Reference:	PBSA_2_D

BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,107,857	£250,716	£1,514,669	£2,778,622	£4,042,575
	-2.5%	-£2,672,978	-£1,275,417	£99,175	£1,363,128	£2,627,081
	0%	-£4,238,099	-£2,840,538	-£1,442,976	-£55,926	£1,211,588
	2.5%	-£5,803,220	-£4,405,659	-£3,008,097	-£1,610,535	-£218,533
	5%	-£7,368,341	-£5,970,780	-£4,573,218	-£3,175,657	-£1,778,095

BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,107,857	£250,716	£1,514,669	£2,778,622	£4,042,575
	-2.5%	-£2,672,978	-£1,275,417	£99,175	£1,363,128	£2,627,081
	0%	-£4,238,099	-£2,840,538	-£1,442,976	-£55,926	£1,211,588
	2.5%	-£5,803,220	-£4,405,659	-£3,008,097	-£1,610,535	-£218,533
	5%	-£7,368,341	-£5,970,780	-£4,573,218	-£3,175,657	-£1,778,095

BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,107,857	£250,716	£1,514,669	£2,778,622	£4,042,575
	-2.5%	-£2,672,978	-£1,275,417	£99,175	£1,363,128	£2,627,081
	0%	-£4,238,099	-£2,840,538	-£1,442,976	-£55,926	£1,211,588
	2.5%	-£5,803,220	-£4,405,659	-£3,008,097	-£1,610,535	-£218,533
	5%	-£7,368,341	-£5,970,780	-£4,573,218	-£3,175,657	-£1,778,095

Table Reference:	**4.4.17**					
Policy Reference:	35% ASA, PiL £200 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,693,857	-£299,953	£984,691	£2,248,644	£3,512,597
	-2.5%	-£3,258,978	-£1,861,417	-£464,941	£833,151	£2,097,104
	0%	-£4,824,099	-£3,426,538	-£2,028,976	-£631,371	£681,610
	2.5%	-£6,389,220	-£4,991,659	-£3,594,097	-£2,196,535	-£798,974
	5%	-£7,954,341	-£6,556,780	-£5,159,218	-£3,761,657	-£2,364,095
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,693,857	-£299,953	£984,691	£2,248,644	£3,512,597
	-2.5%	-£3,258,978	-£1,861,417	-£464,941	£833,151	£2,097,104
	0%	-£4,824,099	-£3,426,538	-£2,028,976	-£631,371	£681,610
	2.5%	-£6,389,220	-£4,991,659	-£3,594,097	-£2,196,535	-£798,974
	5%	-£7,954,341	-£6,556,780	-£5,159,218	-£3,761,657	-£2,364,095
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,693,857	-£299,953	£984,691	£2,248,644	£3,512,597
	-2.5%	-£3,258,978	-£1,861,417	-£464,941	£833,151	£2,097,104
	0%	-£4,824,099	-£3,426,538	-£2,028,976	-£631,371	£681,610
	2.5%	-£6,389,220	-£4,991,659	-£3,594,097	-£2,196,535	-£798,974
	5%	-£7,954,341	-£6,556,780	-£5,159,218	-£3,761,657	-£2,364,095

Table Reference:	**4.4.18**					
Policy Reference:	35% ASA, PiL £300 psm					
Typology Reference:	PBSA_2_D					
BLV 1:	**PBSA_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,279,857	-£882,296	£454,714	£1,718,666	£2,982,619
	-2.5%	-£3,844,978	-£2,447,417	-£1,049,855	£303,173	£1,567,126
	0%	-£5,410,099	-£4,012,538	-£2,614,976	-£1,217,414	£151,633
	2.5%	-£6,975,220	-£5,577,659	-£4,180,097	-£2,782,535	-£1,384,974
	5%	-£8,540,341	-£7,142,780	-£5,745,218	-£4,347,657	-£2,950,095
BLV 2:	**PBSA_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,279,857	-£882,296	£454,714	£1,718,666	£2,982,619
	-2.5%	-£3,844,978	-£2,447,417	-£1,049,855	£303,173	£1,567,126
	0%	-£5,410,099	-£4,012,538	-£2,614,976	-£1,217,414	£151,633
	2.5%	-£6,975,220	-£5,577,659	-£4,180,097	-£2,782,535	-£1,384,974
	5%	-£8,540,341	-£7,142,780	-£5,745,218	-£4,347,657	-£2,950,095
BLV 3:	**PBSA_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,279,857	-£882,296	£454,714	£1,718,666	£2,982,619
	-2.5%	-£3,844,978	-£2,447,417	-£1,049,855	£303,173	£1,567,126
	0%	-£5,410,099	-£4,012,538	-£2,614,976	-£1,217,414	£151,633
	2.5%	-£6,975,220	-£5,577,659	-£4,180,097	-£2,782,535	-£1,384,974
	5%	-£8,540,341	-£7,142,780	-£5,745,218	-£4,347,657	-£2,950,095

Purpose-Built Shared Living (PBSL) Typologies

Table Reference:	**4.5.1**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	PBSL_1_D_20% AH					
BLV 1:	**PBSL_1_D_20% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,399,926	-£5,775,401	-£4,167,838	-£2,562,457	-£957,075
	-2.5%	-£9,185,779	-£7,548,806	-£5,923,114	-£4,314,756	-£2,709,375
	0%	-£10,980,455	-£9,334,910	-£7,697,685	-£6,070,827	-£4,461,675
	2.5%	-£12,782,085	-£11,129,545	-£9,484,042	-£7,846,564	-£6,219,077
	5%	-£14,592,069	-£12,931,175	-£11,278,634	-£9,633,173	-£7,995,443
BLV 2:	**PBSL_1_D_20% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,399,926	-£5,775,401	-£4,167,838	-£2,562,457	-£957,075
	-2.5%	-£9,185,779	-£7,548,806	-£5,923,114	-£4,314,756	-£2,709,375
	0%	-£10,980,455	-£9,334,910	-£7,697,685	-£6,070,827	-£4,461,675
	2.5%	-£12,782,085	-£11,129,545	-£9,484,042	-£7,846,564	-£6,219,077
	5%	-£14,592,069	-£12,931,175	-£11,278,634	-£9,633,173	-£7,995,443
BLV 3:	**PBSL_1_D_20% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,399,926	-£5,775,401	-£4,167,838	-£2,562,457	-£957,075
	-2.5%	-£9,185,779	-£7,548,806	-£5,923,114	-£4,314,756	-£2,709,375
	0%	-£10,980,455	-£9,334,910	-£7,697,685	-£6,070,827	-£4,461,675
	2.5%	-£12,782,085	-£11,129,545	-£9,484,042	-£7,846,564	-£6,219,077
	5%	-£14,592,069	-£12,931,175	-£11,278,634	-£9,633,173	-£7,995,443

Table Reference:	**4.5.2**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSL_1_D_20% AH					
BLV 1:	**PBSL_1_D_20% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,808,860	-£193,656	£1,279,382	£2,736,368	£4,188,272
	-2.5%	-£3,591,772	-£1,957,250	-£338,421	£1,145,743	£2,603,495
	0%	-£5,383,989	-£3,740,903	-£2,106,115	-£484,564	£1,012,104
	2.5%	-£7,185,612	-£5,533,079	-£3,890,035	-£2,254,994	-£631,790
	5%	-£8,993,145	-£7,334,702	-£5,682,169	-£4,039,166	-£2,403,873
BLV 2:	**PBSL_1_D_20% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,808,860	-£193,656	£1,279,382	£2,736,368	£4,188,272
	-2.5%	-£3,591,772	-£1,957,250	-£338,421	£1,145,743	£2,603,495
	0%	-£5,383,989	-£3,740,903	-£2,106,115	-£484,564	£1,012,104
	2.5%	-£7,185,612	-£5,533,079	-£3,890,035	-£2,254,994	-£631,790
	5%	-£8,993,145	-£7,334,702	-£5,682,169	-£4,039,166	-£2,403,873
BLV 3:	**PBSL_1_D_20% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,808,860	-£193,656	£1,279,382	£2,736,368	£4,188,272
	-2.5%	-£3,591,772	-£1,957,250	-£338,421	£1,145,743	£2,603,495
	0%	-£5,383,989	-£3,740,903	-£2,106,115	-£484,564	£1,012,104
	2.5%	-£7,185,612	-£5,533,079	-£3,890,035	-£2,254,994	-£631,790
	5%	-£8,993,145	-£7,334,702	-£5,682,169	-£4,039,166	-£2,403,873

Table Reference:	**4.5.3**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	PBSL_1_D_25% AH					
BLV 1:	**PBSL_1_D_25% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,693,966	-£6,053,703	-£4,426,952	-£2,816,337	-£1,206,432
	-2.5%	-£9,571,410	-£7,921,893	-£6,280,951	-£4,652,159	-£3,040,304
	0%	-£11,456,908	-£9,799,712	-£8,149,819	-£6,508,199	-£4,877,364
	2.5%	-£13,351,132	-£11,685,210	-£10,028,015	-£8,377,745	-£6,735,447
	5%	-£15,249,355	-£13,579,453	-£11,913,512	-£10,256,318	-£8,605,671
BLV 2:	**PBSL_1_D_25% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,693,966	-£6,053,703	-£4,426,952	-£2,816,337	-£1,206,432
	-2.5%	-£9,571,410	-£7,921,893	-£6,280,951	-£4,652,159	-£3,040,304
	0%	-£11,456,908	-£9,799,712	-£8,149,819	-£6,508,199	-£4,877,364
	2.5%	-£13,351,132	-£11,685,210	-£10,028,015	-£8,377,745	-£6,735,447
	5%	-£15,249,355	-£13,579,453	-£11,913,512	-£10,256,318	-£8,605,671
BLV 3:	**PBSL_1_D_25% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,693,966	-£6,053,703	-£4,426,952	-£2,816,337	-£1,206,432
	-2.5%	-£9,571,410	-£7,921,893	-£6,280,951	-£4,652,159	-£3,040,304
	0%	-£11,456,908	-£9,799,712	-£8,149,819	-£6,508,199	-£4,877,364
	2.5%	-£13,351,132	-£11,685,210	-£10,028,015	-£8,377,745	-£6,735,447
	5%	-£15,249,355	-£13,579,453	-£11,913,512	-£10,256,318	-£8,605,671

Table Reference:	**4.5.4**
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL relief
Typology Reference:	PBSL_1_D_25% AH

BLV 1: £2,610,000	**PBSL_1_D_25% AH**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,513,594	£107,649	£1,582,394	£3,046,785	£4,506,281
	-2.5%	-£3,391,473	-£1,743,894	-£108,129	£1,376,059	£2,840,450
	0%	-£5,279,079	-£3,622,334	-£1,974,756	-£335,864	£1,169,218
	2.5%	-£7,173,499	-£5,510,333	-£3,853,195	-£2,205,579	-£566,017
	5%	-£9,071,899	-£7,404,787	-£5,741,586	-£4,084,396	-£2,436,478

BLV 2: £3,696,000	**PBSL_1_D_25% AH**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,513,594	£107,649	£1,582,394	£3,046,785	£4,506,281
	-2.5%	-£3,391,473	-£1,743,894	-£108,129	£1,376,059	£2,840,450
	0%	-£5,279,079	-£3,622,334	-£1,974,756	-£335,864	£1,169,218
	2.5%	-£7,173,499	-£5,510,333	-£3,853,195	-£2,205,579	-£566,017
	5%	-£9,071,899	-£7,404,787	-£5,741,586	-£4,084,396	-£2,436,478

BLV 3: £19,440,000	**PBSL_1_D_25% AH**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,513,594	£107,649	£1,582,394	£3,046,785	£4,506,281
	-2.5%	-£3,391,473	-£1,743,894	-£108,129	£1,376,059	£2,840,450
	0%	-£5,279,079	-£3,622,334	-£1,974,756	-£335,864	£1,169,218
	2.5%	-£7,173,499	-£5,510,333	-£3,853,195	-£2,205,579	-£566,017
	5%	-£9,071,899	-£7,404,787	-£5,741,586	-£4,084,396	-£2,436,478

Table Reference:	4.5.5					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	PBSL_1_D_35% AH					
BLV 1:	PBSL_1_D_35% AH	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,708,156	-£9,041,718	-£7,382,005	-£5,730,971	-£4,090,702
	-2.5%	-£12,790,059	-£11,115,366	-£9,448,013	-£7,786,984	-£6,134,313
	0%	-£14,879,305	-£13,197,271	-£11,522,578	-£9,854,308	-£8,191,963
	2.5%	-£16,971,541	-£15,287,005	-£13,604,483	-£11,929,793	-£10,260,602
	5%	-£19,073,468	-£17,379,247	-£15,694,705	-£14,011,695	-£12,337,007
BLV 2:	PBSL_1_D_35% AH	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,708,156	-£9,041,718	-£7,382,005	-£5,730,971	-£4,090,702
	-2.5%	-£12,790,059	-£11,115,366	-£9,448,013	-£7,786,984	-£6,134,313
	0%	-£14,879,305	-£13,197,271	-£11,522,578	-£9,854,308	-£8,191,963
	2.5%	-£16,971,541	-£15,287,005	-£13,604,483	-£11,929,793	-£10,260,602
	5%	-£19,073,468	-£17,379,247	-£15,694,705	-£14,011,695	-£12,337,007
BLV 3:	PBSL_1_D_35% AH	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,708,156	-£9,041,718	-£7,382,005	-£5,730,971	-£4,090,702
	-2.5%	-£12,790,059	-£11,115,366	-£9,448,013	-£7,786,984	-£6,134,313
	0%	-£14,879,305	-£13,197,271	-£11,522,578	-£9,854,308	-£8,191,963
	2.5%	-£16,971,541	-£15,287,005	-£13,604,483	-£11,929,793	-£10,260,602
	5%	-£19,073,468	-£17,379,247	-£15,694,705	-£14,011,695	-£12,337,007

Table Reference:	**4.5.6**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSL_1_D_35% AH					
BLV 1:	**PBSL_1_D_35% AH**	Rent: Gross Rent				
£2,610,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,089,796	-£1,425,561	£198,605	£1,694,704	£3,177,174
	-2.5%	-£5,167,945	-£3,496,090	-£1,831,005	-£181,600	£1,328,908
	0%	-£7,252,022	-£5,575,157	-£3,902,384	-£2,237,300	-£580,523
	2.5%	-£9,344,123	-£7,659,723	-£5,982,369	-£4,308,678	-£2,643,594
	5%	-£11,440,961	-£9,751,823	-£8,067,423	-£6,389,581	-£4,714,973
BLV 2:	**PBSL_1_D_35% AH**	Rent: Gross Rent				
£3,696,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,089,796	-£1,425,561	£198,605	£1,694,704	£3,177,174
	-2.5%	-£5,167,945	-£3,496,090	-£1,831,005	-£181,600	£1,328,908
	0%	-£7,252,022	-£5,575,157	-£3,902,384	-£2,237,300	-£580,523
	2.5%	-£9,344,123	-£7,659,723	-£5,982,369	-£4,308,678	-£2,643,594
	5%	-£11,440,961	-£9,751,823	-£8,067,423	-£6,389,581	-£4,714,973
BLV 3:	**PBSL_1_D_35% AH**	Rent: Gross Rent				
£19,440,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,089,796	-£1,425,561	£198,605	£1,694,704	£3,177,174
	-2.5%	-£5,167,945	-£3,496,090	-£1,831,005	-£181,600	£1,328,908
	0%	-£7,252,022	-£5,575,157	-£3,902,384	-£2,237,300	-£580,523
	2.5%	-£9,344,123	-£7,659,723	-£5,982,369	-£4,308,678	-£2,643,594
	5%	-£11,440,961	-£9,751,823	-£8,067,423	-£6,389,581	-£4,714,973

Table Reference:	**4.5.7**					
Policy Reference:	100% Market					
Typology Reference:	PBSL_2_D					
BLV 1:	**PBSL_2_D**	Rent: Gross Rent				
£2,268,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£177,742	£1,371,280	£2,908,986	£4,446,691	£5,984,397
	-2.5%	-£1,652,082	£21,928	£1,559,634	£3,097,339	£4,635,045
	0%	-£3,144,070	-£1,443,818	£210,282	£1,747,987	£3,285,693
	2.5%	-£4,636,058	-£2,935,806	-£1,235,554	£398,635	£1,936,341
	5%	-£6,128,046	-£4,427,794	-£2,727,542	-£1,028,096	£586,989
BLV 2:	**PBSL_2_D**	Rent: Gross Rent				
£3,210,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£177,742	£1,371,280	£2,908,986	£4,446,691	£5,984,397
	-2.5%	-£1,652,082	£21,928	£1,559,634	£3,097,339	£4,635,045
	0%	-£3,144,070	-£1,443,818	£210,282	£1,747,987	£3,285,693
	2.5%	-£4,636,058	-£2,935,806	-£1,235,554	£398,635	£1,936,341
	5%	-£6,128,046	-£4,427,794	-£2,727,542	-£1,028,096	£586,989
BLV 3:	**PBSL_2_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£177,742	£1,371,280	£2,908,986	£4,446,691	£5,984,397
	-2.5%	-£1,652,082	£21,928	£1,559,634	£3,097,339	£4,635,045
	0%	-£3,144,070	-£1,443,818	£210,282	£1,747,987	£3,285,693
	2.5%	-£4,636,058	-£2,935,806	-£1,235,554	£398,635	£1,936,341
	5%	-£6,128,046	-£4,427,794	-£2,727,542	-£1,028,096	£586,989

Table Reference:	**4.5.8**
Policy Reference:	PiL £1,000 psm
Typology Reference:	PBSL_2_D

BLV 1: £2,268,000	**PBSL_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,186,094	-£5,485,842	-£3,785,590	-£2,085,338	-£396,259
	-2.5%	-£8,678,082	-£6,977,830	-£5,277,578	-£3,577,326	-£1,877,074
	0%	-£10,170,070	-£8,469,818	-£6,769,566	-£5,069,314	-£3,369,062
	2.5%	-£11,662,058	-£9,961,806	-£8,261,554	-£6,561,302	-£4,861,050
	5%	-£13,154,046	-£11,453,794	-£9,753,542	-£8,053,290	-£6,353,038

BLV 2: £3,210,000	**PBSL_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,186,094	-£5,485,842	-£3,785,590	-£2,085,338	-£396,259
	-2.5%	-£8,678,082	-£6,977,830	-£5,277,578	-£3,577,326	-£1,877,074
	0%	-£10,170,070	-£8,469,818	-£6,769,566	-£5,069,314	-£3,369,062
	2.5%	-£11,662,058	-£9,961,806	-£8,261,554	-£6,561,302	-£4,861,050
	5%	-£13,154,046	-£11,453,794	-£9,753,542	-£8,053,290	-£6,353,038

BLV 3: £17,400,000	**PBSL_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,186,094	-£5,485,842	-£3,785,590	-£2,085,338	-£396,259
	-2.5%	-£8,678,082	-£6,977,830	-£5,277,578	-£3,577,326	-£1,877,074
	0%	-£10,170,070	-£8,469,818	-£6,769,566	-£5,069,314	-£3,369,062
	2.5%	-£11,662,058	-£9,961,806	-£8,261,554	-£6,561,302	-£4,861,050
	5%	-£13,154,046	-£11,453,794	-£9,753,542	-£8,053,290	-£6,353,038

Table Reference:	**4.5.9**					
Policy Reference:	100% Market					
Typology Reference:	PBSL_3_D					
BLV 1:	**PBSL_3_D**	Rent: Gross Rent				
£660,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,334,639	£2,487,575	£3,640,512	£4,793,449	£5,946,386
	-2.5%	£345,963	£1,498,899	£2,651,836	£3,804,773	£4,957,710
	0%	-£699,805	£510,223	£1,663,160	£2,816,097	£3,969,034
	2.5%	-£1,792,934	-£518,395	£674,484	£1,827,421	£2,980,358
	5%	-£2,886,064	-£1,611,254	-£338,557	£838,745	£1,991,682
BLV 2:	**PBSL_3_D**	Rent: Gross Rent				
£4,620,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,334,639	£2,487,575	£3,640,512	£4,793,449	£5,946,386
	-2.5%	£345,963	£1,498,899	£2,651,836	£3,804,773	£4,957,710
	0%	-£699,805	£510,223	£1,663,160	£2,816,097	£3,969,034
	2.5%	-£1,792,934	-£518,395	£674,484	£1,827,421	£2,980,358
	5%	-£2,886,064	-£1,611,254	-£338,557	£838,745	£1,991,682
BLV 3:	**PBSL_3_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,334,639	£2,487,575	£3,640,512	£4,793,449	£5,946,386
	-2.5%	£345,963	£1,498,899	£2,651,836	£3,804,773	£4,957,710
	0%	-£699,805	£510,223	£1,663,160	£2,816,097	£3,969,034
	2.5%	-£1,792,934	-£518,395	£674,484	£1,827,421	£2,980,358
	5%	-£2,886,064	-£1,611,254	-£338,557	£838,745	£1,991,682

Table Reference:	**4.5.10**					
Policy Reference:	PiL £1,000 psm					
Typology Reference:	PBSL_3_D					
BLV 1:	**PBSL_3_D**	Rent: Gross Rent				
£660,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,746,860	-£2,472,049	-£1,197,239	£62,372	£1,215,309
	-2.5%	-£4,839,287	-£3,564,477	-£2,289,666	-£1,014,856	£227,319
	0%	-£5,931,715	-£4,656,905	-£3,382,094	-£2,107,284	-£832,473
	2.5%	-£7,024,143	-£5,749,332	-£4,474,522	-£3,199,711	-£1,924,901
	5%	-£8,116,570	-£6,841,760	-£5,566,949	-£4,292,139	-£3,017,329
BLV 2:	**PBSL_3_D**	Rent: Gross Rent				
£4,620,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,746,860	-£2,472,049	-£1,197,239	£62,372	£1,215,309
	-2.5%	-£4,839,287	-£3,564,477	-£2,289,666	-£1,014,856	£227,319
	0%	-£5,931,715	-£4,656,905	-£3,382,094	-£2,107,284	-£832,473
	2.5%	-£7,024,143	-£5,749,332	-£4,474,522	-£3,199,711	-£1,924,901
	5%	-£8,116,570	-£6,841,760	-£5,566,949	-£4,292,139	-£3,017,329
BLV 3:	**PBSL_3_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,746,860	-£2,472,049	-£1,197,239	£62,372	£1,215,309
	-2.5%	-£4,839,287	-£3,564,477	-£2,289,666	-£1,014,856	£227,319
	0%	-£5,931,715	-£4,656,905	-£3,382,094	-£2,107,284	-£832,473
	2.5%	-£7,024,143	-£5,749,332	-£4,474,522	-£3,199,711	-£1,924,901
	5%	-£8,116,570	-£6,841,760	-£5,566,949	-£4,292,139	-£3,017,329

Table Reference:	**4.5.11**					
Policy Reference:	PiL £1,500 psm					
Typology Reference:	PBSL_3_D					
BLV 1:	**PBSL_3_D**	Rent: Gross Rent				
£660,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,376,860	-£5,102,049	-£3,827,239	-£2,552,428	-£1,277,618
	-2.5%	-£7,469,287	-£6,194,477	-£4,919,666	-£3,644,856	-£2,370,046
	0%	-£8,561,715	-£7,286,905	-£6,012,094	-£4,737,284	-£3,462,473
	2.5%	-£9,654,143	-£8,379,332	-£7,104,522	-£5,829,711	-£4,554,901
	5%	-£10,746,570	-£9,471,760	-£8,196,949	-£6,922,139	-£5,647,329
BLV 2:	**PBSL_3_D**	Rent: Gross Rent				
£4,620,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,376,860	-£5,102,049	-£3,827,239	-£2,552,428	-£1,277,618
	-2.5%	-£7,469,287	-£6,194,477	-£4,919,666	-£3,644,856	-£2,370,046
	0%	-£8,561,715	-£7,286,905	-£6,012,094	-£4,737,284	-£3,462,473
	2.5%	-£9,654,143	-£8,379,332	-£7,104,522	-£5,829,711	-£4,554,901
	5%	-£10,746,570	-£9,471,760	-£8,196,949	-£6,922,139	-£5,647,329
BLV 3:	**PBSL_3_D**	Rent: Gross Rent				
£17,400,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,376,860	-£5,102,049	-£3,827,239	-£2,552,428	-£1,277,618
	-2.5%	-£7,469,287	-£6,194,477	-£4,919,666	-£3,644,856	-£2,370,046
	0%	-£8,561,715	-£7,286,905	-£6,012,094	-£4,737,284	-£3,462,473
	2.5%	-£9,654,143	-£8,379,332	-£7,104,522	-£5,829,711	-£4,554,901
	5%	-£10,746,570	-£9,471,760	-£8,196,949	-£6,922,139	-£5,647,329

Value Band E – Appraisal Results

Minor Residential Development Typologies

Table Reference:	**5.1.1**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_1_E					
BLV 1:	**MIN_RES_1_E**	Sales: Gross Sales				
£144,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£110,510	£139,134	£167,758	£196,382	£225,006
	-7.5%	£100,250	£128,874	£157,498	£186,122	£214,746
	-5%	£89,990	£118,614	£147,238	£175,862	£204,486
	-2.5%	£79,730	£108,354	£136,978	£165,602	£194,226
	0%	£69,470	£98,094	£126,718	£155,342	£183,966

Table Reference:	**5.1.2**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_2_E					
BLV 1:	**MIN_RES_2_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£211,694	£268,158	£324,622	£381,086	£437,550
	-7.5%	£191,297	£247,761	£304,225	£360,689	£417,153
	-5%	£170,900	£227,364	£283,828	£340,292	£396,756
	-2.5%	£150,503	£206,967	£263,431	£319,895	£376,359
	0%	£130,106	£186,570	£243,034	£299,497	£355,961
BLV 2:	**MIN_RES_2_E**	Sales: Gross Sales				
£930,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£211,694	£268,158	£324,622	£381,086	£437,550
	-7.5%	£191,297	£247,761	£304,225	£360,689	£417,153
	-5%	£170,900	£227,364	£283,828	£340,292	£396,756
	-2.5%	£150,503	£206,967	£263,431	£319,895	£376,359
	0%	£130,106	£186,570	£243,034	£299,497	£355,961
BLV 3:	**MIN_RES_2_E**	Sales: Gross Sales				
£960,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£211,694	£268,158	£324,622	£381,086	£437,550
	-7.5%	£191,297	£247,761	£304,225	£360,689	£417,153
	-5%	£170,900	£227,364	£283,828	£340,292	£396,756
	-2.5%	£150,503	£206,967	£263,431	£319,895	£376,359
	0%	£130,106	£186,570	£243,034	£299,497	£355,961

Table Reference:	**5.1.3**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_3_E					
BLV 1:	**MIN_RES_3_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£423,388	£536,316	£649,244	£762,172	£875,100
	-7.5%	£382,594	£495,522	£608,450	£721,378	£834,305
	-5%	£341,800	£454,728	£567,655	£680,583	£793,511
	-2.5%	£301,005	£413,933	£526,861	£639,789	£752,717
	0%	£260,211	£373,139	£486,067	£598,995	£711,923
BLV 2:	**MIN_RES_3_E**	Sales: Gross Sales				
£930,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£423,388	£536,316	£649,244	£762,172	£875,100
	-7.5%	£382,594	£495,522	£608,450	£721,378	£834,305
	-5%	£341,800	£454,728	£567,655	£680,583	£793,511
	-2.5%	£301,005	£413,933	£526,861	£639,789	£752,717
	0%	£260,211	£373,139	£486,067	£598,995	£711,923
BLV 3:	**MIN_RES_3_E**	Sales: Gross Sales				
£960,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£423,388	£536,316	£649,244	£762,172	£875,100
	-7.5%	£382,594	£495,522	£608,450	£721,378	£834,305
	-5%	£341,800	£454,728	£567,655	£680,583	£793,511
	-2.5%	£301,005	£413,933	£526,861	£639,789	£752,717
	0%	£260,211	£373,139	£486,067	£598,995	£711,923

Table Reference:	**5.1.4**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_4_E					
BLV 1:	**MIN_RES_4_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£117,755	£263,343	£408,931	£554,519	£700,107
	-7.5%	£53,993	£199,581	£345,169	£490,757	£636,345
	-5%	-£10,434	£135,819	£281,407	£426,995	£572,583
	-2.5%	-£79,624	£72,056	£217,644	£363,232	£508,820
	0%	-£149,348	£8,294	£153,882	£299,470	£445,058
BLV 2:	**MIN_RES_4_E**	Sales: Gross Sales				
£930,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£117,755	£263,343	£408,931	£554,519	£700,107
	-7.5%	£53,993	£199,581	£345,169	£490,757	£636,345
	-5%	-£10,434	£135,819	£281,407	£426,995	£572,583
	-2.5%	-£79,624	£72,056	£217,644	£363,232	£508,820
	0%	-£149,348	£8,294	£153,882	£299,470	£445,058
BLV 3:	**MIN_RES_4_E**	Sales: Gross Sales				
£960,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£117,755	£263,343	£408,931	£554,519	£700,107
	-7.5%	£53,993	£199,581	£345,169	£490,757	£636,345
	-5%	-£10,434	£135,819	£281,407	£426,995	£572,583
	-2.5%	-£79,624	£72,056	£217,644	£363,232	£508,820
	0%	-£149,348	£8,294	£153,882	£299,470	£445,058

Table Reference:	**5.1.5**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_5_E					
BLV 1:	**MIN_RES_5_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£98,199	£261,731	£425,264	£588,797	£752,329
	-7.5%	£25,695	£189,227	£352,760	£516,293	£679,825
	-5%	-£50,448	£116,723	£280,256	£443,789	£607,321
	-2.5%	-£129,560	£44,219	£207,752	£371,285	£534,817
	0%	-£209,071	-£30,350	£135,248	£298,781	£462,313
BLV 2:	**MIN_RES_5_E**	Sales: Gross Sales				
£930,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£98,199	£261,731	£425,264	£588,797	£752,329
	-7.5%	£25,695	£189,227	£352,760	£516,293	£679,825
	-5%	-£50,448	£116,723	£280,256	£443,789	£607,321
	-2.5%	-£129,560	£44,219	£207,752	£371,285	£534,817
	0%	-£209,071	-£30,350	£135,248	£298,781	£462,313
BLV 3:	**MIN_RES_5_E**	Sales: Gross Sales				
£960,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£98,199	£261,731	£425,264	£588,797	£752,329
	-7.5%	£25,695	£189,227	£352,760	£516,293	£679,825
	-5%	-£50,448	£116,723	£280,256	£443,789	£607,321
	-2.5%	-£129,560	£44,219	£207,752	£371,285	£534,817
	0%	-£209,071	-£30,350	£135,248	£298,781	£462,313

Table Reference:	**5.1.6**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_6_E					
BLV 1:	**MIN_RES_6_E**	Sales: Gross Sales				
£1,080,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£284,180	£450,218	£616,256	£782,294	£948,332
	-7.5%	£215,362	£381,400	£547,437	£713,475	£879,513
	-5%	£146,543	£312,581	£478,619	£644,657	£810,694
	-2.5%	£77,724	£243,762	£409,800	£575,838	£741,876
	0%	£8,905	£174,943	£340,981	£507,019	£673,057
BLV 2:	**MIN_RES_6_E**	Sales: Gross Sales				
£1,200,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£284,180	£450,218	£616,256	£782,294	£948,332
	-7.5%	£215,362	£381,400	£547,437	£713,475	£879,513
	-5%	£146,543	£312,581	£478,619	£644,657	£810,694
	-2.5%	£77,724	£243,762	£409,800	£575,838	£741,876
	0%	£8,905	£174,943	£340,981	£507,019	£673,057
BLV 3:	**MIN_RES_6_E**	Sales: Gross Sales				
£1,440,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£284,180	£450,218	£616,256	£782,294	£948,332
	-7.5%	£215,362	£381,400	£547,437	£713,475	£879,513
	-5%	£146,543	£312,581	£478,619	£644,657	£810,694
	-2.5%	£77,724	£243,762	£409,800	£575,838	£741,876
	0%	£8,905	£174,943	£340,981	£507,019	£673,057

Table Reference:	**5.1.7**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_7_E					
BLV 1:	**MIN_RES_7_E**	Sales: Gross Sales				
£660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£146,767	£230,137	£313,508	£396,878	£480,249
	-7.5%	£112,315	£195,685	£279,056	£362,426	£445,796
	-5%	£77,862	£161,233	£244,603	£327,974	£411,344
	-2.5%	£43,410	£126,781	£210,151	£293,522	£376,892
	0%	£8,958	£92,328	£175,699	£259,069	£342,440
BLV 2:	**MIN_RES_7_E**	Sales: Gross Sales				
£720,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£146,767	£230,137	£313,508	£396,878	£480,249
	-7.5%	£112,315	£195,685	£279,056	£362,426	£445,796
	-5%	£77,862	£161,233	£244,603	£327,974	£411,344
	-2.5%	£43,410	£126,781	£210,151	£293,522	£376,892
	0%	£8,958	£92,328	£175,699	£259,069	£342,440
BLV 3:	**MIN_RES_7_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£146,767	£230,137	£313,508	£396,878	£480,249
	-7.5%	£112,315	£195,685	£279,056	£362,426	£445,796
	-5%	£77,862	£161,233	£244,603	£327,974	£411,344
	-2.5%	£43,410	£126,781	£210,151	£293,522	£376,892
	0%	£8,958	£92,328	£175,699	£259,069	£342,440

Table Reference:	**5.1.8**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_8_E					
BLV 1:	**MIN_RES_8_E**	Sales: Gross Sales				
£660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£162,929	£264,392	£365,856	£467,319	£568,783
	-7.5%	£120,592	£222,056	£323,519	£424,982	£526,446
	-5%	£78,255	£179,719	£281,182	£382,645	£484,109
	-2.5%	£35,918	£137,382	£238,845	£340,309	£441,772
	0%	-£6,975	£95,045	£196,508	£297,972	£399,435
BLV 2:	**MIN_RES_8_E**	Sales: Gross Sales				
£720,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£162,929	£264,392	£365,856	£467,319	£568,783
	-7.5%	£120,592	£222,056	£323,519	£424,982	£526,446
	-5%	£78,255	£179,719	£281,182	£382,645	£484,109
	-2.5%	£35,918	£137,382	£238,845	£340,309	£441,772
	0%	-£6,975	£95,045	£196,508	£297,972	£399,435
BLV 3:	**MIN_RES_8_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£162,929	£264,392	£365,856	£467,319	£568,783
	-7.5%	£120,592	£222,056	£323,519	£424,982	£526,446
	-5%	£78,255	£179,719	£281,182	£382,645	£484,109
	-2.5%	£35,918	£137,382	£238,845	£340,309	£441,772
	0%	-£6,975	£95,045	£196,508	£297,972	£399,435

Table Reference:	**5.1.9**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_9_E					
BLV 1:	**MIN_RES_9_E**	Sales: Gross Sales				
£660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£301,102	£405,625	£510,147	£614,670	£719,193
	-7.5%	£261,358	£365,880	£470,403	£574,926	£679,448
	-5%	£221,613	£326,136	£430,659	£535,181	£639,704
	-2.5%	£181,869	£286,392	£390,914	£495,437	£599,960
	0%	£142,125	£246,647	£351,170	£455,693	£560,215
BLV 2:	**MIN_RES_9_E**	Sales: Gross Sales				
£720,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£301,102	£405,625	£510,147	£614,670	£719,193
	-7.5%	£261,358	£365,880	£470,403	£574,926	£679,448
	-5%	£221,613	£326,136	£430,659	£535,181	£639,704
	-2.5%	£181,869	£286,392	£390,914	£495,437	£599,960
	0%	£142,125	£246,647	£351,170	£455,693	£560,215
BLV 3:	**MIN_RES_9_E**	Sales: Gross Sales				
£840,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£301,102	£405,625	£510,147	£614,670	£719,193
	-7.5%	£261,358	£365,880	£470,403	£574,926	£679,448
	-5%	£221,613	£326,136	£430,659	£535,181	£639,704
	-2.5%	£181,869	£286,392	£390,914	£495,437	£599,960
	0%	£142,125	£246,647	£351,170	£455,693	£560,215

Table Reference:	5.1.10					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_10_E					
BLV 1:	MIN_RES_10_E	Sales: Gross Sales				
£360,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£217,724	-£93,117	£27,688	£141,259	£254,831
	-7.5%	-£290,111	-£165,018	-£40,872	£75,611	£189,183
	-5%	-£362,646	-£237,169	-£112,480	£9,964	£123,535
	-2.5%	-£435,333	-£309,605	-£184,463	-£60,132	£57,887
	0%	-£508,236	-£382,140	-£256,613	-£131,843	-£8,288

Table Reference:	5.1.11					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_11_E					
BLV 1:	MIN_RES_11_E	Sales: Gross Sales				
£432,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£386,324	£572,741	£759,157	£945,573	£1,131,989
	-7.5%	£310,761	£497,178	£683,594	£870,010	£1,056,426
	-5%	£235,198	£421,615	£608,031	£794,447	£980,863
	-2.5%	£159,635	£346,052	£532,468	£718,884	£905,300
	0%	£84,072	£270,489	£456,905	£643,321	£829,737

Table Reference:	5.2.1					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_1_E					
BLV 1:	MED_RES_1_E	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£73,252	£104,455	£276,724	£448,994	£621,263
	-2.5%	-£155,155	£29,085	£201,355	£373,624	£545,894
	0%	-£237,058	-£49,855	£125,986	£298,255	£470,525
	2.5%	-£318,961	-£131,758	£50,616	£222,886	£395,155
	5%	-£401,168	-£213,661	-£26,523	£147,517	£319,786

Table Reference:	5.2.2					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_1_E_20%AH					
BLV 1:	MED_RES_1_E_20%AH	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£235,459	-£84,200	£61,205	£199,904	£338,444
	-2.5%	-£318,360	-£166,218	-£15,609	£124,535	£263,075
	0%	-£401,637	-£248,823	-£97,455	£48,936	£187,706
	2.5%	-£485,032	-£331,728	-£179,540	-£28,808	£112,337
	5%	-£568,731	-£415,005	-£262,186	-£110,711	£36,667

Table Reference:	5.2.3					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_1_E_35%AH					
BLV 1:	MED_RES_1_D_35%AH	Sales: Gross Sales				
£288,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£410,345	-£285,109	-£160,471	-£36,678	£79,185
	-2.5%	-£494,444	-£368,809	-£243,748	-£119,426	£3,381
	0%	-£578,542	-£452,650	-£327,346	-£202,585	-£78,535
	2.5%	-£662,822	-£536,748	-£411,046	-£285,884	-£161,421
	5%	-£747,285	-£620,847	-£494,955	-£369,583	-£244,698

Table Reference:	5.2.4					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_2_E					
BLV 1:	**MED_RES_2_E**	Sales: Gross Sales				
£696,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£92,472	£390,095	£687,718	£985,342	£1,282,965
	-2.5%	-£34,706	£265,195	£562,818	£860,442	£1,158,065
	0%	-£170,194	£140,295	£437,918	£735,542	£1,033,165
	2.5%	-£305,921	£15,395	£313,018	£610,642	£908,265
	5%	-£441,649	-£118,224	£188,118	£485,741	£783,365
BLV 2:	**MED_RES_2_E**	Sales: Gross Sales				
£1,068,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£92,472	£390,095	£687,718	£985,342	£1,282,965
	-2.5%	-£34,706	£265,195	£562,818	£860,442	£1,158,065
	0%	-£170,194	£140,295	£437,918	£735,542	£1,033,165
	2.5%	-£305,921	£15,395	£313,018	£610,642	£908,265
	5%	-£441,649	-£118,224	£188,118	£485,741	£783,365
BLV 3:	**MED_RES_2_E**	Sales: Gross Sales				
£1,326,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£92,472	£390,095	£687,718	£985,342	£1,282,965
	-2.5%	-£34,706	£265,195	£562,818	£860,442	£1,158,065
	0%	-£170,194	£140,295	£437,918	£735,542	£1,033,165
	2.5%	-£305,921	£15,395	£313,018	£610,642	£908,265
	5%	-£441,649	-£118,224	£188,118	£485,741	£783,365

Table Reference:	**5.2.5**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_2_E_20%AH					
BLV 1:	**MED_RES_2_E_20%AH**	Sales: Gross Sales				
£696,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£38,064	£283,926	£529,178	£774,429	£1,019,681
	-2.5%	-£90,248	£162,674	£407,926	£653,178	£898,429
	0%	-£222,011	£40,828	£286,674	£531,926	£777,177
	2.5%	-£354,371	-£87,262	£165,423	£410,674	£655,926
	5%	-£487,634	-£219,025	£43,592	£289,422	£534,674
BLV 2:	**MED_RES_2_E_20%AH**	Sales: Gross Sales				
£1,068,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£38,064	£283,926	£529,178	£774,429	£1,019,681
	-2.5%	-£90,248	£162,674	£407,926	£653,178	£898,429
	0%	-£222,011	£40,828	£286,674	£531,926	£777,177
	2.5%	-£354,371	-£87,262	£165,423	£410,674	£655,926
	5%	-£487,634	-£219,025	£43,592	£289,422	£534,674
BLV 3:	**MED_RES_2_E_20%AH**	Sales: Gross Sales				
£1,326,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£38,064	£283,926	£529,178	£774,429	£1,019,681
	-2.5%	-£90,248	£162,674	£407,926	£653,178	£898,429
	0%	-£222,011	£40,828	£286,674	£531,926	£777,177
	2.5%	-£354,371	-£87,262	£165,423	£410,674	£655,926
	5%	-£487,634	-£219,025	£43,592	£289,422	£534,674

Table Reference:	5.2.6					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_2_E_35%AH					
BLV 1:	MED_RES_2_E_35%AH	Sales: Gross Sales				
£696,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£309,753	-£81,591	£132,814	£340,826	£548,007
	-2.5%	-£447,794	-£218,797	£7,193	£215,569	£423,107
	0%	-£586,499	-£356,679	-£128,301	£89,949	£298,207
	2.5%	-£725,203	-£494,792	-£265,601	-£38,249	£172,705
	5%	-£864,460	-£633,497	-£403,605	-£175,077	£47,085
BLV 2:	MED_RES_2_E_35%AH	Sales: Gross Sales				
£1,068,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£309,753	-£81,591	£132,814	£340,826	£548,007
	-2.5%	-£447,794	-£218,797	£7,193	£215,569	£423,107
	0%	-£586,499	-£356,679	-£128,301	£89,949	£298,207
	2.5%	-£725,203	-£494,792	-£265,601	-£38,249	£172,705
	5%	-£864,460	-£633,497	-£403,605	-£175,077	£47,085
BLV 3:	MED_RES_2_E_35%AH	Sales: Gross Sales				
£1,326,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£309,753	-£81,591	£132,814	£340,826	£548,007
	-2.5%	-£447,794	-£218,797	£7,193	£215,569	£423,107
	0%	-£586,499	-£356,679	-£128,301	£89,949	£298,207
	2.5%	-£725,203	-£494,792	-£265,601	-£38,249	£172,705
	5%	-£864,460	-£633,497	-£403,605	-£175,077	£47,085

Table Reference:	5.2.7					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_3_E					
BLV 1:	MED_RES_3_E	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£935,400	-£621,997	-£311,192	-£1,208	£284,880
	-2.5%	-£1,100,793	-£785,723	-£474,085	-£163,280	£134,981
	0%	-£1,266,437	-£950,478	-£636,978	-£326,173	-£15,932
	2.5%	-£1,432,895	-£1,115,838	-£800,802	-£489,067	-£178,261
	5%	-£1,599,401	-£1,281,483	-£965,557	-£651,976	-£341,155

Table Reference:	5.2.8					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_3_E_20%AH					
BLV 1:	MED_RES_3_E_20%AH	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,232,562	-£976,164	-£721,125	-£467,716	-£216,811
	-2.5%	-£1,399,890	-£1,142,889	-£887,159	-£632,733	-£380,095
	0%	-£1,567,777	-£1,310,217	-£1,053,664	-£798,377	-£544,645
	2.5%	-£1,735,868	-£1,477,544	-£1,220,543	-£964,659	-£709,985
	5%	-£1,903,959	-£1,645,477	-£1,387,871	-£1,131,164	-£875,654

Table Reference:	5.2.9					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_3_E_35%AH					
BLV 1:	MED_RES_3_E_35%AH	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,413,529	-£1,202,325	-£991,702	-£782,232	-£573,481
	-2.5%	-£1,582,333	-£1,370,489	-£1,159,794	-£949,559	-£740,144
	0%	-£1,751,137	-£1,539,293	-£1,327,885	-£1,117,263	-£907,472
	2.5%	-£1,920,406	-£1,708,098	-£1,496,253	-£1,285,354	-£1,074,800
	5%	-£2,089,867	-£1,876,901	-£1,665,058	-£1,453,445	-£1,242,823

Table Reference:	**5.2.10**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_4_E					
BLV 1:	**MED_RES_4_E**	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,066,722	-£556,581	-£47,278	£424,979	£894,180
	-2.5%	-£1,319,617	-£807,548	-£297,673	£194,033	£663,233
	0%	-£1,573,468	-£1,058,708	-£548,640	-£39,425	£432,286
	2.5%	-£1,828,675	-£1,311,464	-£799,608	-£289,732	£201,339
	5%	-£2,084,093	-£1,565,300	-£1,050,693	-£540,700	-£31,621
BLV 2:	**MED_RES_4_E**	Sales: Gross Sales				
£1,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,066,722	-£556,581	-£47,278	£424,979	£894,180
	-2.5%	-£1,319,617	-£807,548	-£297,673	£194,033	£663,233
	0%	-£1,573,468	-£1,058,708	-£548,640	-£39,425	£432,286
	2.5%	-£1,828,675	-£1,311,464	-£799,608	-£289,732	£201,339
	5%	-£2,084,093	-£1,565,300	-£1,050,693	-£540,700	-£31,621
BLV 3:	**MED_RES_4_E**	Sales: Gross Sales				
£1,524,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,066,722	-£556,581	-£47,278	£424,979	£894,180
	-2.5%	-£1,319,617	-£807,548	-£297,673	£194,033	£663,233
	0%	-£1,573,468	-£1,058,708	-£548,640	-£39,425	£432,286
	2.5%	-£1,828,675	-£1,311,464	-£799,608	-£289,732	£201,339
	5%	-£2,084,093	-£1,565,300	-£1,050,693	-£540,700	-£31,621

Table Reference:	**5.2.11**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_4_E_20%AH					
BLV 1:	**MED_RES_4_E_20%AH**	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,525,023	-£1,095,246	-£668,561	-£246,636	£160,933
	-2.5%	-£1,781,555	-£1,350,502	-£922,209	-£497,605	-£76,415
	0%	-£2,039,325	-£1,607,035	-£1,177,092	-£749,934	-£327,377
	2.5%	-£2,297,124	-£1,863,567	-£1,432,513	-£1,003,770	-£578,511
	5%	-£2,555,457	-£2,121,357	-£1,689,047	-£1,258,938	-£831,496
BLV 2:	**MED_RES_4_E_20%AH**	Sales: Gross Sales				
£1,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,525,023	-£1,095,246	-£668,561	-£246,636	£160,933
	-2.5%	-£1,781,555	-£1,350,502	-£922,209	-£497,605	-£76,415
	0%	-£2,039,325	-£1,607,035	-£1,177,092	-£749,934	-£327,377
	2.5%	-£2,297,124	-£1,863,567	-£1,432,513	-£1,003,770	-£578,511
	5%	-£2,555,457	-£2,121,357	-£1,689,047	-£1,258,938	-£831,496
BLV 3:	**MED_RES_4_E_20%AH**	Sales: Gross Sales				
£1,524,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,525,023	-£1,095,246	-£668,561	-£246,636	£160,933
	-2.5%	-£1,781,555	-£1,350,502	-£922,209	-£497,605	-£76,415
	0%	-£2,039,325	-£1,607,035	-£1,177,092	-£749,934	-£327,377
	2.5%	-£2,297,124	-£1,863,567	-£1,432,513	-£1,003,770	-£578,511
	5%	-£2,555,457	-£2,121,357	-£1,689,047	-£1,258,938	-£831,496

Table Reference:	**5.2.12**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_4_E_35%AH					
BLV 1:	**MED_RES_4_E_35%AH**	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,925,524	-£1,566,960	-£1,209,902	-£854,883	-£501,701
	-2.5%	-£2,184,500	-£1,825,382	-£1,467,701	-£1,111,415	-£756,908
	0%	-£2,444,211	-£2,084,358	-£1,725,501	-£1,368,442	-£1,012,959
	2.5%	-£2,704,287	-£2,343,334	-£1,984,216	-£1,626,241	-£1,269,491
	5%	-£2,964,361	-£2,603,159	-£2,243,193	-£1,884,074	-£1,526,982
BLV 2:	**MED_RES_4_E_35%AH**	Sales: Gross Sales				
£1,236,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,925,524	-£1,566,960	-£1,209,902	-£854,883	-£501,701
	-2.5%	-£2,184,500	-£1,825,382	-£1,467,701	-£1,111,415	-£756,908
	0%	-£2,444,211	-£2,084,358	-£1,725,501	-£1,368,442	-£1,012,959
	2.5%	-£2,704,287	-£2,343,334	-£1,984,216	-£1,626,241	-£1,269,491
	5%	-£2,964,361	-£2,603,159	-£2,243,193	-£1,884,074	-£1,526,982
BLV 3:	**MED_RES_4_E_35%AH**	Sales: Gross Sales				
£1,524,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,925,524	-£1,566,960	-£1,209,902	-£854,883	-£501,701
	-2.5%	-£2,184,500	-£1,825,382	-£1,467,701	-£1,111,415	-£756,908
	0%	-£2,444,211	-£2,084,358	-£1,725,501	-£1,368,442	-£1,012,959
	2.5%	-£2,704,287	-£2,343,334	-£1,984,216	-£1,626,241	-£1,269,491
	5%	-£2,964,361	-£2,603,159	-£2,243,193	-£1,884,074	-£1,526,982

Table Reference:	**5.2.13**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_5_E					
BLV 1:	**MED_RES_5_E**	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,374,564	-£1,827,948	-£1,285,275	-£748,235	-£212,252
	-2.5%	-£2,668,819	-£2,120,683	-£1,576,118	-£1,036,107	-£500,124
	0%	-£2,964,027	-£2,414,548	-£1,868,054	-£1,325,234	-£787,996
	2.5%	-£3,259,736	-£2,708,803	-£2,160,788	-£1,616,205	-£1,075,868
	5%	-£3,555,444	-£3,003,718	-£2,454,532	-£1,908,160	-£1,365,194
BLV 2:	**MED_RES_5_E**	Sales: Gross Sales				
£734,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,374,564	-£1,827,948	-£1,285,275	-£748,235	-£212,252
	-2.5%	-£2,668,819	-£2,120,683	-£1,576,118	-£1,036,107	-£500,124
	0%	-£2,964,027	-£2,414,548	-£1,868,054	-£1,325,234	-£787,996
	2.5%	-£3,259,736	-£2,708,803	-£2,160,788	-£1,616,205	-£1,075,868
	5%	-£3,555,444	-£3,003,718	-£2,454,532	-£1,908,160	-£1,365,194
BLV 3:	**MED_RES_5_E**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,374,564	-£1,827,948	-£1,285,275	-£748,235	-£212,252
	-2.5%	-£2,668,819	-£2,120,683	-£1,576,118	-£1,036,107	-£500,124
	0%	-£2,964,027	-£2,414,548	-£1,868,054	-£1,325,234	-£787,996
	2.5%	-£3,259,736	-£2,708,803	-£2,160,788	-£1,616,205	-£1,075,868
	5%	-£3,555,444	-£3,003,718	-£2,454,532	-£1,908,160	-£1,365,194

Table Reference:	**5.2.14**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_5_E_20%AH					
BLV 1:	**MED_RES_5_E_20%AH**	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,861,881	-£2,404,341	-£1,948,742	-£1,495,526	-£1,045,171
	-2.5%	-£3,158,939	-£2,700,361	-£2,244,102	-£1,789,694	-£1,337,570
	0%	-£3,456,417	-£2,997,420	-£2,539,810	-£2,083,949	-£1,630,645
	2.5%	-£3,754,736	-£3,294,478	-£2,835,900	-£2,379,571	-£1,924,900
	5%	-£4,053,055	-£3,591,816	-£3,132,959	-£2,675,279	-£2,219,331
BLV 2:	**MED_RES_5_E_20%AH**	Sales: Gross Sales				
£734,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,861,881	-£2,404,341	-£1,948,742	-£1,495,526	-£1,045,171
	-2.5%	-£3,158,939	-£2,700,361	-£2,244,102	-£1,789,694	-£1,337,570
	0%	-£3,456,417	-£2,997,420	-£2,539,810	-£2,083,949	-£1,630,645
	2.5%	-£3,754,736	-£3,294,478	-£2,835,900	-£2,379,571	-£1,924,900
	5%	-£4,053,055	-£3,591,816	-£3,132,959	-£2,675,279	-£2,219,331
BLV 3:	**MED_RES_5_E_20%AH**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,861,881	-£2,404,341	-£1,948,742	-£1,495,526	-£1,045,171
	-2.5%	-£3,158,939	-£2,700,361	-£2,244,102	-£1,789,694	-£1,337,570
	0%	-£3,456,417	-£2,997,420	-£2,539,810	-£2,083,949	-£1,630,645
	2.5%	-£3,754,736	-£3,294,478	-£2,835,900	-£2,379,571	-£1,924,900
	5%	-£4,053,055	-£3,591,816	-£3,132,959	-£2,675,279	-£2,219,331

Table Reference:	**5.2.15**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_5_E_35%AH					
BLV 1:	**MED_RES_5_E_35%AH**	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,329,971	-£2,959,681	-£2,590,718	-£2,223,143	-£1,856,407
	-2.5%	-£3,629,446	-£3,258,331	-£2,889,033	-£2,520,200	-£2,153,363
	0%	-£3,928,924	-£3,557,809	-£3,187,351	-£2,818,383	-£2,450,421
	2.5%	-£4,228,933	-£3,857,283	-£3,486,169	-£3,116,703	-£2,747,735
	5%	-£4,529,446	-£4,156,762	-£3,785,641	-£3,415,021	-£3,046,054
BLV 2:	**MED_RES_5_E_35%AH**	Sales: Gross Sales				
£734,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,329,971	-£2,959,681	-£2,590,718	-£2,223,143	-£1,856,407
	-2.5%	-£3,629,446	-£3,258,331	-£2,889,033	-£2,520,200	-£2,153,363
	0%	-£3,928,924	-£3,557,809	-£3,187,351	-£2,818,383	-£2,450,421
	2.5%	-£4,228,933	-£3,857,283	-£3,486,169	-£3,116,703	-£2,747,735
	5%	-£4,529,446	-£4,156,762	-£3,785,641	-£3,415,021	-£3,046,054
BLV 3:	**MED_RES_5_E_35%AH**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,329,971	-£2,959,681	-£2,590,718	-£2,223,143	-£1,856,407
	-2.5%	-£3,629,446	-£3,258,331	-£2,889,033	-£2,520,200	-£2,153,363
	0%	-£3,928,924	-£3,557,809	-£3,187,351	-£2,818,383	-£2,450,421
	2.5%	-£4,228,933	-£3,857,283	-£3,486,169	-£3,116,703	-£2,747,735
	5%	-£4,529,446	-£4,156,762	-£3,785,641	-£3,415,021	-£3,046,054

Table Reference:	**5.2.16**					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_6_E					
BLV 1:	**MED_RES_6_E**	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,872,750	-£3,176,324	-£2,483,659	-£1,795,390	-£1,114,145
	-2.5%	-£4,269,370	-£3,570,993	-£2,876,289	-£2,185,911	-£1,500,634
	0%	-£4,666,388	-£3,967,166	-£3,270,894	-£2,578,156	-£1,889,629
	2.5%	-£5,064,818	-£4,363,786	-£3,665,563	-£2,970,795	-£2,280,150
	5%	-£5,463,247	-£4,760,404	-£4,061,582	-£3,365,464	-£2,672,653
BLV 2:	**MED_RES_6_E**	Sales: Gross Sales				
£734,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,872,750	-£3,176,324	-£2,483,659	-£1,795,390	-£1,114,145
	-2.5%	-£4,269,370	-£3,570,993	-£2,876,289	-£2,185,911	-£1,500,634
	0%	-£4,666,388	-£3,967,166	-£3,270,894	-£2,578,156	-£1,889,629
	2.5%	-£5,064,818	-£4,363,786	-£3,665,563	-£2,970,795	-£2,280,150
	5%	-£5,463,247	-£4,760,404	-£4,061,582	-£3,365,464	-£2,672,653
BLV 3:	**MED_RES_6_E**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,872,750	-£3,176,324	-£2,483,659	-£1,795,390	-£1,114,145
	-2.5%	-£4,269,370	-£3,570,993	-£2,876,289	-£2,185,911	-£1,500,634
	0%	-£4,666,388	-£3,967,166	-£3,270,894	-£2,578,156	-£1,889,629
	2.5%	-£5,064,818	-£4,363,786	-£3,665,563	-£2,970,795	-£2,280,150
	5%	-£5,463,247	-£4,760,404	-£4,061,582	-£3,365,464	-£2,672,653

Table Reference:	5.2.17					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_6_E_20%AH					
BLV 1:	**MED_RES_6_E_20%AH**	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,595,199	-£4,036,020	-£3,479,589	-£2,925,161	-£2,372,727
	-2.5%	-£4,995,317	-£4,435,658	-£3,878,019	-£3,321,779	-£2,768,539
	0%	-£5,395,998	-£4,835,778	-£4,276,447	-£3,720,017	-£3,165,158
	2.5%	-£5,797,672	-£5,235,896	-£4,676,237	-£4,118,446	-£3,562,015
	5%	-£6,199,348	-£5,636,425	-£5,076,357	-£4,516,875	-£3,960,445
BLV 2:	**MED_RES_6_E_20%AH**	Sales: Gross Sales				
£734,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,595,199	-£4,036,020	-£3,479,589	-£2,925,161	-£2,372,727
	-2.5%	-£4,995,317	-£4,435,658	-£3,878,019	-£3,321,779	-£2,768,539
	0%	-£5,395,998	-£4,835,778	-£4,276,447	-£3,720,017	-£3,165,158
	2.5%	-£5,797,672	-£5,235,896	-£4,676,237	-£4,118,446	-£3,562,015
	5%	-£6,199,348	-£5,636,425	-£5,076,357	-£4,516,875	-£3,960,445
BLV 3:	**MED_RES_6_E_20%AH**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,595,199	-£4,036,020	-£3,479,589	-£2,925,161	-£2,372,727
	-2.5%	-£4,995,317	-£4,435,658	-£3,878,019	-£3,321,779	-£2,768,539
	0%	-£5,395,998	-£4,835,778	-£4,276,447	-£3,720,017	-£3,165,158
	2.5%	-£5,797,672	-£5,235,896	-£4,676,237	-£4,118,446	-£3,562,015
	5%	-£6,199,348	-£5,636,425	-£5,076,357	-£4,516,875	-£3,960,445

Table Reference:	**5.2.18**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_6_E_35%AH					
BLV 1:	**MED_RES_6_E_35%AH**	Sales: Gross Sales				
£600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,136,148	-£4,671,184	-£4,206,327	-£3,744,165	-£3,282,362
	-2.5%	-£5,539,216	-£5,072,858	-£4,607,997	-£4,144,283	-£3,682,120
	0%	-£5,942,274	-£5,474,741	-£5,009,674	-£4,544,813	-£4,082,240
	2.5%	-£6,345,338	-£5,877,803	-£5,411,348	-£4,946,488	-£4,482,357
	5%	-£6,748,401	-£6,280,860	-£5,813,328	-£5,348,165	-£4,883,301
BLV 2:	**MED_RES_6_E_35%AH**	Sales: Gross Sales				
£734,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,136,148	-£4,671,184	-£4,206,327	-£3,744,165	-£3,282,362
	-2.5%	-£5,539,216	-£5,072,858	-£4,607,997	-£4,144,283	-£3,682,120
	0%	-£5,942,274	-£5,474,741	-£5,009,674	-£4,544,813	-£4,082,240
	2.5%	-£6,345,338	-£5,877,803	-£5,411,348	-£4,946,488	-£4,482,357
	5%	-£6,748,401	-£6,280,860	-£5,813,328	-£5,348,165	-£4,883,301
BLV 3:	**MED_RES_6_E_35%AH**	Sales: Gross Sales				
£2,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,136,148	-£4,671,184	-£4,206,327	-£3,744,165	-£3,282,362
	-2.5%	-£5,539,216	-£5,072,858	-£4,607,997	-£4,144,283	-£3,682,120
	0%	-£5,942,274	-£5,474,741	-£5,009,674	-£4,544,813	-£4,082,240
	2.5%	-£6,345,338	-£5,877,803	-£5,411,348	-£4,946,488	-£4,482,357
	5%	-£6,748,401	-£6,280,860	-£5,813,328	-£5,348,165	-£4,883,301

Table Reference:	**5.3.1**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_1_E					
BLV 1:	**MAJ_RES_1_E**	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£11,609,121	-£9,267,386	-£6,942,377	-£4,643,314	-£2,363,823
	-2.5%	-£12,900,463	-£10,550,730	-£8,216,976	-£5,903,195	-£3,617,041
	0%	-£14,194,766	-£11,838,761	-£9,497,373	-£7,172,161	-£4,870,257
	2.5%	-£15,490,820	-£13,129,138	-£10,780,372	-£8,446,763	-£6,132,343
	5%	-£16,791,149	-£14,423,438	-£12,068,401	-£9,727,360	-£7,401,947
BLV 2:	**MAJ_RES_1_E**	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£11,609,121	-£9,267,386	-£6,942,377	-£4,643,314	-£2,363,823
	-2.5%	-£12,900,463	-£10,550,730	-£8,216,976	-£5,903,195	-£3,617,041
	0%	-£14,194,766	-£11,838,761	-£9,497,373	-£7,172,161	-£4,870,257
	2.5%	-£15,490,820	-£13,129,138	-£10,780,372	-£8,446,763	-£6,132,343
	5%	-£16,791,149	-£14,423,438	-£12,068,401	-£9,727,360	-£7,401,947

Table Reference:	**5.3.2**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_E_20%AH					
BLV 1:	**MAJ_RES_1_E_20%AH**	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£10,952,074	-£9,606,615	-£8,268,044	-£6,935,368	-£5,609,286
	-2.5%	-£11,897,505	-£10,549,838	-£9,207,180	-£7,870,158	-£6,540,202
	0%	-£12,844,540	-£11,493,082	-£10,147,624	-£8,808,636	-£7,474,997
	2.5%	-£13,791,558	-£12,438,349	-£11,090,846	-£9,747,769	-£8,410,098
	5%	-£14,740,242	-£13,385,384	-£12,034,090	-£10,688,634	-£9,349,228
BLV 2:	**MAJ_RES_1_E_20%AH**	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£10,952,074	-£9,606,615	-£8,268,044	-£6,935,368	-£5,609,286
	-2.5%	-£11,897,505	-£10,549,838	-£9,207,180	-£7,870,158	-£6,540,202
	0%	-£12,844,540	-£11,493,082	-£10,147,624	-£8,808,636	-£7,474,997
	2.5%	-£13,791,558	-£12,438,349	-£11,090,846	-£9,747,769	-£8,410,098
	5%	-£14,740,242	-£13,385,384	-£12,034,090	-£10,688,634	-£9,349,228

Table Reference:	5.3.3					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_1_E_20%AH					
BLV 1:	MAJ_RES_1_E_20%AH	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,641,018	-£7,296,545	-£5,958,876	-£4,628,058	-£3,303,820
	-2.5%	-£9,584,568	-£8,238,780	-£6,898,008	-£5,562,849	-£4,234,073
	0%	-£10,531,602	-£9,182,026	-£7,837,134	-£6,499,464	-£5,167,688
	2.5%	-£11,478,626	-£10,125,412	-£8,779,789	-£7,438,598	-£6,102,477
	5%	-£12,425,660	-£11,072,446	-£9,723,034	-£8,377,723	-£7,040,056
BLV 2:	MAJ_RES_1_E_20%AH	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,641,018	-£7,296,545	-£5,958,876	-£4,628,058	-£3,303,820
	-2.5%	-£9,584,568	-£8,238,780	-£6,898,008	-£5,562,849	-£4,234,073
	0%	-£10,531,602	-£9,182,026	-£7,837,134	-£6,499,464	-£5,167,688
	2.5%	-£11,478,626	-£10,125,412	-£8,779,789	-£7,438,598	-£6,102,477
	5%	-£12,425,660	-£11,072,446	-£9,723,034	-£8,377,723	-£7,040,056

Table Reference:	5.3.4					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_E_25%AH					
BLV 1:	MAJ_RES_1_E_25%AH	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,218,992	-£10,861,073	-£9,508,920	-£8,163,657	-£6,823,861
	-2.5%	-£13,238,863	-£11,878,938	-£10,524,722	-£9,175,029	-£7,830,724
	0%	-£14,260,765	-£12,898,821	-£11,540,520	-£10,188,385	-£8,842,095
	2.5%	-£15,284,453	-£13,918,690	-£12,558,767	-£11,204,172	-£9,853,463
	5%	-£16,308,141	-£14,940,317	-£13,578,650	-£12,219,968	-£10,867,834
BLV 2:	MAJ_RES_1_E_25%AH	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,218,992	-£10,861,073	-£9,508,920	-£8,163,657	-£6,823,861
	-2.5%	-£13,238,863	-£11,878,938	-£10,524,722	-£9,175,029	-£7,830,724
	0%	-£14,260,765	-£12,898,821	-£11,540,520	-£10,188,385	-£8,842,095
	2.5%	-£15,284,453	-£13,918,690	-£12,558,767	-£11,204,172	-£9,853,463
	5%	-£16,308,141	-£14,940,317	-£13,578,650	-£12,219,968	-£10,867,834

Table Reference:	5.3.5					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_1_E_25%AH					
BLV 1:	**MAJ_RES_1_E_25%AH**	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,985,438	-£7,630,645	-£6,280,656	-£4,936,356	-£3,599,646
	-2.5%	-£10,005,331	-£8,646,439	-£7,294,292	-£5,947,724	-£4,606,343
	0%	-£11,025,214	-£9,665,265	-£8,310,093	-£6,959,091	-£5,614,789
	2.5%	-£12,047,767	-£10,685,159	-£9,325,887	-£7,973,743	-£6,626,159
	5%	-£13,071,455	-£11,705,042	-£10,345,092	-£8,989,541	-£7,637,526
BLV 2:	**MAJ_RES_1_E_25%AH**	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£8,985,438	-£7,630,645	-£6,280,656	-£4,936,356	-£3,599,646
	-2.5%	-£10,005,331	-£8,646,439	-£7,294,292	-£5,947,724	-£4,606,343
	0%	-£11,025,214	-£9,665,265	-£8,310,093	-£6,959,091	-£5,614,789
	2.5%	-£12,047,767	-£10,685,159	-£9,325,887	-£7,973,743	-£6,626,159
	5%	-£13,071,455	-£11,705,042	-£10,345,092	-£8,989,541	-£7,637,526

Table Reference:	5.3.6					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_E_35%AH					
BLV 1:	**MAJ_RES_1_E_35%AH**	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£14,901,359	-£13,522,025	-£12,150,100	-£10,781,465	-£9,417,918
	-2.5%	-£16,071,290	-£14,691,954	-£13,315,691	-£11,944,302	-£10,578,837
	0%	-£17,244,611	-£15,861,883	-£14,482,532	-£13,109,866	-£11,739,744
	2.5%	-£18,418,545	-£17,031,795	-£15,652,461	-£14,275,453	-£12,904,065
	5%	-£19,592,479	-£18,205,082	-£16,822,390	-£15,443,039	-£14,069,633
BLV 2:	**MAJ_RES_1_E_35%AH**	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£14,901,359	-£13,522,025	-£12,150,100	-£10,781,465	-£9,417,918
	-2.5%	-£16,071,290	-£14,691,954	-£13,315,691	-£11,944,302	-£10,578,837
	0%	-£17,244,611	-£15,861,883	-£14,482,532	-£13,109,866	-£11,739,744
	2.5%	-£18,418,545	-£17,031,795	-£15,652,461	-£14,275,453	-£12,904,065
	5%	-£19,592,479	-£18,205,082	-£16,822,390	-£15,443,039	-£14,069,633

Table Reference:	**5.3.7**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_1_E_35% AH					
BLV 1:	**MAJ_RES_1_E_35% AH**	Sales: Gross Sales				
£2,304,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,543,804	-£8,169,987	-£6,799,436	-£5,435,901	-£4,077,090
	-2.5%	-£10,713,743	-£9,335,568	-£7,964,169	-£6,596,809	-£5,233,272
	0%	-£11,883,671	-£10,504,310	-£9,129,751	-£7,758,349	-£6,394,182
	2.5%	-£13,054,880	-£11,674,248	-£10,295,331	-£8,923,934	-£7,555,090
	5%	-£14,228,814	-£12,844,176	-£11,464,813	-£10,089,514	-£8,718,107
BLV 2:	**MAJ_RES_1_E_35% AH**	Sales: Gross Sales				
£2,772,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,543,804	-£8,169,987	-£6,799,436	-£5,435,901	-£4,077,090
	-2.5%	-£10,713,743	-£9,335,568	-£7,964,169	-£6,596,809	-£5,233,272
	0%	-£11,883,671	-£10,504,310	-£9,129,751	-£7,758,349	-£6,394,182
	2.5%	-£13,054,880	-£11,674,248	-£10,295,331	-£8,923,934	-£7,555,090
	5%	-£14,228,814	-£12,844,176	-£11,464,813	-£10,089,514	-£8,718,107

Table Reference:	**5.3.8**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_2_E					
BLV 1:	**MAJ_RES_2_E**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£11,413,641	-£9,169,527	-£6,941,258	-£4,733,901	-£2,550,496
	-2.5%	-£12,673,298	-£10,421,609	-£8,184,045	-£5,965,176	-£3,771,343
	0%	-£13,934,197	-£11,676,387	-£9,432,348	-£7,203,677	-£4,994,284
	2.5%	-£15,198,417	-£12,935,303	-£10,684,333	-£8,446,878	-£6,226,746
	5%	-£16,465,177	-£14,196,205	-£11,939,112	-£9,695,197	-£7,466,094
BLV 2:	**MAJ_RES_2_E**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£11,413,641	-£9,169,527	-£6,941,258	-£4,733,901	-£2,550,496
	-2.5%	-£12,673,298	-£10,421,609	-£8,184,045	-£5,965,176	-£3,771,343
	0%	-£13,934,197	-£11,676,387	-£9,432,348	-£7,203,677	-£4,994,284
	2.5%	-£15,198,417	-£12,935,303	-£10,684,333	-£8,446,878	-£6,226,746
	5%	-£16,465,177	-£14,196,205	-£11,939,112	-£9,695,197	-£7,466,094
BLV 3:	**MAJ_RES_2_E**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£11,413,641	-£9,169,527	-£6,941,258	-£4,733,901	-£2,550,496
	-2.5%	-£12,673,298	-£10,421,609	-£8,184,045	-£5,965,176	-£3,771,343
	0%	-£13,934,197	-£11,676,387	-£9,432,348	-£7,203,677	-£4,994,284
	2.5%	-£15,198,417	-£12,935,303	-£10,684,333	-£8,446,878	-£6,226,746
	5%	-£16,465,177	-£14,196,205	-£11,939,112	-£9,695,197	-£7,466,094

Table Reference:	**5.3.9**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_E_20%AH					
BLV 1:	**MAJ_RES_1_E_20%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,507,396	-£10,959,434	-£9,419,071	-£7,885,313	-£6,359,026
	-2.5%	-£13,619,919	-£12,069,146	-£10,523,943	-£8,985,077	-£7,454,973
	0%	-£14,734,089	-£13,178,853	-£11,630,888	-£10,089,835	-£8,554,743
	2.5%	-£15,848,245	-£14,291,384	-£12,740,604	-£11,194,704	-£9,655,722
	5%	-£16,964,696	-£15,405,554	-£13,850,310	-£12,302,366	-£10,760,598
BLV 2:	**MAJ_RES_1_E_20%AH**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,507,396	-£10,959,434	-£9,419,071	-£7,885,313	-£6,359,026
	-2.5%	-£13,619,919	-£12,069,146	-£10,523,943	-£8,985,077	-£7,454,973
	0%	-£14,734,089	-£13,178,853	-£11,630,888	-£10,089,835	-£8,554,743
	2.5%	-£15,848,245	-£14,291,384	-£12,740,604	-£11,194,704	-£9,655,722
	5%	-£16,964,696	-£15,405,554	-£13,850,310	-£12,302,366	-£10,760,598
BLV 3:	**MAJ_RES_1_E_20%AH**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,507,396	-£10,959,434	-£9,419,071	-£7,885,313	-£6,359,026
	-2.5%	-£13,619,919	-£12,069,146	-£10,523,943	-£8,985,077	-£7,454,973
	0%	-£14,734,089	-£13,178,853	-£11,630,888	-£10,089,835	-£8,554,743
	2.5%	-£15,848,245	-£14,291,384	-£12,740,604	-£11,194,704	-£9,655,722
	5%	-£16,964,696	-£15,405,554	-£13,850,310	-£12,302,366	-£10,760,598

Table Reference:	**5.3.10**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_2_E_20%AH					
BLV 1:	**MAJ_RES_2_E_20%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,187,349	-£7,641,082	-£6,102,107	-£4,571,393	-£3,048,121
	-2.5%	-£10,297,052	-£8,749,096	-£7,206,976	-£5,671,158	-£4,142,548
	0%	-£11,410,957	-£9,858,806	-£8,311,843	-£6,772,866	-£5,240,824
	2.5%	-£12,525,137	-£10,968,509	-£9,420,555	-£7,877,738	-£6,340,589
	5%	-£13,639,306	-£12,082,418	-£10,530,264	-£8,982,604	-£7,443,630
BLV 2:	**MAJ_RES_2_E_20%AH**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,187,349	-£7,641,082	-£6,102,107	-£4,571,393	-£3,048,121
	-2.5%	-£10,297,052	-£8,749,096	-£7,206,976	-£5,671,158	-£4,142,548
	0%	-£11,410,957	-£9,858,806	-£8,311,843	-£6,772,866	-£5,240,824
	2.5%	-£12,525,137	-£10,968,509	-£9,420,555	-£7,877,738	-£6,340,589
	5%	-£13,639,306	-£12,082,418	-£10,530,264	-£8,982,604	-£7,443,630
BLV 3:	**MAJ_RES_2_E_20%AH**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,187,349	-£7,641,082	-£6,102,107	-£4,571,393	-£3,048,121
	-2.5%	-£10,297,052	-£8,749,096	-£7,206,976	-£5,671,158	-£4,142,548
	0%	-£11,410,957	-£9,858,806	-£8,311,843	-£6,772,866	-£5,240,824
	2.5%	-£12,525,137	-£10,968,509	-£9,420,555	-£7,877,738	-£6,340,589
	5%	-£13,639,306	-£12,082,418	-£10,530,264	-£8,982,604	-£7,443,630

Table Reference:	**5.3.11**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_E_25%AH					
BLV 1:	**MAJ_RES_2_E_25%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,043,463	-£11,550,754	-£10,063,379	-£8,582,531	-£7,109,796
	-2.5%	-£14,154,794	-£12,657,644	-£11,168,148	-£9,684,602	-£8,206,778
	0%	-£15,266,142	-£13,768,084	-£12,275,052	-£10,786,667	-£9,305,814
	2.5%	-£16,380,621	-£14,879,412	-£13,381,942	-£11,892,445	-£10,407,890
	5%	-£17,496,112	-£15,990,761	-£14,492,705	-£12,999,350	-£11,509,954
BLV 2:	**MAJ_RES_2_E_25%AH**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,043,463	-£11,550,754	-£10,063,379	-£8,582,531	-£7,109,796
	-2.5%	-£14,154,794	-£12,657,644	-£11,168,148	-£9,684,602	-£8,206,778
	0%	-£15,266,142	-£13,768,084	-£12,275,052	-£10,786,667	-£9,305,814
	2.5%	-£16,380,621	-£14,879,412	-£13,381,942	-£11,892,445	-£10,407,890
	5%	-£17,496,112	-£15,990,761	-£14,492,705	-£12,999,350	-£11,509,954
BLV 3:	**MAJ_RES_2_E_25%AH**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£13,043,463	-£11,550,754	-£10,063,379	-£8,582,531	-£7,109,796
	-2.5%	-£14,154,794	-£12,657,644	-£11,168,148	-£9,684,602	-£8,206,778
	0%	-£15,266,142	-£13,768,084	-£12,275,052	-£10,786,667	-£9,305,814
	2.5%	-£16,380,621	-£14,879,412	-£13,381,942	-£11,892,445	-£10,407,890
	5%	-£17,496,112	-£15,990,761	-£14,492,705	-£12,999,350	-£11,509,954

Table Reference:	**5.3.12**					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_2_E_25%AH					
BLV 1:	**MAJ_RES_2_E_25%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,441,432	-£7,951,948	-£6,468,084	-£4,990,279	-£3,519,413
	-2.5%	-£10,552,506	-£9,058,842	-£7,570,149	-£6,089,304	-£4,614,951
	0%	-£11,663,856	-£10,165,782	-£8,676,249	-£7,191,372	-£5,711,927
	2.5%	-£12,775,199	-£11,277,123	-£9,783,141	-£8,293,657	-£6,812,595
	5%	-£13,890,287	-£12,388,476	-£10,890,398	-£9,400,550	-£7,914,660
BLV 2:	**MAJ_RES_2_E_25%AH**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,441,432	-£7,951,948	-£6,468,084	-£4,990,279	-£3,519,413
	-2.5%	-£10,552,506	-£9,058,842	-£7,570,149	-£6,089,304	-£4,614,951
	0%	-£11,663,856	-£10,165,782	-£8,676,249	-£7,191,372	-£5,711,927
	2.5%	-£12,775,199	-£11,277,123	-£9,783,141	-£8,293,657	-£6,812,595
	5%	-£13,890,287	-£12,388,476	-£10,890,398	-£9,400,550	-£7,914,660
BLV 3:	**MAJ_RES_2_E_25%AH**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,441,432	-£7,951,948	-£6,468,084	-£4,990,279	-£3,519,413
	-2.5%	-£10,552,506	-£9,058,842	-£7,570,149	-£6,089,304	-£4,614,951
	0%	-£11,663,856	-£10,165,782	-£8,676,249	-£7,191,372	-£5,711,927
	2.5%	-£12,775,199	-£11,277,123	-£9,783,141	-£8,293,657	-£6,812,595
	5%	-£13,890,287	-£12,388,476	-£10,890,398	-£9,400,550	-£7,914,660

Table Reference:	**5.3.13**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_E_35%AH					
BLV 1:	**MAJ_RES_2_E_35%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,288,017	-£13,787,875	-£12,293,030	-£10,805,227	-£9,321,767
	-2.5%	-£16,551,256	-£15,047,767	-£13,551,593	-£12,058,738	-£10,572,464
	0%	-£17,814,505	-£16,311,017	-£14,810,152	-£13,315,302	-£11,825,987
	2.5%	-£19,081,887	-£17,574,251	-£16,070,767	-£14,573,873	-£13,079,495
	5%	-£20,349,461	-£18,837,501	-£17,334,016	-£15,832,428	-£14,337,604
BLV 2:	**MAJ_RES_2_E_35%AH**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,288,017	-£13,787,875	-£12,293,030	-£10,805,227	-£9,321,767
	-2.5%	-£16,551,256	-£15,047,767	-£13,551,593	-£12,058,738	-£10,572,464
	0%	-£17,814,505	-£16,311,017	-£14,810,152	-£13,315,302	-£11,825,987
	2.5%	-£19,081,887	-£17,574,251	-£16,070,767	-£14,573,873	-£13,079,495
	5%	-£20,349,461	-£18,837,501	-£17,334,016	-£15,832,428	-£14,337,604
BLV 3:	**MAJ_RES_2_E_35%AH**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,288,017	-£13,787,875	-£12,293,030	-£10,805,227	-£9,321,767
	-2.5%	-£16,551,256	-£15,047,767	-£13,551,593	-£12,058,738	-£10,572,464
	0%	-£17,814,505	-£16,311,017	-£14,810,152	-£13,315,302	-£11,825,987
	2.5%	-£19,081,887	-£17,574,251	-£16,070,767	-£14,573,873	-£13,079,495
	5%	-£20,349,461	-£18,837,501	-£17,334,016	-£15,832,428	-£14,337,604

Table Reference:	5.3.14					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_2_E_35%AH					
BLV 1:	**MAJ_RES_2_E_35%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,469,056	-£7,974,224	-£6,484,308	-£4,998,736	-£3,521,095
	-2.5%	-£10,731,061	-£9,232,763	-£7,737,949	-£6,251,557	-£4,769,141
	0%	-£11,994,318	-£10,491,334	-£8,996,504	-£7,505,066	-£6,018,802
	2.5%	-£13,257,567	-£11,754,061	-£10,255,058	-£8,760,222	-£7,272,315
	5%	-£14,522,640	-£13,017,317	-£11,513,811	-£10,018,782	-£8,525,824
BLV 2:	**MAJ_RES_2_E_35%AH**	Sales: Gross Sales				
£8,592,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,469,056	-£7,974,224	-£6,484,308	-£4,998,736	-£3,521,095
	-2.5%	-£10,731,061	-£9,232,763	-£7,737,949	-£6,251,557	-£4,769,141
	0%	-£11,994,318	-£10,491,334	-£8,996,504	-£7,505,066	-£6,018,802
	2.5%	-£13,257,567	-£11,754,061	-£10,255,058	-£8,760,222	-£7,272,315
	5%	-£14,522,640	-£13,017,317	-£11,513,811	-£10,018,782	-£8,525,824
BLV 3:	**MAJ_RES_2_E_35%AH**	Sales: Gross Sales				
£10,506,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£9,469,056	-£7,974,224	-£6,484,308	-£4,998,736	-£3,521,095
	-2.5%	-£10,731,061	-£9,232,763	-£7,737,949	-£6,251,557	-£4,769,141
	0%	-£11,994,318	-£10,491,334	-£8,996,504	-£7,505,066	-£6,018,802
	2.5%	-£13,257,567	-£11,754,061	-£10,255,058	-£8,760,222	-£7,272,315
	5%	-£14,522,640	-£13,017,317	-£11,513,811	-£10,018,782	-£8,525,824

Table Reference:	**5.3.15**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_3_E					
BLV 1:	**MAJ_RES_3_E**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,951,007	-£15,124,644	-£12,317,823	-£9,536,961	-£6,784,122
	-2.5%	-£19,618,657	-£16,783,043	-£13,968,013	-£11,173,208	-£8,403,275
	0%	-£21,292,654	-£18,448,828	-£15,622,918	-£12,815,855	-£10,032,742
	2.5%	-£22,966,928	-£20,115,286	-£17,281,317	-£14,466,051	-£11,670,358
	5%	-£24,648,193	-£21,789,284	-£18,946,649	-£16,121,192	-£13,313,926
BLV 2:	**MAJ_RES_3_E**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,951,007	-£15,124,644	-£12,317,823	-£9,536,961	-£6,784,122
	-2.5%	-£19,618,657	-£16,783,043	-£13,968,013	-£11,173,208	-£8,403,275
	0%	-£21,292,654	-£18,448,828	-£15,622,918	-£12,815,855	-£10,032,742
	2.5%	-£22,966,928	-£20,115,286	-£17,281,317	-£14,466,051	-£11,670,358
	5%	-£24,648,193	-£21,789,284	-£18,946,649	-£16,121,192	-£13,313,926
BLV 3:	**MAJ_RES_3_E**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,951,007	-£15,124,644	-£12,317,823	-£9,536,961	-£6,784,122
	-2.5%	-£19,618,657	-£16,783,043	-£13,968,013	-£11,173,208	-£8,403,275
	0%	-£21,292,654	-£18,448,828	-£15,622,918	-£12,815,855	-£10,032,742
	2.5%	-£22,966,928	-£20,115,286	-£17,281,317	-£14,466,051	-£11,670,358
	5%	-£24,648,193	-£21,789,284	-£18,946,649	-£16,121,192	-£13,313,926

Table Reference:	**5.3.16**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_E_20%					
BLV 1:	**MAJ_RES_3_E_20%**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,603,387	-£18,381,994	-£16,171,930	-£13,973,832	-£11,788,360
	-2.5%	-£22,244,520	-£20,018,917	-£17,803,691	-£15,599,345	-£13,406,455
	0%	-£23,890,783	-£21,658,906	-£19,436,947	-£17,225,513	-£15,026,733
	2.5%	-£25,537,046	-£23,299,760	-£21,074,436	-£18,858,644	-£16,652,928
	5%	-£27,186,245	-£24,946,023	-£22,714,425	-£20,491,899	-£18,280,341
BLV 2:	**MAJ_RES_3_E_20%**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,603,387	-£18,381,994	-£16,171,930	-£13,973,832	-£11,788,360
	-2.5%	-£22,244,520	-£20,018,917	-£17,803,691	-£15,599,345	-£13,406,455
	0%	-£23,890,783	-£21,658,906	-£19,436,947	-£17,225,513	-£15,026,733
	2.5%	-£25,537,046	-£23,299,760	-£21,074,436	-£18,858,644	-£16,652,928
	5%	-£27,186,245	-£24,946,023	-£22,714,425	-£20,491,899	-£18,280,341
BLV 3:	**MAJ_RES_3_E_20%**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,603,387	-£18,381,994	-£16,171,930	-£13,973,832	-£11,788,360
	-2.5%	-£22,244,520	-£20,018,917	-£17,803,691	-£15,599,345	-£13,406,455
	0%	-£23,890,783	-£21,658,906	-£19,436,947	-£17,225,513	-£15,026,733
	2.5%	-£25,537,046	-£23,299,760	-£21,074,436	-£18,858,644	-£16,652,928
	5%	-£27,186,245	-£24,946,023	-£22,714,425	-£20,491,899	-£18,280,341

Table Reference:	**5.3.17**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_3_E_20%					
BLV 1:	**MAJ_RES_3_E_20%**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,542,705	-£14,324,610	-£12,117,870	-£9,923,016	-£7,740,810
	-2.5%	-£18,182,694	-£15,958,235	-£13,746,333	-£11,545,271	-£9,355,636
	0%	-£19,826,796	-£17,598,224	-£15,379,562	-£13,171,454	-£10,974,481
	2.5%	-£21,473,059	-£19,238,213	-£17,013,754	-£14,801,285	-£12,598,824
	5%	-£23,119,322	-£20,882,036	-£18,653,743	-£16,434,512	-£14,225,037
BLV 2:	**MAJ_RES_3_E_20%**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,542,705	-£14,324,610	-£12,117,870	-£9,923,016	-£7,740,810
	-2.5%	-£18,182,694	-£15,958,235	-£13,746,333	-£11,545,271	-£9,355,636
	0%	-£19,826,796	-£17,598,224	-£15,379,562	-£13,171,454	-£10,974,481
	2.5%	-£21,473,059	-£19,238,213	-£17,013,754	-£14,801,285	-£12,598,824
	5%	-£23,119,322	-£20,882,036	-£18,653,743	-£16,434,512	-£14,225,037
BLV 3:	**MAJ_RES_3_E_20%**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,542,705	-£14,324,610	-£12,117,870	-£9,923,016	-£7,740,810
	-2.5%	-£18,182,694	-£15,958,235	-£13,746,333	-£11,545,271	-£9,355,636
	0%	-£19,826,796	-£17,598,224	-£15,379,562	-£13,171,454	-£10,974,481
	2.5%	-£21,473,059	-£19,238,213	-£17,013,754	-£14,801,285	-£12,598,824
	5%	-£23,119,322	-£20,882,036	-£18,653,743	-£16,434,512	-£14,225,037

Table Reference:	**5.3.18**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_E_25%AH					
BLV 1:	**MAJ_RES_3_E_25%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£23,235,694	-£20,676,562	-£18,131,915	-£15,600,416	-£13,082,396
	-2.5%	-£25,175,952	-£22,611,968	-£20,059,732	-£17,519,872	-£14,993,175
	0%	-£27,119,122	-£24,547,733	-£21,988,242	-£19,442,902	-£16,909,408
	2.5%	-£29,062,292	-£26,488,043	-£23,924,007	-£21,370,718	-£18,828,863
	5%	-£31,012,393	-£28,431,213	-£25,859,772	-£23,300,281	-£20,753,888
BLV 2:	**MAJ_RES_3_E_25%AH**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£23,235,694	-£20,676,562	-£18,131,915	-£15,600,416	-£13,082,396
	-2.5%	-£25,175,952	-£22,611,968	-£20,059,732	-£17,519,872	-£14,993,175
	0%	-£27,119,122	-£24,547,733	-£21,988,242	-£19,442,902	-£16,909,408
	2.5%	-£29,062,292	-£26,488,043	-£23,924,007	-£21,370,718	-£18,828,863
	5%	-£31,012,393	-£28,431,213	-£25,859,772	-£23,300,281	-£20,753,888
BLV 3:	**MAJ_RES_3_E_25%AH**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£23,235,694	-£20,676,562	-£18,131,915	-£15,600,416	-£13,082,396
	-2.5%	-£25,175,952	-£22,611,968	-£20,059,732	-£17,519,872	-£14,993,175
	0%	-£27,119,122	-£24,547,733	-£21,988,242	-£19,442,902	-£16,909,408
	2.5%	-£29,062,292	-£26,488,043	-£23,924,007	-£21,370,718	-£18,828,863
	5%	-£31,012,393	-£28,431,213	-£25,859,772	-£23,300,281	-£20,753,888

Table Reference:	**5.3.19**					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_3_E_25%					
BLV 1:	**MAJ_RES_3_E_25%**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,283,653	-£14,730,093	-£12,189,446	-£9,662,378	-£7,149,761
	-2.5%	-£19,219,394	-£16,659,928	-£14,113,273	-£11,578,947	-£9,057,702
	0%	-£21,161,533	-£18,595,693	-£16,041,074	-£13,498,434	-£10,968,494
	2.5%	-£23,104,703	-£20,531,429	-£17,971,967	-£15,424,260	-£12,887,940
	5%	-£25,049,191	-£22,473,624	-£19,907,732	-£17,352,058	-£14,807,422
BLV 2:	**MAJ_RES_3_E_25%**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,283,653	-£14,730,093	-£12,189,446	-£9,662,378	-£7,149,761
	-2.5%	-£19,219,394	-£16,659,928	-£14,113,273	-£11,578,947	-£9,057,702
	0%	-£21,161,533	-£18,595,693	-£16,041,074	-£13,498,434	-£10,968,494
	2.5%	-£23,104,703	-£20,531,429	-£17,971,967	-£15,424,260	-£12,887,940
	5%	-£25,049,191	-£22,473,624	-£19,907,732	-£17,352,058	-£14,807,422
BLV 3:	**MAJ_RES_3_E_25%**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,283,653	-£14,730,093	-£12,189,446	-£9,662,378	-£7,149,761
	-2.5%	-£19,219,394	-£16,659,928	-£14,113,273	-£11,578,947	-£9,057,702
	0%	-£21,161,533	-£18,595,693	-£16,041,074	-£13,498,434	-£10,968,494
	2.5%	-£23,104,703	-£20,531,429	-£17,971,967	-£15,424,260	-£12,887,940
	5%	-£25,049,191	-£22,473,624	-£19,907,732	-£17,352,058	-£14,807,422

Table Reference:	**5.3.20**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_E_35%AH					
BLV 1:	**MAJ_RES_3_E_35%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£24,700,669	-£22,595,541	-£20,500,549	-£18,415,855	-£16,339,420
	-2.5%	-£26,545,587	-£24,438,003	-£22,338,870	-£20,247,169	-£18,164,314
	0%	-£28,395,663	-£26,282,922	-£24,177,190	-£22,082,325	-£19,995,629
	2.5%	-£30,246,756	-£28,127,841	-£26,020,700	-£23,920,645	-£21,826,943
	5%	-£32,097,848	-£29,977,969	-£27,865,619	-£25,758,965	-£23,664,100
BLV 2:	**MAJ_RES_3_E_35%AH**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£24,700,669	-£22,595,541	-£20,500,549	-£18,415,855	-£16,339,420
	-2.5%	-£26,545,587	-£24,438,003	-£22,338,870	-£20,247,169	-£18,164,314
	0%	-£28,395,663	-£26,282,922	-£24,177,190	-£22,082,325	-£19,995,629
	2.5%	-£30,246,756	-£28,127,841	-£26,020,700	-£23,920,645	-£21,826,943
	5%	-£32,097,848	-£29,977,969	-£27,865,619	-£25,758,965	-£23,664,100
BLV 3:	**MAJ_RES_3_E_35%AH**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£24,700,669	-£22,595,541	-£20,500,549	-£18,415,855	-£16,339,420
	-2.5%	-£26,545,587	-£24,438,003	-£22,338,870	-£20,247,169	-£18,164,314
	0%	-£28,395,663	-£26,282,922	-£24,177,190	-£22,082,325	-£19,995,629
	2.5%	-£30,246,756	-£28,127,841	-£26,020,700	-£23,920,645	-£21,826,943
	5%	-£32,097,848	-£29,977,969	-£27,865,619	-£25,758,965	-£23,664,100

Table Reference:	**5.3.21**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_3_E_35%AH					
BLV 1:	**MAJ_RES_3_E_35%AH**	Sales: Gross Sales				
£1,872,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,516,427	-£14,420,381	-£12,332,525	-£10,253,043	-£8,182,463
	-2.5%	-£18,361,346	-£16,258,701	-£14,163,837	-£12,080,967	-£10,006,063
	0%	-£20,206,264	-£18,098,680	-£16,002,000	-£13,912,296	-£11,829,856
	2.5%	-£22,053,328	-£19,943,598	-£17,840,328	-£15,745,484	-£13,660,746
	5%	-£23,904,419	-£21,788,517	-£19,681,376	-£17,583,804	-£15,492,065
BLV 2:	**MAJ_RES_3_E_35%AH**	Sales: Gross Sales				
£6,816,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,516,427	-£14,420,381	-£12,332,525	-£10,253,043	-£8,182,463
	-2.5%	-£18,361,346	-£16,258,701	-£14,163,837	-£12,080,967	-£10,006,063
	0%	-£20,206,264	-£18,098,680	-£16,002,000	-£13,912,296	-£11,829,856
	2.5%	-£22,053,328	-£19,943,598	-£17,840,328	-£15,745,484	-£13,660,746
	5%	-£23,904,419	-£21,788,517	-£19,681,376	-£17,583,804	-£15,492,065
BLV 3:	**MAJ_RES_3_E_35%AH**	Sales: Gross Sales				
£13,020,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,516,427	-£14,420,381	-£12,332,525	-£10,253,043	-£8,182,463
	-2.5%	-£18,361,346	-£16,258,701	-£14,163,837	-£12,080,967	-£10,006,063
	0%	-£20,206,264	-£18,098,680	-£16,002,000	-£13,912,296	-£11,829,856
	2.5%	-£22,053,328	-£19,943,598	-£17,840,328	-£15,745,484	-£13,660,746
	5%	-£23,904,419	-£21,788,517	-£19,681,376	-£17,583,804	-£15,492,065

Table Reference:	**5.3.22**					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_4_E					
BLV 1:	**MAJ_RES_4_E**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£21,374,695	-£19,675,246	-£17,980,472	-£16,294,193	-£14,612,646
	-2.5%	-£23,445,944	-£21,741,273	-£20,041,774	-£18,346,998	-£16,660,247
	0%	-£25,523,155	-£23,812,522	-£22,107,850	-£20,408,302	-£18,713,524
	2.5%	-£27,603,825	-£25,889,323	-£24,179,100	-£22,474,428	-£20,774,830
	5%	-£29,688,829	-£27,969,991	-£26,255,490	-£24,545,678	-£22,841,006
BLV 2:	**MAJ_RES_4_E**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£21,374,695	-£19,675,246	-£17,980,472	-£16,294,193	-£14,612,646
	-2.5%	-£23,445,944	-£21,741,273	-£20,041,774	-£18,346,998	-£16,660,247
	0%	-£25,523,155	-£23,812,522	-£22,107,850	-£20,408,302	-£18,713,524
	2.5%	-£27,603,825	-£25,889,323	-£24,179,100	-£22,474,428	-£20,774,830
	5%	-£29,688,829	-£27,969,991	-£26,255,490	-£24,545,678	-£22,841,006
BLV 3:	**MAJ_RES_4_E**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£21,374,695	-£19,675,246	-£17,980,472	-£16,294,193	-£14,612,646
	-2.5%	-£23,445,944	-£21,741,273	-£20,041,774	-£18,346,998	-£16,660,247
	0%	-£25,523,155	-£23,812,522	-£22,107,850	-£20,408,302	-£18,713,524
	2.5%	-£27,603,825	-£25,889,323	-£24,179,100	-£22,474,428	-£20,774,830
	5%	-£29,688,829	-£27,969,991	-£26,255,490	-£24,545,678	-£22,841,006

Table Reference:	**5.3.23**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_4_E_20%					
BLV 1:	**MAJ_RES_4_E_20%**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£22,576,843	-£21,372,595	-£20,168,364	-£18,970,025	-£17,772,685
	-2.5%	-£24,415,366	-£23,204,735	-£22,000,491	-£20,796,253	-£19,596,531
	0%	-£26,255,467	-£25,044,228	-£23,833,017	-£22,628,386	-£21,424,142
	2.5%	-£28,099,219	-£26,884,331	-£25,673,091	-£24,461,878	-£23,256,281
	5%	-£29,946,890	-£28,728,602	-£27,513,194	-£26,301,955	-£25,090,739
BLV 2:	**MAJ_RES_4_E_20%**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£22,576,843	-£21,372,595	-£20,168,364	-£18,970,025	-£17,772,685
	-2.5%	-£24,415,366	-£23,204,735	-£22,000,491	-£20,796,253	-£19,596,531
	0%	-£26,255,467	-£25,044,228	-£23,833,017	-£22,628,386	-£21,424,142
	2.5%	-£28,099,219	-£26,884,331	-£25,673,091	-£24,461,878	-£23,256,281
	5%	-£29,946,890	-£28,728,602	-£27,513,194	-£26,301,955	-£25,090,739
BLV 3:	**MAJ_RES_4_E_20%**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£22,576,843	-£21,372,595	-£20,168,364	-£18,970,025	-£17,772,685
	-2.5%	-£24,415,366	-£23,204,735	-£22,000,491	-£20,796,253	-£19,596,531
	0%	-£26,255,467	-£25,044,228	-£23,833,017	-£22,628,386	-£21,424,142
	2.5%	-£28,099,219	-£26,884,331	-£25,673,091	-£24,461,878	-£23,256,281
	5%	-£29,946,890	-£28,728,602	-£27,513,194	-£26,301,955	-£25,090,739

Table Reference:	**5.3.24**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_4_E_20%					
BLV 1:	**MAJ_RES_4_E_20%**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£19,121,286	-£17,917,038	-£16,713,924	-£15,516,589	-£14,319,258
	-2.5%	-£20,957,669	-£19,749,179	-£18,544,934	-£17,340,707	-£16,143,095
	0%	-£22,797,765	-£21,586,530	-£20,377,071	-£19,172,830	-£17,968,593
	2.5%	-£24,639,359	-£23,426,629	-£22,215,392	-£21,004,963	-£19,800,725
	5%	-£26,487,020	-£25,268,742	-£24,055,493	-£22,844,255	-£21,633,052
BLV 2:	**MAJ_RES_4_E_20%**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£19,121,286	-£17,917,038	-£16,713,924	-£15,516,589	-£14,319,258
	-2.5%	-£20,957,669	-£19,749,179	-£18,544,934	-£17,340,707	-£16,143,095
	0%	-£22,797,765	-£21,586,530	-£20,377,071	-£19,172,830	-£17,968,593
	2.5%	-£24,639,359	-£23,426,629	-£22,215,392	-£21,004,963	-£19,800,725
	5%	-£26,487,020	-£25,268,742	-£24,055,493	-£22,844,255	-£21,633,052
BLV 3:	**MAJ_RES_4_E_20%**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£19,121,286	-£17,917,038	-£16,713,924	-£15,516,589	-£14,319,258
	-2.5%	-£20,957,669	-£19,749,179	-£18,544,934	-£17,340,707	-£16,143,095
	0%	-£22,797,765	-£21,586,530	-£20,377,071	-£19,172,830	-£17,968,593
	2.5%	-£24,639,359	-£23,426,629	-£22,215,392	-£21,004,963	-£19,800,725
	5%	-£26,487,020	-£25,268,742	-£24,055,493	-£22,844,255	-£21,633,052

Table Reference:	**5.3.25**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_4_E_25%					
BLV 1:	**MAJ_RES_4_E_25%**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£25,380,878	-£24,062,250	-£22,743,642	-£21,431,252	-£20,120,186
	-2.5%	-£27,468,419	-£26,142,915	-£24,824,293	-£23,505,674	-£22,191,433
	0%	-£29,558,124	-£28,231,842	-£26,905,590	-£25,586,334	-£24,267,707
	2.5%	-£31,651,599	-£30,321,549	-£28,995,265	-£27,669,011	-£26,348,375
	5%	-£33,749,901	-£32,415,902	-£31,084,973	-£29,758,692	-£28,432,433
BLV 2:	**MAJ_RES_4_E_25%**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£25,380,878	-£24,062,250	-£22,743,642	-£21,431,252	-£20,120,186
	-2.5%	-£27,468,419	-£26,142,915	-£24,824,293	-£23,505,674	-£22,191,433
	0%	-£29,558,124	-£28,231,842	-£26,905,590	-£25,586,334	-£24,267,707
	2.5%	-£31,651,599	-£30,321,549	-£28,995,265	-£27,669,011	-£26,348,375
	5%	-£33,749,901	-£32,415,902	-£31,084,973	-£29,758,692	-£28,432,433
BLV 3:	**MAJ_RES_4_E_25%**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£25,380,878	-£24,062,250	-£22,743,642	-£21,431,252	-£20,120,186
	-2.5%	-£27,468,419	-£26,142,915	-£24,824,293	-£23,505,674	-£22,191,433
	0%	-£29,558,124	-£28,231,842	-£26,905,590	-£25,586,334	-£24,267,707
	2.5%	-£31,651,599	-£30,321,549	-£28,995,265	-£27,669,011	-£26,348,375
	5%	-£33,749,901	-£32,415,902	-£31,084,973	-£29,758,692	-£28,432,433

Table Reference:	**5.3.26**					
Policy Reference:	25% AH, 60% SR 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_4_E_25%					
BLV 1:	**MAJ_RES_4_E_25%**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£20,792,828	-£19,474,199	-£18,157,649	-£16,846,627	-£15,535,576
	-2.5%	-£22,876,911	-£21,554,865	-£20,236,240	-£18,917,864	-£17,606,810
	0%	-£24,966,605	-£23,640,332	-£22,316,903	-£20,998,282	-£19,679,668
	2.5%	-£27,056,594	-£25,730,032	-£24,403,753	-£23,078,940	-£21,760,324
	5%	-£29,154,880	-£27,820,895	-£26,493,457	-£25,167,176	-£23,840,977
BLV 2:	**MAJ_RES_4_E_25%**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£20,792,828	-£19,474,199	-£18,157,649	-£16,846,627	-£15,535,576
	-2.5%	-£22,876,911	-£21,554,865	-£20,236,240	-£18,917,864	-£17,606,810
	0%	-£24,966,605	-£23,640,332	-£22,316,903	-£20,998,282	-£19,679,668
	2.5%	-£27,056,594	-£25,730,032	-£24,403,753	-£23,078,940	-£21,760,324
	5%	-£29,154,880	-£27,820,895	-£26,493,457	-£25,167,176	-£23,840,977
BLV 3:	**MAJ_RES_4_E_25%**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£20,792,828	-£19,474,199	-£18,157,649	-£16,846,627	-£15,535,576
	-2.5%	-£22,876,911	-£21,554,865	-£20,236,240	-£18,917,864	-£17,606,810
	0%	-£24,966,605	-£23,640,332	-£22,316,903	-£20,998,282	-£19,679,668
	2.5%	-£27,056,594	-£25,730,032	-£24,403,753	-£23,078,940	-£21,760,324
	5%	-£29,154,880	-£27,820,895	-£26,493,457	-£25,167,176	-£23,840,977

Table Reference:	**5.3.27**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_4_E_35%					
BLV 1:	**MAJ_RES_4_E_35%**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£26,205,614	-£24,646,335	-£23,087,232	-£21,537,009	-£19,986,781
	-2.5%	-£28,787,384	-£27,220,360	-£25,661,090	-£24,101,819	-£22,548,452
	0%	-£31,373,122	-£29,804,847	-£28,236,605	-£26,675,842	-£25,116,558
	2.5%	-£33,965,194	-£32,390,581	-£30,822,315	-£29,254,055	-£27,690,588
	5%	-£36,562,150	-£34,984,781	-£33,408,041	-£31,839,781	-£30,271,508
BLV 2:	**MAJ_RES_4_E_35%**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£26,205,614	-£24,646,335	-£23,087,232	-£21,537,009	-£19,986,781
	-2.5%	-£28,787,384	-£27,220,360	-£25,661,090	-£24,101,819	-£22,548,452
	0%	-£31,373,122	-£29,804,847	-£28,236,605	-£26,675,842	-£25,116,558
	2.5%	-£33,965,194	-£32,390,581	-£30,822,315	-£29,254,055	-£27,690,588
	5%	-£36,562,150	-£34,984,781	-£33,408,041	-£31,839,781	-£30,271,508
BLV 3:	**MAJ_RES_4_E_35%**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£26,205,614	-£24,646,335	-£23,087,232	-£21,537,009	-£19,986,781
	-2.5%	-£28,787,384	-£27,220,360	-£25,661,090	-£24,101,819	-£22,548,452
	0%	-£31,373,122	-£29,804,847	-£28,236,605	-£26,675,842	-£25,116,558
	2.5%	-£33,965,194	-£32,390,581	-£30,822,315	-£29,254,055	-£27,690,588
	5%	-£36,562,150	-£34,984,781	-£33,408,041	-£31,839,781	-£30,271,508

Table Reference:	**5.3.28**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_4_E_35%					
BLV 1:	**MAJ_RES_4_E_35%**	Rent: Gross Rent				
£1,872,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,450,328	-£16,891,059	-£15,339,602	-£13,789,371	-£12,244,637
	-2.5%	-£21,024,511	-£19,465,075	-£17,905,796	-£16,351,043	-£14,800,820
	0%	-£23,610,221	-£22,041,958	-£20,479,821	-£18,920,549	-£17,362,484
	2.5%	-£26,195,939	-£24,627,685	-£23,059,412	-£21,494,567	-£19,935,302
	5%	-£28,791,540	-£27,214,209	-£25,645,144	-£24,076,872	-£22,509,312
BLV 2:	**MAJ_RES_4_E_35%**	Rent: Gross Rent				
£6,816,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,450,328	-£16,891,059	-£15,339,602	-£13,789,371	-£12,244,637
	-2.5%	-£21,024,511	-£19,465,075	-£17,905,796	-£16,351,043	-£14,800,820
	0%	-£23,610,221	-£22,041,958	-£20,479,821	-£18,920,549	-£17,362,484
	2.5%	-£26,195,939	-£24,627,685	-£23,059,412	-£21,494,567	-£19,935,302
	5%	-£28,791,540	-£27,214,209	-£25,645,144	-£24,076,872	-£22,509,312
BLV 3:	**MAJ_RES_4_E_35%**	Rent: Gross Rent				
£13,020,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£18,450,328	-£16,891,059	-£15,339,602	-£13,789,371	-£12,244,637
	-2.5%	-£21,024,511	-£19,465,075	-£17,905,796	-£16,351,043	-£14,800,820
	0%	-£23,610,221	-£22,041,958	-£20,479,821	-£18,920,549	-£17,362,484
	2.5%	-£26,195,939	-£24,627,685	-£23,059,412	-£21,494,567	-£19,935,302
	5%	-£28,791,540	-£27,214,209	-£25,645,144	-£24,076,872	-£22,509,312

Table Reference:	5.3.29					
Policy Reference:	20% AH, 40% SO & 60% SR, Growth					
Typology Reference:	MAJ_RES_5_E					
BLV 1:	MAJ_RES_5_E	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£61,442,592	-£53,097,438	-£44,815,257	-£36,613,199	-£28,491,025
	-2.5%	-£67,834,945	-£59,446,641	-£51,119,706	-£42,868,808	-£34,688,216
	0%	-£74,248,028	-£65,819,647	-£57,453,082	-£49,157,546	-£40,925,365
	2.5%	-£80,677,973	-£72,212,560	-£63,814,052	-£55,475,349	-£47,197,614
	5%	-£87,126,698	-£78,633,627	-£70,197,125	-£61,818,102	-£53,500,414
BLV 2:	MAJ_RES_5_E	Sales: Gross Sales				
£20,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£61,442,592	-£53,097,438	-£44,815,257	-£36,613,199	-£28,491,025
	-2.5%	-£67,834,945	-£59,446,641	-£51,119,706	-£42,868,808	-£34,688,216
	0%	-£74,248,028	-£65,819,647	-£57,453,082	-£49,157,546	-£40,925,365
	2.5%	-£80,677,973	-£72,212,560	-£63,814,052	-£55,475,349	-£47,197,614
	5%	-£87,126,698	-£78,633,627	-£70,197,125	-£61,818,102	-£53,500,414
BLV 3:	MAJ_RES_5_E	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£61,442,592	-£53,097,438	-£44,815,257	-£36,613,199	-£28,491,025
	-2.5%	-£67,834,945	-£59,446,641	-£51,119,706	-£42,868,808	-£34,688,216
	0%	-£74,248,028	-£65,819,647	-£57,453,082	-£49,157,546	-£40,925,365
	2.5%	-£80,677,973	-£72,212,560	-£63,814,052	-£55,475,349	-£47,197,614
	5%	-£87,126,698	-£78,633,627	-£70,197,125	-£61,818,102	-£53,500,414

Table Reference:	5.3.30					
Policy Reference:	20% AH, 40% SO & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_E					
BLV 1:	MAJ_RES_5_E	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£47,430,712	-£39,143,008	-£30,929,901	-£22,796,005	-£14,758,024
	-2.5%	-£53,785,504	-£45,452,980	-£37,191,003	-£29,001,198	-£20,896,524
	0%	-£60,164,165	-£51,789,555	-£43,485,297	-£35,246,839	-£27,085,099
	2.5%	-£66,562,692	-£58,152,916	-£49,808,623	-£41,524,712	-£33,312,483
	5%	-£72,983,770	-£64,541,644	-£56,156,965	-£47,830,891	-£39,574,509
BLV 2:	MAJ_RES_5_E	Sales: Gross Sales				
£20,000,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£47,430,712	-£39,143,008	-£30,929,901	-£22,796,005	-£14,758,024
	-2.5%	-£53,785,504	-£45,452,980	-£37,191,003	-£29,001,198	-£20,896,524
	0%	-£60,164,165	-£51,789,555	-£43,485,297	-£35,246,839	-£27,085,099
	2.5%	-£66,562,692	-£58,152,916	-£49,808,623	-£41,524,712	-£33,312,483
	5%	-£72,983,770	-£64,541,644	-£56,156,965	-£47,830,891	-£39,574,509
BLV 3:	MAJ_RES_5_E	Sales: Gross Sales				
£28,260,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£47,430,712	-£39,143,008	-£30,929,901	-£22,796,005	-£14,758,024
	-2.5%	-£53,785,504	-£45,452,980	-£37,191,003	-£29,001,198	-£20,896,524
	0%	-£60,164,165	-£51,789,555	-£43,485,297	-£35,246,839	-£27,085,099
	2.5%	-£66,562,692	-£58,152,916	-£49,808,623	-£41,524,712	-£33,312,483
	5%	-£72,983,770	-£64,541,644	-£56,156,965	-£47,830,891	-£39,574,509

Table Reference:	**5.3.31**					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Growth					
Typology Reference:	MAJ_RES_6_E					
BLV 1:	**MAJ_RES_6_E**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£59,633,775	-£55,676,067	-£51,740,138	-£47,816,606	-£43,906,994
	-2.5%	-£66,138,501	-£62,161,416	-£58,203,706	-£54,259,910	-£50,327,722
	0%	-£72,665,406	-£68,673,183	-£64,692,386	-£60,731,343	-£56,779,682
	2.5%	-£79,210,476	-£75,206,145	-£71,207,862	-£67,227,064	-£63,258,980
	5%	-£85,783,309	-£81,756,344	-£77,746,879	-£73,743,136	-£69,761,740
BLV 2:	**MAJ_RES_6_E**	Rent: Gross Rent				
£20,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£59,633,775	-£55,676,067	-£51,740,138	-£47,816,606	-£43,906,994
	-2.5%	-£66,138,501	-£62,161,416	-£58,203,706	-£54,259,910	-£50,327,722
	0%	-£72,665,406	-£68,673,183	-£64,692,386	-£60,731,343	-£56,779,682
	2.5%	-£79,210,476	-£75,206,145	-£71,207,862	-£67,227,064	-£63,258,980
	5%	-£85,783,309	-£81,756,344	-£77,746,879	-£73,743,136	-£69,761,740
BLV 3:	**MAJ_RES_6_E**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£59,633,775	-£55,676,067	-£51,740,138	-£47,816,606	-£43,906,994
	-2.5%	-£66,138,501	-£62,161,416	-£58,203,706	-£54,259,910	-£50,327,722
	0%	-£72,665,406	-£68,673,183	-£64,692,386	-£60,731,343	-£56,779,682
	2.5%	-£79,210,476	-£75,206,145	-£71,207,862	-£67,227,064	-£63,258,980
	5%	-£85,783,309	-£81,756,344	-£77,746,879	-£73,743,136	-£69,761,740

Table Reference:	**5.3.32**					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_6_E					
BLV 1:	**MAJ_RES_6_E**	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£47,902,317	-£43,967,428	-£40,050,863	-£36,148,245	-£32,261,288
	-2.5%	-£54,381,657	-£50,423,948	-£46,487,203	-£42,561,914	-£38,649,880
	0%	-£60,886,289	-£56,909,299	-£52,951,589	-£49,006,975	-£45,073,135
	2.5%	-£67,412,155	-£63,420,975	-£59,440,179	-£55,479,228	-£51,526,722
	5%	-£73,956,642	-£69,952,898	-£65,955,655	-£61,974,858	-£58,006,864
BLV 2:	**MAJ_RES_6_E**	Rent: Gross Rent				
£20,000,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£47,902,317	-£43,967,428	-£40,050,863	-£36,148,245	-£32,261,288
	-2.5%	-£54,381,657	-£50,423,948	-£46,487,203	-£42,561,914	-£38,649,880
	0%	-£60,886,289	-£56,909,299	-£52,951,589	-£49,006,975	-£45,073,135
	2.5%	-£67,412,155	-£63,420,975	-£59,440,179	-£55,479,228	-£51,526,722
	5%	-£73,956,642	-£69,952,898	-£65,955,655	-£61,974,858	-£58,006,864
BLV 3:	**MAJ_RES_6_E**	Rent: Gross Rent				
£28,260,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£47,902,317	-£43,967,428	-£40,050,863	-£36,148,245	-£32,261,288
	-2.5%	-£54,381,657	-£50,423,948	-£46,487,203	-£42,561,914	-£38,649,880
	0%	-£60,886,289	-£56,909,299	-£52,951,589	-£49,006,975	-£45,073,135
	2.5%	-£67,412,155	-£63,420,975	-£59,440,179	-£55,479,228	-£51,526,722
	5%	-£73,956,642	-£69,952,898	-£65,955,655	-£61,974,858	-£58,006,864

Table Reference:	**5.3.33**					
Policy Reference:	20% AH, 40% DMR & 60% SR, Growth					
Typology Reference:	MAJ_RES_7_E					
BLV 1:	**MAJ_RES_7_E**	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£105,713,940	-£92,857,482	-£80,481,826	-£68,367,578	-£56,372,254
	-2.5%	-£123,106,234	-£109,979,738	-£97,234,333	-£84,922,263	-£72,801,736
	0%	-£140,628,094	-£127,347,795	-£114,312,243	-£101,650,368	-£89,370,987
	2.5%	-£158,264,606	-£144,863,393	-£131,650,403	-£118,688,156	-£106,094,678
	5%	-£176,001,707	-£162,485,506	-£149,158,793	-£135,982,248	-£123,089,479

Table Reference:	**5.3.34**					
Policy Reference:	20% AH, 40% DMR & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_7_E					
BLV 1:	**MAJ_RES_7_E**	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£74,962,032	-£62,476,617	-£50,304,756	-£38,298,674	-£26,388,561
	-2.5%	-£92,104,450	-£79,308,250	-£66,885,513	-£54,737,066	-£42,713,748
	0%	-£109,510,170	-£96,409,771	-£83,713,218	-£71,328,711	-£59,179,405
	2.5%	-£127,070,820	-£113,764,911	-£100,774,306	-£88,144,322	-£75,789,067
	5%	-£144,732,330	-£131,309,983	-£118,082,572	-£105,178,555	-£92,584,406

Table Reference:	**5.3.35**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_8_E					
BLV 1:	**MAJ_RES_8_E**	Rent: Gross Rent				
£70,800,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£146,915,118	-£129,420,939	-£112,162,615	-£95,073,269	-£78,184,498
	-2.5%	-£177,221,346	-£159,370,205	-£141,762,592	-£124,367,529	-£107,173,882
	0%	-£208,279,754	-£190,054,405	-£172,078,934	-£154,328,058	-£136,794,838
	2.5%	-£240,229,457	-£221,526,690	-£203,120,968	-£184,993,531	-£167,103,314
	5%	-£273,367,851	-£253,966,693	-£235,023,417	-£216,433,541	-£198,133,967
BLV 2:	**MAJ_RES_8_E**	Rent: Gross Rent				
£79,800,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£146,915,118	-£129,420,939	-£112,162,615	-£95,073,269	-£78,184,498
	-2.5%	-£177,221,346	-£159,370,205	-£141,762,592	-£124,367,529	-£107,173,882
	0%	-£208,279,754	-£190,054,405	-£172,078,934	-£154,328,058	-£136,794,838
	2.5%	-£240,229,457	-£221,526,690	-£203,120,968	-£184,993,531	-£167,103,314
	5%	-£273,367,851	-£253,966,693	-£235,023,417	-£216,433,541	-£198,133,967
BLV 3:	**MAJ_RES_8_E**	Rent: Gross Rent				
£66,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£146,915,118	-£129,420,939	-£112,162,615	-£95,073,269	-£78,184,498
	-2.5%	-£177,221,346	-£159,370,205	-£141,762,592	-£124,367,529	-£107,173,882
	0%	-£208,279,754	-£190,054,405	-£172,078,934	-£154,328,058	-£136,794,838
	2.5%	-£240,229,457	-£221,526,690	-£203,120,968	-£184,993,531	-£167,103,314
	5%	-£273,367,851	-£253,966,693	-£235,023,417	-£216,433,541	-£198,133,967

Table Reference:	**5.3.36**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_8_E					
BLV 1:	**MAJ_RES_8_E**	Rent: Gross Rent				
£70,800,000	Construction: Gross Cost	-5%	-2.5%	0%	-2.5%	-5%
	-5%	-£82,554,498	-£65,680,965	-£49,004,416	-£32,549,231	-£16,331,053
	-2.5%	-£111,621,098	-£94,414,402	-£77,414,939	-£60,601,902	-£43,995,649
	0%	-£141,490,508	-£123,949,254	-£106,623,365	-£89,470,039	-£72,507,333
	2.5%	-£172,048,938	-£154,164,241	-£136,514,215	-£119,063,610	-£101,795,414
	5%	-£203,290,156	-£185,071,890	-£167,066,238	-£149,269,369	-£131,689,350
BLV 2:	**MAJ_RES_8_E**	Rent: Gross Rent				
£79,800,000	Construction: Gross Cost	-5%	-2.5%	0%	-2.5%	-5%
	-5%	-£82,554,498	-£65,680,965	-£49,004,416	-£32,549,231	-£16,331,053
	-2.5%	-£111,621,098	-£94,414,402	-£77,414,939	-£60,601,902	-£43,995,649
	0%	-£141,490,508	-£123,949,254	-£106,623,365	-£89,470,039	-£72,507,333
	2.5%	-£172,048,938	-£154,164,241	-£136,514,215	-£119,063,610	-£101,795,414
	5%	-£203,290,156	-£185,071,890	-£167,066,238	-£149,269,369	-£131,689,350
BLV 3:	**MAJ_RES_8_E**	Rent: Gross Rent				
£66,500,000	Construction: Gross Cost	-5%	-2.5%	0%	-2.5%	-5%
	-5%	-£82,554,498	-£65,680,965	-£49,004,416	-£32,549,231	-£16,331,053
	-2.5%	-£111,621,098	-£94,414,402	-£77,414,939	-£60,601,902	-£43,995,649
	0%	-£141,490,508	-£123,949,254	-£106,623,365	-£89,470,039	-£72,507,333
	2.5%	-£172,048,938	-£154,164,241	-£136,514,215	-£119,063,610	-£101,795,414
	5%	-£203,290,156	-£185,071,890	-£167,066,238	-£149,269,369	-£131,689,350

Table Reference:	5.3.37					
Policy Reference:	20% AH, 40% SO & 60% SR, Growth					
Typology Reference:	MAJ_RES_9_E					
BLV 1:	MAJ_RES_9_E	Sales: Gross Sales				
£14,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£66,977,223	-£62,127,123	-£57,305,172	-£52,512,346	-£47,748,067
	-2.5%	-£74,576,501	-£69,699,556	-£64,849,691	-£60,027,714	-£55,235,305
	0%	-£82,204,086	-£77,302,291	-£72,426,529	-£67,577,546	-£62,757,506
	2.5%	-£89,856,688	-£84,932,199	-£80,032,747	-£75,158,807	-£70,310,814
	5%	-£97,533,484	-£92,586,420	-£87,665,150	-£82,768,529	-£77,895,128
BLV 2:	MAJ_RES_9_E	Sales: Gross Sales				
£38,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£66,977,223	-£62,127,123	-£57,305,172	-£52,512,346	-£47,748,067
	-2.5%	-£74,576,501	-£69,699,556	-£64,849,691	-£60,027,714	-£55,235,305
	0%	-£82,204,086	-£77,302,291	-£72,426,529	-£67,577,546	-£62,757,506
	2.5%	-£89,856,688	-£84,932,199	-£80,032,747	-£75,158,807	-£70,310,814
	5%	-£97,533,484	-£92,586,420	-£87,665,150	-£82,768,529	-£77,895,128

Table Reference:	5.3.38					
Policy Reference:	20% AH, 40% SO & 60% SR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_9_E					
BLV 1:	MAJ_RES_9_E	Sales: Gross Sales				
£14,400,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£50,232,121	-£45,409,336	-£40,615,074	-£35,850,669	-£31,115,210
	-2.5%	-£57,800,760	-£52,950,071	-£48,126,608	-£43,331,342	-£38,566,724
	0%	-£65,399,658	-£60,523,084	-£55,672,633	-£50,849,154	-£46,056,743
	2.5%	-£73,025,751	-£68,125,434	-£63,250,046	-£58,400,495	-£53,580,451
	5%	-£80,675,941	-£75,753,993	-£70,855,880	-£65,982,335	-£61,134,339
BLV 2:	MAJ_RES_9_E	Sales: Gross Sales				
£38,880,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£50,232,121	-£45,409,336	-£40,615,074	-£35,850,669	-£31,115,210
	-2.5%	-£57,800,760	-£52,950,071	-£48,126,608	-£43,331,342	-£38,566,724
	0%	-£65,399,658	-£60,523,084	-£55,672,633	-£50,849,154	-£46,056,743
	2.5%	-£73,025,751	-£68,125,434	-£63,250,046	-£58,400,495	-£53,580,451
	5%	-£80,675,941	-£75,753,993	-£70,855,880	-£65,982,335	-£61,134,339

Major Strategic Site Typologies Appraisal Results

Table Reference:	5.3.39					
Policy Reference:	25% AH, 60% SR & 40% SO, Growth, ADM_1					
Typology Reference:	MAJ_RES_SS_1_E					
BLV 1:	**MAJ_RES_SS_1_E**	Sales: Gross Sales				
£30,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£19,665,929	£33,909,266	£47,950,142	£61,988,537	£76,026,732
	-2.5%	£6,508,608	£21,371,915	£35,547,732	£49,586,205	£63,624,602
	0%	-£7,587,518	£8,279,949	£23,057,788	£37,183,813	£51,222,257
	2.5%	-£22,572,029	-£5,584,852	£10,043,615	£24,726,445	£38,819,882
	5%	-£37,762,378	-£20,517,335	-£3,595,608	£11,793,866	£26,371,877
BLV 2:	**MAJ_RES_SS_1_E**	Sales: Gross Sales				
£46,200,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£19,665,929	£33,909,266	£47,950,142	£61,988,537	£76,026,732
	-2.5%	£6,508,608	£21,371,915	£35,547,732	£49,586,205	£63,624,602
	0%	-£7,587,518	£8,279,949	£23,057,788	£37,183,813	£51,222,257
	2.5%	-£22,572,029	-£5,584,852	£10,043,615	£24,726,445	£38,819,882
	5%	-£37,762,378	-£20,517,335	-£3,595,608	£11,793,866	£26,371,877

Purpose-Built Student Accommodation (PBSA) Typologies

Table Reference:	**5.4.1**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	PBSA_1_E_20% AH					
BLV 1:	**PBSA_1_E_20% AH**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,106,852	-£6,770,494	-£5,440,847	-£4,119,472	-£2,810,624
	-2.5%	-£9,658,396	-£8,316,652	-£6,979,855	-£5,649,525	-£4,327,267
	0%	-£11,216,185	-£9,868,339	-£8,526,451	-£7,189,217	-£5,858,202
	2.5%	-£12,778,886	-£11,426,128	-£10,078,282	-£8,736,251	-£7,398,579
	5%	-£14,344,305	-£12,988,643	-£11,636,071	-£10,288,224	-£8,946,050
BLV 2:	**PBSA_1_E_20% AH**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,106,852	-£6,770,494	-£5,440,847	-£4,119,472	-£2,810,624
	-2.5%	-£9,658,396	-£8,316,652	-£6,979,855	-£5,649,525	-£4,327,267
	0%	-£11,216,185	-£9,868,339	-£8,526,451	-£7,189,217	-£5,858,202
	2.5%	-£12,778,886	-£11,426,128	-£10,078,282	-£8,736,251	-£7,398,579
	5%	-£14,344,305	-£12,988,643	-£11,636,071	-£10,288,224	-£8,946,050
BLV 3:	**PBSA_1_E_20% AH**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£8,106,852	-£6,770,494	-£5,440,847	-£4,119,472	-£2,810,624
	-2.5%	-£9,658,396	-£8,316,652	-£6,979,855	-£5,649,525	-£4,327,267
	0%	-£11,216,185	-£9,868,339	-£8,526,451	-£7,189,217	-£5,858,202
	2.5%	-£12,778,886	-£11,426,128	-£10,078,282	-£8,736,251	-£7,398,579
	5%	-£14,344,305	-£12,988,643	-£11,636,071	-£10,288,224	-£8,946,050

Table Reference:	**5.4.2**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSA_1_E_20% AH					
BLV 1:	**PBSA_1_E_20% AH**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,468,093	-£3,134,202	-£1,806,993	-£488,740	£733,905
	-2.5%	-£6,018,007	-£4,677,894	-£3,343,564	-£2,015,670	-£695,821
	0%	-£7,574,977	-£6,227,807	-£4,887,694	-£3,552,925	-£2,224,347
	2.5%	-£9,135,196	-£7,784,920	-£6,437,606	-£5,097,494	-£3,762,287
	5%	-£10,700,618	-£9,344,954	-£7,994,863	-£6,647,406	-£5,307,293
BLV 2:	**PBSA_1_E_20% AH**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,468,093	-£3,134,202	-£1,806,993	-£488,740	£733,905
	-2.5%	-£6,018,007	-£4,677,894	-£3,343,564	-£2,015,670	-£695,821
	0%	-£7,574,977	-£6,227,807	-£4,887,694	-£3,552,925	-£2,224,347
	2.5%	-£9,135,196	-£7,784,920	-£6,437,606	-£5,097,494	-£3,762,287
	5%	-£10,700,618	-£9,344,954	-£7,994,863	-£6,647,406	-£5,307,293
BLV 3:	**PBSA_1_E_20% AH**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,468,093	-£3,134,202	-£1,806,993	-£488,740	£733,905
	-2.5%	-£6,018,007	-£4,677,894	-£3,343,564	-£2,015,670	-£695,821
	0%	-£7,574,977	-£6,227,807	-£4,887,694	-£3,552,925	-£2,224,347
	2.5%	-£9,135,196	-£7,784,920	-£6,437,606	-£5,097,494	-£3,762,287
	5%	-£10,700,618	-£9,344,954	-£7,994,863	-£6,647,406	-£5,307,293

Table Reference:	**5.4.3**					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	PBSA_1_E_25% AH					
BLV 1:	**PBSA_1_E_25% AH**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,110,510	-£7,764,181	-£6,422,937	-£5,088,344	-£3,762,047
	-2.5%	-£10,747,289	-£9,395,648	-£8,048,797	-£6,706,720	-£5,371,041
	0%	-£12,390,641	-£11,032,426	-£9,680,786	-£8,333,413	-£6,990,504
	2.5%	-£14,035,752	-£12,675,958	-£11,317,563	-£9,965,923	-£8,618,029
	5%	-£15,688,274	-£14,320,870	-£12,961,275	-£11,602,699	-£10,251,061
BLV 2:	**PBSA_1_E_25% AH**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,110,510	-£7,764,181	-£6,422,937	-£5,088,344	-£3,762,047
	-2.5%	-£10,747,289	-£9,395,648	-£8,048,797	-£6,706,720	-£5,371,041
	0%	-£12,390,641	-£11,032,426	-£9,680,786	-£8,333,413	-£6,990,504
	2.5%	-£14,035,752	-£12,675,958	-£11,317,563	-£9,965,923	-£8,618,029
	5%	-£15,688,274	-£14,320,870	-£12,961,275	-£11,602,699	-£10,251,061
BLV 3:	**PBSA_1_E_25% AH**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,110,510	-£7,764,181	-£6,422,937	-£5,088,344	-£3,762,047
	-2.5%	-£10,747,289	-£9,395,648	-£8,048,797	-£6,706,720	-£5,371,041
	0%	-£12,390,641	-£11,032,426	-£9,680,786	-£8,333,413	-£6,990,504
	2.5%	-£14,035,752	-£12,675,958	-£11,317,563	-£9,965,923	-£8,618,029
	5%	-£15,688,274	-£14,320,870	-£12,961,275	-£11,602,699	-£10,251,061

Table Reference:	**5.4.4**					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSA_1_E_25% AH					
BLV 1:	**PBSA_1_E_25% AH**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,769,895	-£3,426,008	-£2,088,154	-£756,912	£505,836
	-2.5%	-£6,405,746	-£5,054,511	-£3,710,624	-£2,371,937	-£1,039,608
	0%	-£8,045,686	-£6,690,883	-£5,339,246	-£3,995,240	-£2,655,721
	2.5%	-£9,690,481	-£8,331,004	-£6,976,019	-£5,624,380	-£4,279,856
	5%	-£11,339,870	-£9,975,798	-£8,616,321	-£7,261,156	-£5,909,515
BLV 2:	**PBSA_1_E_25% AH**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,769,895	-£3,426,008	-£2,088,154	-£756,912	£505,836
	-2.5%	-£6,405,746	-£5,054,511	-£3,710,624	-£2,371,937	-£1,039,608
	0%	-£8,045,686	-£6,690,883	-£5,339,246	-£3,995,240	-£2,655,721
	2.5%	-£9,690,481	-£8,331,004	-£6,976,019	-£5,624,380	-£4,279,856
	5%	-£11,339,870	-£9,975,798	-£8,616,321	-£7,261,156	-£5,909,515
BLV 3:	**PBSA_1_E_25% AH**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,769,895	-£3,426,008	-£2,088,154	-£756,912	£505,836
	-2.5%	-£6,405,746	-£5,054,511	-£3,710,624	-£2,371,937	-£1,039,608
	0%	-£8,045,686	-£6,690,883	-£5,339,246	-£3,995,240	-£2,655,721
	2.5%	-£9,690,481	-£8,331,004	-£6,976,019	-£5,624,380	-£4,279,856
	5%	-£11,339,870	-£9,975,798	-£8,616,321	-£7,261,156	-£5,909,515

Table Reference:	**5.4.5**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	PBSA_1_E_35% AH					
BLV 1:	**PBSA_1_E_35% AH**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,270,525	-£10,904,404	-£9,541,605	-£8,183,359	-£6,831,423
	-2.5%	-£14,101,946	-£12,728,881	-£11,362,761	-£9,998,942	-£8,640,698
	0%	-£15,934,995	-£14,560,907	-£13,187,236	-£11,821,118	-£10,456,280
	2.5%	-£17,775,351	-£16,393,956	-£15,019,869	-£13,645,782	-£12,279,474
	5%	-£19,616,479	-£18,234,461	-£16,852,917	-£15,478,830	-£14,104,740
BLV 2:	**PBSA_1_E_35% AH**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,270,525	-£10,904,404	-£9,541,605	-£8,183,359	-£6,831,423
	-2.5%	-£14,101,946	-£12,728,881	-£11,362,761	-£9,998,942	-£8,640,698
	0%	-£15,934,995	-£14,560,907	-£13,187,236	-£11,821,118	-£10,456,280
	2.5%	-£17,775,351	-£16,393,956	-£15,019,869	-£13,645,782	-£12,279,474
	5%	-£19,616,479	-£18,234,461	-£16,852,917	-£15,478,830	-£14,104,740
BLV 3:	**PBSA_1_E_35% AH**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£12,270,525	-£10,904,404	-£9,541,605	-£8,183,359	-£6,831,423
	-2.5%	-£14,101,946	-£12,728,881	-£11,362,761	-£9,998,942	-£8,640,698
	0%	-£15,934,995	-£14,560,907	-£13,187,236	-£11,821,118	-£10,456,280
	2.5%	-£17,775,351	-£16,393,956	-£15,019,869	-£13,645,782	-£12,279,474
	5%	-£19,616,479	-£18,234,461	-£16,852,917	-£15,478,830	-£14,104,740

Table Reference:	**5.4.6**					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL relief					
Typology Reference:	PBSA_1_E_35% AH					
BLV 1:	**PBSA_1_E_35% AH**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,600,961	-£5,235,447	-£3,877,206	-£2,522,585	-£1,172,517
	-2.5%	-£8,427,151	-£7,059,316	-£5,693,197	-£4,334,544	-£2,978,536
	0%	-£10,260,205	-£8,886,113	-£7,517,672	-£6,151,551	-£4,791,882
	2.5%	-£12,095,364	-£10,719,166	-£9,345,075	-£7,976,027	-£6,609,908
	5%	-£13,936,492	-£12,554,474	-£11,178,126	-£9,804,036	-£8,434,383
BLV 2:	**PBSA_1_E_35% AH**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,600,961	-£5,235,447	-£3,877,206	-£2,522,585	-£1,172,517
	-2.5%	-£8,427,151	-£7,059,316	-£5,693,197	-£4,334,544	-£2,978,536
	0%	-£10,260,205	-£8,886,113	-£7,517,672	-£6,151,551	-£4,791,882
	2.5%	-£12,095,364	-£10,719,166	-£9,345,075	-£7,976,027	-£6,609,908
	5%	-£13,936,492	-£12,554,474	-£11,178,126	-£9,804,036	-£8,434,383
BLV 3:	**PBSA_1_E_35% AH**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£6,600,961	-£5,235,447	-£3,877,206	-£2,522,585	-£1,172,517
	-2.5%	-£8,427,151	-£7,059,316	-£5,693,197	-£4,334,544	-£2,978,536
	0%	-£10,260,205	-£8,886,113	-£7,517,672	-£6,151,551	-£4,791,882
	2.5%	-£12,095,364	-£10,719,166	-£9,345,075	-£7,976,027	-£6,609,908
	5%	-£13,936,492	-£12,554,474	-£11,178,126	-£9,804,036	-£8,434,383

Table Reference:	**5.4.7**					
Policy Reference:	20% ASA					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,334,963	£2,645,709	£3,956,455	£5,267,201	£6,577,947
	-2.5%	£5,410	£1,316,156	£2,626,902	£3,937,648	£5,248,394
	0%	-£1,450,948	-£14,308	£1,297,349	£2,608,095	£3,918,841
	2.5%	-£2,921,024	-£1,471,723	-£34,394	£1,278,542	£2,589,288
	5%	-£4,391,101	-£2,941,799	-£1,492,498	-£54,480	£1,259,735
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,334,963	£2,645,709	£3,956,455	£5,267,201	£6,577,947
	-2.5%	£5,410	£1,316,156	£2,626,902	£3,937,648	£5,248,394
	0%	-£1,450,948	-£14,308	£1,297,349	£2,608,095	£3,918,841
	2.5%	-£2,921,024	-£1,471,723	-£34,394	£1,278,542	£2,589,288
	5%	-£4,391,101	-£2,941,799	-£1,492,498	-£54,480	£1,259,735
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,334,963	£2,645,709	£3,956,455	£5,267,201	£6,577,947
	-2.5%	£5,410	£1,316,156	£2,626,902	£3,937,648	£5,248,394
	0%	-£1,450,948	-£14,308	£1,297,349	£2,608,095	£3,918,841
	2.5%	-£2,921,024	-£1,471,723	-£34,394	£1,278,542	£2,589,288
	5%	-£4,391,101	-£2,941,799	-£1,492,498	-£54,480	£1,259,735

Table Reference:	**5.4.8**					
Policy Reference:	20% ASA, PiL £50 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,023,307	£2,334,053	£3,644,799	£4,955,545	£6,266,291
	-2.5%	-£329,135	£1,004,500	£2,315,246	£3,625,992	£4,936,738
	0%	-£1,795,548	-£349,575	£985,693	£2,296,439	£3,607,185
	2.5%	-£3,265,624	-£1,816,323	-£370,010	£966,886	£2,277,632
	5%	-£4,735,701	-£3,286,399	-£1,837,098	-£390,444	£948,079
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,023,307	£2,334,053	£3,644,799	£4,955,545	£6,266,291
	-2.5%	-£329,135	£1,004,500	£2,315,246	£3,625,992	£4,936,738
	0%	-£1,795,548	-£349,575	£985,693	£2,296,439	£3,607,185
	2.5%	-£3,265,624	-£1,816,323	-£370,010	£966,886	£2,277,632
	5%	-£4,735,701	-£3,286,399	-£1,837,098	-£390,444	£948,079
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£1,023,307	£2,334,053	£3,644,799	£4,955,545	£6,266,291
	-2.5%	-£329,135	£1,004,500	£2,315,246	£3,625,992	£4,936,738
	0%	-£1,795,548	-£349,575	£985,693	£2,296,439	£3,607,185
	2.5%	-£3,265,624	-£1,816,323	-£370,010	£966,886	£2,277,632
	5%	-£4,735,701	-£3,286,399	-£1,837,098	-£390,444	£948,079

Table Reference:	**5.4.9**					
Policy Reference:	20% ASA, PiL £75 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£867,479	£2,178,225	£3,488,971	£4,799,717	£6,110,463
	-2.5%	-£498,896	£848,672	£2,159,418	£3,470,164	£4,780,910
	0%	-£1,967,848	-£519,445	£829,865	£2,140,611	£3,451,357
	2.5%	-£3,437,924	-£1,988,623	-£539,993	£811,058	£2,121,804
	5%	-£4,908,001	-£3,458,699	-£2,009,398	-£560,621	£792,251
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£867,479	£2,178,225	£3,488,971	£4,799,717	£6,110,463
	-2.5%	-£498,896	£848,672	£2,159,418	£3,470,164	£4,780,910
	0%	-£1,967,848	-£519,445	£829,865	£2,140,611	£3,451,357
	2.5%	-£3,437,924	-£1,988,623	-£539,993	£811,058	£2,121,804
	5%	-£4,908,001	-£3,458,699	-£2,009,398	-£560,621	£792,251
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£867,479	£2,178,225	£3,488,971	£4,799,717	£6,110,463
	-2.5%	-£498,896	£848,672	£2,159,418	£3,470,164	£4,780,910
	0%	-£1,967,848	-£519,445	£829,865	£2,140,611	£3,451,357
	2.5%	-£3,437,924	-£1,988,623	-£539,993	£811,058	£2,121,804
	5%	-£4,908,001	-£3,458,699	-£2,009,398	-£560,621	£792,251

Table Reference:	**5.4.10**
Policy Reference:	20% ASA, PiL £100 psm
Typology Reference:	PBSA_2_E

BLV 1: £1,044,000	**PBSA_2_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£711,651	£2,022,397	£3,333,143	£4,643,889	£5,954,636
	-2.5%	-£670,072	£692,844	£2,003,590	£3,314,336	£4,625,082
	0%	-£2,140,148	-£690,808	£674,037	£1,984,783	£3,295,529
	2.5%	-£3,610,224	-£2,160,923	-£711,598	£655,230	£1,965,976
	5%	-£5,080,301	-£3,630,999	-£2,181,698	-£732,388	£636,423

BLV 2: £3,168,000	**PBSA_2_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£711,651	£2,022,397	£3,333,143	£4,643,889	£5,954,636
	-2.5%	-£670,072	£692,844	£2,003,590	£3,314,336	£4,625,082
	0%	-£2,140,148	-£690,808	£674,037	£1,984,783	£3,295,529
	2.5%	-£3,610,224	-£2,160,923	-£711,598	£655,230	£1,965,976
	5%	-£5,080,301	-£3,630,999	-£2,181,698	-£732,388	£636,423

BLV 3: £6,480,000	**PBSA_2_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£711,651	£2,022,397	£3,333,143	£4,643,889	£5,954,636
	-2.5%	-£670,072	£692,844	£2,003,590	£3,314,336	£4,625,082
	0%	-£2,140,148	-£690,808	£674,037	£1,984,783	£3,295,529
	2.5%	-£3,610,224	-£2,160,923	-£711,598	£655,230	£1,965,976
	5%	-£5,080,301	-£3,630,999	-£2,181,698	-£732,388	£636,423

Table Reference:	**5.4.11**					
Policy Reference:	25% ASA					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£410,371	£852,090	£2,085,165	£3,318,241	£4,551,317
	-2.5%	-£1,876,267	-£513,788	£757,385	£1,990,460	£3,223,536
	0%	-£3,344,384	-£1,980,963	-£617,749	£662,680	£1,895,755
	2.5%	-£4,812,501	-£3,449,080	-£2,085,659	-£722,223	£567,975
	5%	-£6,283,976	-£4,917,197	-£3,553,776	-£2,190,355	-£826,934
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£410,371	£852,090	£2,085,165	£3,318,241	£4,551,317
	-2.5%	-£1,876,267	-£513,788	£757,385	£1,990,460	£3,223,536
	0%	-£3,344,384	-£1,980,963	-£617,749	£662,680	£1,895,755
	2.5%	-£4,812,501	-£3,449,080	-£2,085,659	-£722,223	£567,975
	5%	-£6,283,976	-£4,917,197	-£3,553,776	-£2,190,355	-£826,934
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£410,371	£852,090	£2,085,165	£3,318,241	£4,551,317
	-2.5%	-£1,876,267	-£513,788	£757,385	£1,990,460	£3,223,536
	0%	-£3,344,384	-£1,980,963	-£617,749	£662,680	£1,895,755
	2.5%	-£4,812,501	-£3,449,080	-£2,085,659	-£722,223	£567,975
	5%	-£6,283,976	-£4,917,197	-£3,553,776	-£2,190,355	-£826,934

Table Reference:	**5.4.12**					
Policy Reference:	25% ASA, PiL £50 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£734,950	£556,532	£1,789,608	£3,022,684	£4,255,760
	-2.5%	-£2,203,067	-£839,646	£461,827	£1,694,903	£2,927,979
	0%	-£3,671,184	-£2,307,763	-£944,342	£367,122	£1,600,198
	2.5%	-£5,139,301	-£3,775,880	-£2,412,459	-£1,049,038	£272,417
	5%	-£6,610,776	-£5,243,997	-£3,880,576	-£2,517,155	-£1,153,734
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£734,950	£556,532	£1,789,608	£3,022,684	£4,255,760
	-2.5%	-£2,203,067	-£839,646	£461,827	£1,694,903	£2,927,979
	0%	-£3,671,184	-£2,307,763	-£944,342	£367,122	£1,600,198
	2.5%	-£5,139,301	-£3,775,880	-£2,412,459	-£1,049,038	£272,417
	5%	-£6,610,776	-£5,243,997	-£3,880,576	-£2,517,155	-£1,153,734
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£734,950	£556,532	£1,789,608	£3,022,684	£4,255,760
	-2.5%	-£2,203,067	-£839,646	£461,827	£1,694,903	£2,927,979
	0%	-£3,671,184	-£2,307,763	-£944,342	£367,122	£1,600,198
	2.5%	-£5,139,301	-£3,775,880	-£2,412,459	-£1,049,038	£272,417
	5%	-£6,610,776	-£5,243,997	-£3,880,576	-£2,517,155	-£1,153,734

Table Reference:	**5.4.13**					
Policy Reference:	25% ASA, PiL £75 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£898,350	£408,753	£1,641,829	£2,874,905	£4,107,981
	-2.5%	-£2,366,467	-£1,003,046	£314,048	£1,547,124	£2,780,200
	0%	-£3,834,584	-£2,471,163	-£1,107,742	£219,343	£1,452,419
	2.5%	-£5,302,701	-£3,939,280	-£2,575,859	-£1,212,438	£124,638
	5%	-£6,774,176	-£5,407,397	-£4,043,976	-£2,680,555	-£1,317,134
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£898,350	£408,753	£1,641,829	£2,874,905	£4,107,981
	-2.5%	-£2,366,467	-£1,003,046	£314,048	£1,547,124	£2,780,200
	0%	-£3,834,584	-£2,471,163	-£1,107,742	£219,343	£1,452,419
	2.5%	-£5,302,701	-£3,939,280	-£2,575,859	-£1,212,438	£124,638
	5%	-£6,774,176	-£5,407,397	-£4,043,976	-£2,680,555	-£1,317,134
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£898,350	£408,753	£1,641,829	£2,874,905	£4,107,981
	-2.5%	-£2,366,467	-£1,003,046	£314,048	£1,547,124	£2,780,200
	0%	-£3,834,584	-£2,471,163	-£1,107,742	£219,343	£1,452,419
	2.5%	-£5,302,701	-£3,939,280	-£2,575,859	-£1,212,438	£124,638
	5%	-£6,774,176	-£5,407,397	-£4,043,976	-£2,680,555	-£1,317,134

Table Reference:	**5.4.14**					
Policy Reference:	25% ASA, PiL £100 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,061,750	£260,975	£1,494,051	£2,727,126	£3,960,202
	-2.5%	-£2,529,867	-£1,166,446	£166,270	£1,399,346	£2,632,421
	0%	-£3,997,984	-£2,634,563	-£1,271,142	£71,565	£1,304,641
	2.5%	-£5,466,101	-£4,102,680	-£2,739,259	-£1,375,838	-£24,714
	5%	-£6,937,576	-£5,570,797	-£4,207,376	-£2,843,955	-£1,480,534
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,061,750	£260,975	£1,494,051	£2,727,126	£3,960,202
	-2.5%	-£2,529,867	-£1,166,446	£166,270	£1,399,346	£2,632,421
	0%	-£3,997,984	-£2,634,563	-£1,271,142	£71,565	£1,304,641
	2.5%	-£5,466,101	-£4,102,680	-£2,739,259	-£1,375,838	-£24,714
	5%	-£6,937,576	-£5,570,797	-£4,207,376	-£2,843,955	-£1,480,534
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£1,061,750	£260,975	£1,494,051	£2,727,126	£3,960,202
	-2.5%	-£2,529,867	-£1,166,446	£166,270	£1,399,346	£2,632,421
	0%	-£3,997,984	-£2,634,563	-£1,271,142	£71,565	£1,304,641
	2.5%	-£5,466,101	-£4,102,680	-£2,739,259	-£1,375,838	-£24,714
	5%	-£6,937,576	-£5,570,797	-£4,207,376	-£2,843,955	-£1,480,534

Table Reference:	**5.4.15**					
Policy Reference:	35% ASA					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,489,142	-£1,275,319	-£72,078	£1,030,291	£2,128,070
	-2.5%	-£3,959,218	-£2,745,395	-£1,531,573	-£321,544	£798,517
	0%	-£5,429,294	-£4,215,471	-£3,001,649	-£1,787,826	-£574,443
	2.5%	-£6,908,967	-£5,685,548	-£4,471,725	-£3,257,902	-£2,044,080
	5%	-£8,400,462	-£7,167,988	-£5,943,130	-£4,727,979	-£3,514,156
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,489,142	-£1,275,319	-£72,078	£1,030,291	£2,128,070
	-2.5%	-£3,959,218	-£2,745,395	-£1,531,573	-£321,544	£798,517
	0%	-£5,429,294	-£4,215,471	-£3,001,649	-£1,787,826	-£574,443
	2.5%	-£6,908,967	-£5,685,548	-£4,471,725	-£3,257,902	-£2,044,080
	5%	-£8,400,462	-£7,167,988	-£5,943,130	-£4,727,979	-£3,514,156
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,489,142	-£1,275,319	-£72,078	£1,030,291	£2,128,070
	-2.5%	-£3,959,218	-£2,745,395	-£1,531,573	-£321,544	£798,517
	0%	-£5,429,294	-£4,215,471	-£3,001,649	-£1,787,826	-£574,443
	2.5%	-£6,908,967	-£5,685,548	-£4,471,725	-£3,257,902	-£2,044,080
	5%	-£8,400,462	-£7,167,988	-£5,943,130	-£4,727,979	-£3,514,156

Table Reference:	**5.4.16**					
Policy Reference:	35% ASA, PiL £50 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,782,142	-£1,568,319	-£357,652	£765,302	£1,863,081
	-2.5%	-£4,252,218	-£3,038,395	-£1,824,573	-£610,993	£533,528
	0%	-£5,722,294	-£4,508,471	-£3,294,649	-£2,080,826	-£867,004
	2.5%	-£7,201,967	-£5,978,548	-£4,764,725	-£3,550,902	-£2,337,080
	5%	-£8,693,462	-£7,460,988	-£6,236,129	-£5,020,979	-£3,807,156
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,782,142	-£1,568,319	-£357,652	£765,302	£1,863,081
	-2.5%	-£4,252,218	-£3,038,395	-£1,824,573	-£610,993	£533,528
	0%	-£5,722,294	-£4,508,471	-£3,294,649	-£2,080,826	-£867,004
	2.5%	-£7,201,967	-£5,978,548	-£4,764,725	-£3,550,902	-£2,337,080
	5%	-£8,693,462	-£7,460,988	-£6,236,129	-£5,020,979	-£3,807,156
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,782,142	-£1,568,319	-£357,652	£765,302	£1,863,081
	-2.5%	-£4,252,218	-£3,038,395	-£1,824,573	-£610,993	£533,528
	0%	-£5,722,294	-£4,508,471	-£3,294,649	-£2,080,826	-£867,004
	2.5%	-£7,201,967	-£5,978,548	-£4,764,725	-£3,550,902	-£2,337,080
	5%	-£8,693,462	-£7,460,988	-£6,236,129	-£5,020,979	-£3,807,156

Table Reference:	**5.4.17**					
Policy Reference:	35% ASA, PiL £75 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,928,642	-£1,714,819	-£502,071	£632,808	£1,730,587
	-2.5%	-£4,398,718	-£3,184,895	-£1,971,073	-£757,250	£401,034
	0%	-£5,868,794	-£4,654,971	-£3,441,149	-£2,227,326	-£1,013,504
	2.5%	-£7,348,467	-£6,125,048	-£4,911,225	-£3,697,402	-£2,483,580
	5%	-£8,839,962	-£7,607,488	-£6,382,629	-£5,167,479	-£3,953,656
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,928,642	-£1,714,819	-£502,071	£632,808	£1,730,587
	-2.5%	-£4,398,718	-£3,184,895	-£1,971,073	-£757,250	£401,034
	0%	-£5,868,794	-£4,654,971	-£3,441,149	-£2,227,326	-£1,013,504
	2.5%	-£7,348,467	-£6,125,048	-£4,911,225	-£3,697,402	-£2,483,580
	5%	-£8,839,962	-£7,607,488	-£6,382,629	-£5,167,479	-£3,953,656
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£2,928,642	-£1,714,819	-£502,071	£632,808	£1,730,587
	-2.5%	-£4,398,718	-£3,184,895	-£1,971,073	-£757,250	£401,034
	0%	-£5,868,794	-£4,654,971	-£3,441,149	-£2,227,326	-£1,013,504
	2.5%	-£7,348,467	-£6,125,048	-£4,911,225	-£3,697,402	-£2,483,580
	5%	-£8,839,962	-£7,607,488	-£6,382,629	-£5,167,479	-£3,953,656

Table Reference:	**5.4.18**					
Policy Reference:	35% ASA, PiL £100 psm					
Typology Reference:	PBSA_2_E					
BLV 1:	**PBSA_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,075,142	-£1,861,319	-£647,521	£500,313	£1,598,093
	-2.5%	-£4,545,218	-£3,331,395	-£2,117,573	-£903,750	£268,540
	0%	-£6,015,294	-£4,801,471	-£3,587,649	-£2,373,826	-£1,160,004
	2.5%	-£7,494,966	-£6,271,548	-£5,057,725	-£3,843,902	-£2,630,080
	5%	-£8,986,462	-£7,753,988	-£6,529,129	-£5,313,979	-£4,100,156
BLV 2:	**PBSA_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,075,142	-£1,861,319	-£647,521	£500,313	£1,598,093
	-2.5%	-£4,545,218	-£3,331,395	-£2,117,573	-£903,750	£268,540
	0%	-£6,015,294	-£4,801,471	-£3,587,649	-£2,373,826	-£1,160,004
	2.5%	-£7,494,966	-£6,271,548	-£5,057,725	-£3,843,902	-£2,630,080
	5%	-£8,986,462	-£7,753,988	-£6,529,129	-£5,313,979	-£4,100,156
BLV 3:	**PBSA_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£3,075,142	-£1,861,319	-£647,521	£500,313	£1,598,093
	-2.5%	-£4,545,218	-£3,331,395	-£2,117,573	-£903,750	£268,540
	0%	-£6,015,294	-£4,801,471	-£3,587,649	-£2,373,826	-£1,160,004
	2.5%	-£7,494,966	-£6,271,548	-£5,057,725	-£3,843,902	-£2,630,080
	5%	-£8,986,462	-£7,753,988	-£6,529,129	-£5,313,979	-£4,100,156

Purpose-Built Shared Living (PBSL) Typologies

Table Reference:	**5.5.1**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	PBSL_1_E					
BLV 1:	**PBSL_1_E**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£14,644,060	-£13,299,516	-£11,959,002	-£10,622,215	-£9,292,057
	-2.5%	-£16,358,616	-£15,008,673	-£13,664,130	-£12,323,034	-£10,986,245
	0%	-£18,075,806	-£16,723,417	-£15,373,285	-£14,028,744	-£12,687,067
	2.5%	-£19,797,818	-£18,440,608	-£17,088,219	-£15,737,898	-£14,393,357
	5%	-£21,522,575	-£20,162,384	-£18,805,409	-£17,453,021	-£16,102,511
BLV 2:	**PBSL_1_E**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£14,644,060	-£13,299,516	-£11,959,002	-£10,622,215	-£9,292,057
	-2.5%	-£16,358,616	-£15,008,673	-£13,664,130	-£12,323,034	-£10,986,245
	0%	-£18,075,806	-£16,723,417	-£15,373,285	-£14,028,744	-£12,687,067
	2.5%	-£19,797,818	-£18,440,608	-£17,088,219	-£15,737,898	-£14,393,357
	5%	-£21,522,575	-£20,162,384	-£18,805,409	-£17,453,021	-£16,102,511
BLV 3:	**PBSL_1_E**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£14,644,060	-£13,299,516	-£11,959,002	-£10,622,215	-£9,292,057
	-2.5%	-£16,358,616	-£15,008,673	-£13,664,130	-£12,323,034	-£10,986,245
	0%	-£18,075,806	-£16,723,417	-£15,373,285	-£14,028,744	-£12,687,067
	2.5%	-£19,797,818	-£18,440,608	-£17,088,219	-£15,737,898	-£14,393,357
	5%	-£21,522,575	-£20,162,384	-£18,805,409	-£17,453,021	-£16,102,511

Table Reference:	**5.5.2**					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	PBSL_1_E					
BLV 1:	**PBSL_1_E**	Rent: Gross Rent				
£1,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,495,484	-£9,150,944	-£7,812,906	-£6,477,531	-£5,148,411
	-2.5%	-£12,207,532	-£10,860,097	-£9,515,555	-£8,176,938	-£6,840,634
	0%	-£13,924,721	-£12,572,333	-£11,224,709	-£9,880,167	-£8,540,971
	2.5%	-£15,644,245	-£14,289,523	-£12,937,135	-£11,589,322	-£10,244,779
	5%	-£17,368,997	-£16,008,812	-£14,654,325	-£13,301,936	-£11,953,935
BLV 2:	**PBSL_1_E**	Rent: Gross Rent				
£4,488,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,495,484	-£9,150,944	-£7,812,906	-£6,477,531	-£5,148,411
	-2.5%	-£12,207,532	-£10,860,097	-£9,515,555	-£8,176,938	-£6,840,634
	0%	-£13,924,721	-£12,572,333	-£11,224,709	-£9,880,167	-£8,540,971
	2.5%	-£15,644,245	-£14,289,523	-£12,937,135	-£11,589,322	-£10,244,779
	5%	-£17,368,997	-£16,008,812	-£14,654,325	-£13,301,936	-£11,953,935
BLV 3:	**PBSL_1_E**	Rent: Gross Rent				
£9,360,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£10,495,484	-£9,150,944	-£7,812,906	-£6,477,531	-£5,148,411
	-2.5%	-£12,207,532	-£10,860,097	-£9,515,555	-£8,176,938	-£6,840,634
	0%	-£13,924,721	-£12,572,333	-£11,224,709	-£9,880,167	-£8,540,971
	2.5%	-£15,644,245	-£14,289,523	-£12,937,135	-£11,589,322	-£10,244,779
	5%	-£17,368,997	-£16,008,812	-£14,654,325	-£13,301,936	-£11,953,935

Table Reference:	**5.5.3**					
Policy Reference:	100% Market					
Typology Reference:	PBSL_2_E					
BLV 1:	**PBSL_2_E**	Rent: Gross Rent				
£1,044,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,267,434	-£3,861,393	-£2,455,352	-£1,049,311	£311,316
	-2.5%	-£6,678,575	-£5,262,154	-£3,856,113	-£2,450,072	-£1,044,031
	0%	-£8,101,667	-£6,673,041	-£5,256,874	-£3,850,833	-£2,444,792
	2.5%	-£9,533,616	-£8,095,830	-£6,667,508	-£5,251,594	-£3,845,553
	5%	-£10,972,494	-£9,527,299	-£8,089,993	-£6,661,975	-£5,246,314
BLV 2:	**PBSL_2_E**	Rent: Gross Rent				
£3,168,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,267,434	-£3,861,393	-£2,455,352	-£1,049,311	£311,316
	-2.5%	-£6,678,575	-£5,262,154	-£3,856,113	-£2,450,072	-£1,044,031
	0%	-£8,101,667	-£6,673,041	-£5,256,874	-£3,850,833	-£2,444,792
	2.5%	-£9,533,616	-£8,095,830	-£6,667,508	-£5,251,594	-£3,845,553
	5%	-£10,972,494	-£9,527,299	-£8,089,993	-£6,661,975	-£5,246,314
BLV 3:	**PBSL_2_E**	Rent: Gross Rent				
£6,480,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,267,434	-£3,861,393	-£2,455,352	-£1,049,311	£311,316
	-2.5%	-£6,678,575	-£5,262,154	-£3,856,113	-£2,450,072	-£1,044,031
	0%	-£8,101,667	-£6,673,041	-£5,256,874	-£3,850,833	-£2,444,792
	2.5%	-£9,533,616	-£8,095,830	-£6,667,508	-£5,251,594	-£3,845,553
	5%	-£10,972,494	-£9,527,299	-£8,089,993	-£6,661,975	-£5,246,314

Table Reference:	**5.5.4**
Policy Reference:	PiL £250 psm
Typology Reference:	PBSL_2_E

BLV 1: £1,044,000	**PBSL_2_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,023,934	-£5,617,893	-£4,211,852	-£2,805,811	-£1,399,770
	-2.5%	-£8,435,073	-£7,018,654	-£5,612,613	-£4,206,572	-£2,800,531
	0%	-£9,858,167	-£8,429,540	-£7,013,374	-£5,607,333	-£4,201,292
	2.5%	-£11,290,116	-£9,852,330	-£8,424,007	-£7,008,094	-£5,602,053
	5%	-£12,728,992	-£11,283,799	-£9,846,493	-£8,418,473	-£7,002,814

BLV 2: £3,168,000	**PBSL_2_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,023,934	-£5,617,893	-£4,211,852	-£2,805,811	-£1,399,770
	-2.5%	-£8,435,073	-£7,018,654	-£5,612,613	-£4,206,572	-£2,800,531
	0%	-£9,858,167	-£8,429,540	-£7,013,374	-£5,607,333	-£4,201,292
	2.5%	-£11,290,116	-£9,852,330	-£8,424,007	-£7,008,094	-£5,602,053
	5%	-£12,728,992	-£11,283,799	-£9,846,493	-£8,418,473	-£7,002,814

BLV 3: £6,480,000	**PBSL_2_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,023,934	-£5,617,893	-£4,211,852	-£2,805,811	-£1,399,770
	-2.5%	-£8,435,073	-£7,018,654	-£5,612,613	-£4,206,572	-£2,800,531
	0%	-£9,858,167	-£8,429,540	-£7,013,374	-£5,607,333	-£4,201,292
	2.5%	-£11,290,116	-£9,852,330	-£8,424,007	-£7,008,094	-£5,602,053
	5%	-£12,728,992	-£11,283,799	-£9,846,493	-£8,418,473	-£7,002,814

Table Reference:	**5.5.5**
Policy Reference:	100% Market
Typology Reference:	PBSL_3_E

BLV 1: £780,000	**PBSL_3_E** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	-£2,121,663	-£1,066,836	-£20,253	£935,020	£1,889,004
	-2.5%	-£3,127,923	-£2,073,096	-£1,018,269	£24,949	£978,933
	0%	-£4,135,076	-£3,079,356	-£2,024,529	-£969,703	£68,861
	2.5%	-£5,151,430	-£4,086,192	-£3,030,789	-£1,975,963	-£921,136
	5%	-£6,175,663	-£5,101,976	-£4,037,309	-£2,982,223	-£1,927,396

BLV 2: £2,380,800	**PBSL_3_E** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	-£2,121,663	-£1,066,836	-£20,253	£935,020	£1,889,004
	-2.5%	-£3,127,923	-£2,073,096	-£1,018,269	£24,949	£978,933
	0%	-£4,135,076	-£3,079,356	-£2,024,529	-£969,703	£68,861
	2.5%	-£5,151,430	-£4,086,192	-£3,030,789	-£1,975,963	-£921,136
	5%	-£6,175,663	-£5,101,976	-£4,037,309	-£2,982,223	-£1,927,396

Table Reference:	**5.5.6**
Policy Reference:	PiL £250 psm
Typology Reference:	PBSL_3_E

BLV 1: £780,000	**PBSL_3_E** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	-£3,436,663	-£2,381,836	-£1,327,009	-£273,811	£699,720
	-2.5%	-£4,442,923	-£3,388,096	-£2,333,269	-£1,278,443	-£226,085
	0%	-£5,450,075	-£4,394,356	-£3,339,529	-£2,284,703	-£1,229,876
	2.5%	-£6,466,428	-£5,401,192	-£4,345,789	-£3,290,963	-£2,236,136
	5%	-£7,490,663	-£6,416,976	-£5,352,309	-£4,297,223	-£3,242,396

BLV 2: £2,380,800	**PBSL_3_E** Construction: Gross Cost	Rent: Gross Rent -5%	-2.5%	0%	2.5%	5%
	-5%	-£3,436,663	-£2,381,836	-£1,327,009	-£273,811	£699,720
	-2.5%	-£4,442,923	-£3,388,096	-£2,333,269	-£1,278,443	-£226,085
	0%	-£5,450,075	-£4,394,356	-£3,339,529	-£2,284,703	-£1,229,876
	2.5%	-£6,466,428	-£5,401,192	-£4,345,789	-£3,290,963	-£2,236,136
	5%	-£7,490,663	-£6,416,976	-£5,352,309	-£4,297,223	-£3,242,396

Table Reference:	**5.5.7**					
Policy Reference:	PiL £500 psm					
Typology Reference:	PBSL_3_E					
BLV 1:	**PBSL_3_E**	Rent: Gross Rent				
£780,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,751,663	-£3,696,836	-£2,642,009	-£1,587,183	-£532,356
	-2.5%	-£5,757,923	-£4,703,096	-£3,648,269	-£2,593,443	-£1,538,616
	0%	-£6,765,075	-£5,709,356	-£4,654,529	-£3,599,703	-£2,544,876
	2.5%	-£7,781,426	-£6,716,192	-£5,660,789	-£4,605,963	-£3,551,136
	5%	-£8,805,662	-£7,731,975	-£6,667,309	-£5,612,223	-£4,557,396
BLV 2:	**PBSL_3_E**	Rent: Gross Rent				
£2,380,800	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£4,751,663	-£3,696,836	-£2,642,009	-£1,587,183	-£532,356
	-2.5%	-£5,757,923	-£4,703,096	-£3,648,269	-£2,593,443	-£1,538,616
	0%	-£6,765,075	-£5,709,356	-£4,654,529	-£3,599,703	-£2,544,876
	2.5%	-£7,781,426	-£6,716,192	-£5,660,789	-£4,605,963	-£3,551,136
	5%	-£8,805,662	-£7,731,975	-£6,667,309	-£5,612,223	-£4,557,396

Value Band F – Appraisal Results

Minor Residential Development Typologies

Table Reference:	**6.1.1**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_1_F					
BLV 1:	**MIN_RES_1_F**	Sales: Gross Sales				
£108,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	£922	£22,994	£45,065	£67,137	£89,208
	-7.5%	-£10,089	£12,734	£34,805	£56,877	£78,948
	-5%	-£21,296	£2,474	£24,545	£46,617	£68,688
	-2.5%	-£32,547	-£8,403	£14,285	£36,357	£58,428
	0%	-£43,822	-£19,599	£4,025	£26,097	£48,168

Table Reference:	**6.1.2**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_2_F					
BLV 1:	**MIN_RES_2_F**	Sales: Gross Sales				
£700,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£6,153	£37,790	£81,328	£124,867	£168,405
	-7.5%	-£28,317	£17,393	£60,931	£104,469	£148,008
	-5%	-£50,642	-£3,209	£40,534	£84,072	£127,611
	-2.5%	-£73,060	-£25,315	£20,137	£63,675	£107,214
	0%	-£95,549	-£47,613	-£278	£43,278	£86,817

Table Reference:	**6.1.3**					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_3_F					
BLV 1:	**MIN_RES_3_F**	Sales: Gross Sales				
£700,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£12,306	£75,579	£162,656	£249,733	£336,810
	-7.5%	-£56,634	£34,785	£121,862	£208,939	£296,016
	-5%	-£101,284	-£6,418	£81,068	£168,145	£255,222
	-2.5%	-£146,120	-£50,630	£40,274	£127,351	£214,428
	0%	-£191,097	-£95,225	-£556	£86,556	£173,633

Table Reference:	6.1.4					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_4_F					
BLV 1:	MIN_RES_4_F	Sales: Gross Sales				
£700,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£577,160	-£457,118	-£337,549	-£218,589	-£100,401
	-7.5%	-£648,307	-£527,928	-£408,188	-£288,952	-£170,302
	-5%	-£719,454	-£599,017	-£478,998	-£359,404	-£240,380
	-2.5%	-£790,798	-£670,164	-£549,808	-£430,069	-£310,808
	0%	-£862,255	-£741,311	-£620,874	-£500,878	-£381,260

Table Reference:	6.1.5					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_5_F					
BLV 1:	MIN_RES_5_F	Sales: Gross Sales				
£700,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£691,025	-£556,278	-£422,076	-£288,621	-£155,829
	-7.5%	-£771,927	-£636,942	-£502,594	-£368,731	-£235,515
	-5%	-£852,902	-£717,844	-£583,111	-£448,910	-£315,414
	-2.5%	-£934,154	-£798,745	-£663,761	-£529,428	-£395,526
	0%	-£1,015,407	-£879,647	-£744,663	-£609,945	-£475,744

Table Reference:	6.1.6					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_6_F					
BLV 1:	MIN_RES_6_F	Sales: Gross Sales				
£900,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£440,682	-£301,795	-£163,678	-£26,754	£100,764
	-7.5%	-£517,107	-£377,834	-£239,314	-£101,726	£31,946
	-5%	-£593,532	-£454,090	-£315,235	-£177,107	-£40,070
	-2.5%	-£670,307	-£530,515	-£391,274	-£252,743	-£115,110
	0%	-£747,096	-£606,940	-£467,498	-£328,675	-£190,536

Table Reference:	6.1.7					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_7_F					
BLV 1:	MIN_RES_7_F	Sales: Gross Sales				
£550,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£216,869	-£147,155	-£77,830	-£9,194	£54,365
	-7.5%	-£255,129	-£185,222	-£115,695	-£46,636	£19,912
	-5%	-£293,389	-£223,375	-£153,679	-£84,349	-£15,606
	-2.5%	-£331,802	-£261,635	-£191,746	-£122,214	-£53,134
	0%	-£370,245	-£299,895	-£229,881	-£160,202	-£90,868

Table Reference:	6.1.8					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_8_F					
BLV 1:	MIN_RES_8_F	Sales: Gross Sales				
£550,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£295,066	-£210,818	-£127,030	-£43,811	£35,392
	-7.5%	-£342,082	-£257,639	-£173,640	-£90,086	-£7,417
	-5%	-£389,230	-£304,655	-£220,419	-£136,616	-£53,362
	-2.5%	-£436,471	-£351,672	-£267,229	-£183,242	-£99,672
	0%	-£483,711	-£398,775	-£314,245	-£230,020	-£146,203

Table Reference:	6.1.9					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_9_F					
BLV 1:	MIN_RES_9_F	Sales: Gross Sales				
£550,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£406,366	-£320,508	-£234,991	-£149,911	-£65,384
	-7.5%	-£457,048	-£370,950	-£285,279	-£200,000	-£115,143
	-5%	-£507,731	-£421,560	-£335,721	-£250,188	-£165,064
	-2.5%	-£558,524	-£472,243	-£386,163	-£300,492	-£215,198
	0%	-£609,427	-£522,926	-£436,754	-£350,934	-£265,386

Table Reference:	6.1.10					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_10_F					
BLV 1:	MIN_RES_10_F	Sales: Gross Sales				
£228,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£860,145	-£765,172	-£670,480	-£576,052	-£481,942
	-7.5%	-£933,714	-£838,741	-£743,768	-£649,303	-£554,875
	-5%	-£1,007,527	-£912,310	-£817,337	-£722,554	-£628,126
	-2.5%	-£1,081,388	-£985,879	-£890,906	-£795,933	-£701,377
	0%	-£1,155,248	-£1,059,723	-£964,475	-£869,502	-£774,628

Table Reference:	6.1.11					
Policy Reference:	100% Market					
Typology Reference:	MIN_RES_11_F					
BLV 1:	MIN_RES_11_F	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-10%	-£437,035	-£281,610	-£127,274	£22,985	£163,216
	-7.5%	-£520,969	-£365,110	-£210,261	-£56,671	£87,653
	-5%	-£605,186	-£448,950	-£293,557	-£139,174	£12,090
	-2.5%	-£689,534	-£532,885	-£377,057	-£222,200	-£68,511
	0%	-£773,883	-£617,020	-£460,866	-£305,504	-£151,087

Medium residential development typologies appraisal results

Table Reference:	6.2.1					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_1_F					
BLV 1:	MED_RES_1_F	Sales: Gross Sales				
£216,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£870,411	-£728,059	-£586,275	-£445,220	-£305,084
	-2.5%	-£954,510	-£811,758	-£669,760	-£528,373	-£387,685
	0%	-£1,038,608	-£895,782	-£753,460	-£611,649	-£470,520
	2.5%	-£1,122,939	-£979,880	-£837,159	-£695,161	-£553,747
	5%	-£1,207,403	-£1,063,979	-£921,152	-£778,861	-£637,023

Table Reference:	6.2.2
Policy Reference:	20% AH, 60% SR & 40% SO
Typology Reference:	MED_RES_1_F_20%AH

BLV 1:	MED_RES_1_F_20%AH	Sales: Gross Sales				
£216,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£984,366	-£867,853	-£751,547	-£635,702	-£520,292
	-2.5%	-£1,069,076	-£952,316	-£835,802	-£719,801	-£603,991
	0%	-£1,153,874	-£1,036,779	-£920,266	-£803,899	-£688,054
	2.5%	-£1,238,672	-£1,121,482	-£1,004,729	-£888,216	-£772,152
	5%	-£1,323,469	-£1,206,280	-£1,089,193	-£972,679	-£856,250

Table Reference:	6.2.3
Policy Reference:	35% AH, 60% SR & 40% SO
Typology Reference:	MED_RES_1_F_35%AH

BLV 1:	MED_RES_1_F_35%AH	Sales: Gross Sales				
£216,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,104,247	-£1,008,634	-£913,445	-£818,256	-£723,617
	-2.5%	-£1,189,346	-£1,093,601	-£998,242	-£903,053	-£808,080
	0%	-£1,274,444	-£1,178,699	-£1,083,039	-£987,851	-£892,661
	2.5%	-£1,359,541	-£1,263,797	-£1,168,053	-£1,072,648	-£977,459
	5%	-£1,444,831	-£1,348,895	-£1,253,151	-£1,157,445	-£1,062,257

Table Reference:	6.2.4
Policy Reference:	100% Market
Typology Reference:	MED_RES_2_F

BLV 1:	MED_RES_2_F	Sales: Gross Sales				
£660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,204,329	-£955,925	-£708,883	-£463,520	-£220,212
	-2.5%	-£1,343,033	-£1,094,155	-£846,486	-£600,131	-£355,939
	0%	-£1,482,233	-£1,232,860	-£984,490	-£737,404	-£491,935
	2.5%	-£1,621,600	-£1,371,565	-£1,122,686	-£875,052	-£628,652
	5%	-£1,760,965	-£1,510,635	-£1,261,391	-£1,013,056	-£765,924

Table Reference:	6.2.5					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_2_F_20%AH					
BLV 1:	MED_RES_2_F_20%AH	Sales: Gross Sales				
£660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,390,869	-£1,185,297	-£980,276	-£776,422	-£573,316
	-2.5%	-£1,530,840	-£1,324,663	-£1,119,642	-£915,126	-£711,320
	0%	-£1,670,810	-£1,464,607	-£1,259,008	-£1,053,987	-£849,999
	2.5%	-£1,810,970	-£1,604,578	-£1,398,375	-£1,193,353	-£988,704
	5%	-£1,951,495	-£1,744,548	-£1,538,345	-£1,332,719	-£1,127,698

Table Reference:	6.2.6					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_2_F_35%AH					
BLV 1:	MED_RES_2_F_35%AH	Sales: Gross Sales				
£660,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,519,608	-£1,342,519	-£1,166,308	-£990,364	-£815,163
	-2.5%	-£1,660,132	-£1,482,899	-£1,306,278	-£1,130,066	-£954,528
	0%	-£1,800,656	-£1,623,423	-£1,446,248	-£1,270,037	-£1,093,894
	2.5%	-£1,941,502	-£1,763,947	-£1,586,714	-£1,410,008	-£1,233,796
	5%	-£2,082,525	-£1,904,471	-£1,727,238	-£1,550,005	-£1,373,767

Table Reference:	6.2.7					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_3_F					
BLV 1:	MED_RES_3_F	Sales: Gross Sales				
£220,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,438,928	-£2,200,502	-£1,963,141	-£1,726,252	-£1,490,561
	-2.5%	-£2,607,732	-£2,369,307	-£2,131,232	-£1,894,181	-£1,657,889
	0%	-£2,777,102	-£2,538,111	-£2,299,685	-£2,062,273	-£1,825,223
	2.5%	-£2,946,563	-£2,706,915	-£2,468,490	-£2,230,364	-£1,993,314
	5%	-£3,116,025	-£2,876,207	-£2,637,294	-£2,398,868	-£2,161,406

Table Reference:	6.2.8					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_3_F_20%AH					
BLV 1:	MED_RES_3_F_20%AH	Sales: Gross Sales				
£220,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,643,241	-£2,449,461	-£2,256,247	-£2,063,426	-£1,871,334
	-2.5%	-£2,813,289	-£2,618,963	-£2,425,709	-£2,232,495	-£2,040,138
	0%	-£2,983,336	-£2,789,007	-£2,595,169	-£2,401,956	-£2,208,942
	2.5%	-£3,153,382	-£2,959,055	-£2,764,728	-£2,571,417	-£2,378,203
	5%	-£3,323,627	-£3,129,102	-£2,934,773	-£2,740,877	-£2,547,664

Table Reference:	6.2.9					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_3_F_35%AH					
BLV 1:	MED_RES_3_F_35%AH	Sales: Gross Sales				
£220,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,816,577	-£2,658,796	-£2,501,524	-£2,344,654	-£2,187,785
	-2.5%	-£2,987,147	-£2,829,366	-£2,671,588	-£2,514,701	-£2,357,829
	0%	-£3,157,717	-£2,999,937	-£2,842,156	-£2,684,747	-£2,527,877
	2.5%	-£3,328,593	-£3,170,507	-£3,012,726	-£2,854,947	-£2,697,923
	5%	-£3,499,624	-£3,341,077	-£3,183,297	-£3,025,515	-£2,867,970

Table Reference:	6.2.10					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_4_F					
BLV 1:	MED_RES_4_F	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,428,926	-£3,039,362	-£2,650,799	-£2,264,046	-£1,879,021
	-2.5%	-£3,689,001	-£3,298,338	-£2,909,355	-£2,521,847	-£2,135,553
	0%	-£3,949,076	-£3,557,836	-£3,168,332	-£2,779,646	-£2,392,894
	2.5%	-£4,209,150	-£3,817,912	-£3,427,308	-£3,038,325	-£2,650,694
	5%	-£4,470,080	-£4,077,986	-£3,686,747	-£3,297,302	-£2,908,493

Table Reference:	6.2.11					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_4_F_20%AH					
BLV 1:	MED_RES_4_F_20%AH	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,784,712	-£3,460,144	-£3,136,903	-£2,814,213	-£2,493,046
	-2.5%	-£4,045,798	-£3,721,226	-£3,396,976	-£3,074,288	-£2,752,022
	0%	-£4,307,413	-£3,982,313	-£3,657,745	-£3,334,363	-£3,011,673
	2.5%	-£4,569,401	-£4,243,399	-£3,918,827	-£3,594,437	-£3,271,749
	5%	-£4,831,390	-£4,504,948	-£4,179,914	-£3,855,347	-£3,531,824

Table Reference:	6.2.12					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_4_F_35%AH					
BLV 1:	MED_RES_4_F_35%AH	Sales: Gross Sales				
£780,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,068,975	-£3,799,745	-£3,530,513	-£3,262,502	-£2,994,816
	-2.5%	-£4,331,569	-£4,061,730	-£3,792,501	-£3,523,588	-£3,255,898
	0%	-£4,594,363	-£4,323,719	-£4,054,490	-£3,785,257	-£3,516,985
	2.5%	-£4,857,158	-£4,586,364	-£4,316,475	-£4,047,245	-£3,778,071
	5%	-£5,119,952	-£4,849,159	-£4,578,464	-£4,309,229	-£4,040,001

Table Reference:	6.2.13					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_5_F					
BLV 1:	MED_RES_5_F	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£4,688,227	-£4,273,901	-£3,860,581	-£3,449,132	-£3,038,424
	-2.5%	-£4,987,708	-£4,572,219	-£4,158,900	-£3,746,189	-£3,335,254
	0%	-£5,287,187	-£4,871,454	-£4,457,218	-£4,043,898	-£3,632,312
	2.5%	-£5,586,664	-£5,170,933	-£4,755,535	-£4,342,217	-£3,929,370
	5%	-£5,886,798	-£5,470,413	-£5,054,680	-£4,640,535	-£4,227,214

Table Reference:	6.2.14					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_5_F_20%AH					
BLV 1:	MED_RES_5_F_20%AH	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,026,738	-£4,680,701	-£4,336,147	-£3,992,096	-£3,649,254
	-2.5%	-£5,327,251	-£4,981,213	-£4,635,624	-£4,291,573	-£3,947,570
	0%	-£5,627,764	-£5,281,726	-£4,935,688	-£4,591,048	-£4,246,997
	2.5%	-£5,929,157	-£5,582,239	-£5,236,201	-£4,890,525	-£4,546,470
	5%	-£6,230,595	-£5,882,752	-£5,536,714	-£5,190,676	-£4,845,949

Table Reference:	6.2.15					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_5_F_35%AH					
BLV 1:	MED_RES_5_F_35%AH	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,355,673	-£5,077,836	-£4,799,996	-£4,522,891	-£4,246,655
	-2.5%	-£5,657,794	-£5,379,274	-£5,101,434	-£4,823,594	-£4,547,165
	0%	-£5,960,043	-£5,680,709	-£5,402,872	-£5,125,032	-£4,847,679
	2.5%	-£6,262,292	-£5,982,832	-£5,704,305	-£5,426,470	-£5,148,630
	5%	-£6,564,541	-£6,285,081	-£6,005,745	-£5,727,908	-£5,450,068

Table Reference:	6.2.16					
Policy Reference:	100% Market					
Typology Reference:	MED_RES_6_F					
BLV 1:	MED_RES_6_F	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,781,109	-£6,252,916	-£5,726,448	-£5,201,319	-£4,678,205
	-2.5%	-£7,182,783	-£6,654,593	-£6,126,566	-£5,601,440	-£5,076,633
	0%	-£7,585,590	-£7,056,269	-£6,528,076	-£6,001,559	-£5,476,430
	2.5%	-£7,988,653	-£7,457,943	-£6,929,753	-£6,401,677	-£5,876,552
	5%	-£8,391,719	-£7,860,483	-£7,331,429	-£6,803,236	-£6,276,670

Table Reference:	**6.2.17**					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_6_F_20%AH					
BLV 1:	**MED_RES_6_F_20%AH**	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,284,150	-£6,861,922	-£6,441,378	-£6,020,837	-£5,602,487
	-2.5%	-£7,688,454	-£7,265,473	-£6,844,443	-£6,423,896	-£6,004,161
	0%	-£8,092,753	-£7,669,777	-£7,247,506	-£6,826,963	-£6,406,419
	2.5%	-£8,497,058	-£8,074,080	-£7,651,100	-£7,230,027	-£6,809,481
	5%	-£8,901,467	-£8,478,378	-£8,055,403	-£7,633,090	-£7,212,547

Table Reference:	**6.2.18**					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MED_RES_6_F_35%AH					
BLV 1:	**MED_RES_6_F_35%AH**	Sales: Gross Sales				
£324,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,642,062	-£7,290,430	-£6,940,584	-£6,590,992	-£6,241,539
	-2.5%	-£8,047,454	-£7,695,822	-£7,344,887	-£6,995,295	-£6,645,703
	0%	-£8,452,845	-£8,101,214	-£7,749,583	-£7,399,598	-£7,050,006
	2.5%	-£8,858,237	-£8,506,606	-£8,154,974	-£7,803,902	-£7,454,310
	5%	-£9,263,970	-£8,911,998	-£8,560,366	-£8,208,735	-£7,858,613

Major Residential Development Typologies

Table Reference:	6.3.1					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£21,277,880	-£19,489,439	-£17,705,512	-£15,928,063	-£14,159,610
	-2.5%	-£22,594,050	-£20,800,717	-£19,013,019	-£17,234,085	-£15,459,939
	0%	-£23,910,221	-£22,112,154	-£20,324,297	-£18,540,107	-£16,762,657
	2.5%	-£25,226,391	-£23,428,325	-£21,635,576	-£19,847,877	-£18,068,679
	5%	-£26,544,501	-£24,744,495	-£22,946,854	-£21,159,156	-£19,374,701

Table Reference:	6.3.2					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,594,711	-£16,588,109	-£15,584,964	-£14,584,078	-£13,586,751
	-2.5%	-£18,551,445	-£17,542,516	-£16,538,785	-£15,535,640	-£14,537,318
	0%	-£19,508,179	-£18,499,250	-£17,492,607	-£16,489,462	-£15,487,886
	2.5%	-£20,464,914	-£19,455,984	-£18,447,055	-£17,443,284	-£16,440,139
	5%	-£21,423,791	-£20,412,719	-£19,403,789	-£18,397,106	-£17,393,961

Table Reference:	6.3.3					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£15,561,815	-£14,557,121	-£13,553,976	-£12,555,011	-£11,557,683
	-2.5%	-£16,518,549	-£15,510,943	-£14,507,798	-£13,505,578	-£12,508,251
	0%	-£17,475,283	-£16,466,354	-£15,461,620	-£14,458,475	-£13,458,818
	2.5%	-£18,432,018	-£17,423,088	-£16,415,441	-£15,412,296	-£14,409,386
	5%	-£19,388,964	-£18,379,823	-£17,370,894	-£16,366,118	-£15,362,973

Table Reference:	6.3.4					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£19,242,687	-£18,228,632	-£17,216,417	-£16,208,175	-£15,201,063
	-2.5%	-£20,273,199	-£19,258,961	-£18,244,906	-£17,235,368	-£16,227,126
	0%	-£21,306,348	-£20,289,290	-£19,275,235	-£18,262,561	-£17,254,319
	2.5%	-£22,339,497	-£21,319,619	-£20,305,564	-£19,291,508	-£18,281,511
	5%	-£23,372,646	-£22,352,710	-£21,335,893	-£20,321,837	-£19,308,704

Table Reference:	6.3.5					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,282,207	-£15,268,152	-£14,259,118	-£13,250,876	-£12,246,964
	-2.5%	-£17,312,536	-£16,298,481	-£15,286,311	-£14,278,069	-£13,270,652
	0%	-£18,342,865	-£17,328,810	-£16,314,755	-£15,305,261	-£14,297,020
	2.5%	-£19,375,800	-£18,359,139	-£17,345,084	-£16,332,454	-£15,324,212
	5%	-£20,408,949	-£19,389,468	-£18,375,413	-£17,361,357	-£16,351,405

Table Reference:	6.3.6					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,601,249	-£21,572,439	-£20,546,669	-£19,523,791	-£18,501,843
	-2.5%	-£23,781,991	-£22,753,181	-£21,724,371	-£20,701,310	-£19,678,433
	0%	-£24,963,368	-£23,933,922	-£22,905,112	-£21,878,830	-£20,855,952
	2.5%	-£26,146,965	-£25,114,664	-£24,085,854	-£23,057,044	-£22,033,471
	5%	-£27,330,562	-£26,295,751	-£25,266,596	-£24,237,786	-£23,210,990

Table Reference:	6.3.7					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_1_F					
BLV 1:	MAJ_RES_1_F	Sales: Gross Sales				
£2,694,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,504,938	-£16,479,408	-£15,456,530	-£14,434,821	-£13,417,808
	-2.5%	-£18,685,679	-£17,656,927	-£16,634,050	-£15,611,172	-£14,591,742
	0%	-£19,866,421	-£18,837,611	-£17,811,569	-£16,788,691	-£15,765,814
	2.5%	-£21,047,163	-£20,018,353	-£18,989,543	-£17,966,210	-£16,943,333
	5%	-£22,228,009	-£21,199,095	-£20,170,285	-£19,143,729	-£18,120,852

Table Reference:	6.3.8					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,877,130	-£19,163,827	-£17,454,571	-£15,753,431	-£14,058,703
	-2.5%	-£22,160,355	-£20,442,283	-£18,731,327	-£17,026,750	-£15,326,485
	0%	-£23,443,581	-£21,722,702	-£20,009,783	-£18,300,085	-£16,598,945
	2.5%	-£24,726,807	-£23,005,927	-£21,288,239	-£19,577,283	-£17,872,269
	5%	-£26,013,565	-£24,289,153	-£22,568,274	-£20,855,739	-£19,145,600

Table Reference:	6.3.9					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,056,038	-£18,877,223	-£17,700,837	-£16,528,760	-£15,359,196
	-2.5%	-£21,182,482	-£20,000,238	-£18,823,851	-£17,647,943	-£16,478,379
	0%	-£22,308,925	-£21,125,756	-£19,946,866	-£18,770,479	-£17,597,562
	2.5%	-£23,435,369	-£22,252,199	-£21,069,880	-£19,893,493	-£18,717,107
	5%	-£24,562,755	-£23,378,643	-£22,195,473	-£21,016,508	-£19,840,121

Table Reference:	6.3.10					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,121,963	-£15,945,576	-£14,769,714	-£13,600,162	-£12,431,270
	-2.5%	-£18,246,040	-£17,066,837	-£15,890,450	-£14,717,581	-£13,548,033
	0%	-£19,370,725	-£18,188,097	-£17,011,711	-£15,835,325	-£14,665,468
	2.5%	-£20,495,409	-£19,312,240	-£18,132,972	-£16,956,585	-£15,782,887
	5%	-£21,620,093	-£20,436,924	-£19,254,232	-£18,077,846	-£16,901,459

Table Reference:	6.3.11					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,416,605	-£19,279,865	-£18,149,448	-£17,019,030	-£15,894,872
	-2.5%	-£21,539,412	-£20,402,477	-£19,268,836	-£18,138,419	-£17,010,442
	0%	-£22,662,219	-£21,525,283	-£20,388,348	-£19,257,807	-£18,127,390
	2.5%	-£23,786,905	-£22,648,090	-£21,511,154	-£20,377,196	-£19,246,779
	5%	-£24,912,785	-£23,770,897	-£22,633,961	-£21,497,026	-£20,366,167

Table Reference:	6.3.12					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,117,962	-£15,984,792	-£14,854,375	-£13,727,241	-£12,603,392
	-2.5%	-£18,240,768	-£17,104,181	-£15,973,764	-£14,843,346	-£13,718,945
	0%	-£19,363,575	-£18,226,640	-£17,093,152	-£15,962,735	-£14,834,516
	2.5%	-£20,486,382	-£19,349,446	-£18,212,541	-£17,082,124	-£15,951,706
	5%	-£21,610,529	-£20,472,253	-£19,335,318	-£18,201,512	-£17,071,095

Table Reference:	6.3.13					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£24,260,305	-£23,123,672	-£21,992,874	-£20,862,795	-£19,736,314
	-2.5%	-£25,556,291	-£24,419,658	-£23,285,322	-£22,155,243	-£21,025,164
	0%	-£26,852,276	-£25,715,643	-£24,579,010	-£23,447,691	-£22,317,612
	2.5%	-£28,149,678	-£27,011,628	-£25,874,995	-£24,740,139	-£23,610,060
	5%	-£29,448,797	-£28,307,614	-£27,170,980	-£26,034,347	-£24,902,508

Table Reference:	6.3.14					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_2_F					
BLV 1:	MAJ_RES_2_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£18,731,180	-£17,600,528	-£16,470,449	-£15,344,100	-£14,220,512
	-2.5%	-£20,027,166	-£18,892,976	-£17,762,897	-£16,632,818	-£15,509,010
	0%	-£21,323,151	-£20,186,518	-£19,055,345	-£17,925,266	-£16,797,525
	2.5%	-£22,619,136	-£21,482,503	-£20,347,793	-£19,217,714	-£18,087,635
	5%	-£23,915,122	-£22,778,488	-£21,641,856	-£20,510,162	-£19,380,082

Table Reference:	6.3.15					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£28,300,552	-£26,064,457	-£23,839,370	-£21,623,487	-£19,417,344
	-2.5%	-£29,998,986	-£27,759,112	-£25,527,567	-£23,304,752	-£21,094,371
	0%	-£31,699,724	-£29,453,768	-£27,217,672	-£24,992,489	-£22,775,636
	2.5%	-£33,400,462	-£31,151,399	-£28,912,328	-£26,680,686	-£24,457,411
	5%	-£35,104,025	-£32,852,137	-£30,606,983	-£28,370,888	-£26,145,608

Table Reference:	6.3.16					
Policy Reference:	20% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£30,136,089	-£28,384,807	-£26,639,972	-£24,902,841	-£23,169,920
	-2.5%	-£31,798,834	-£30,043,939	-£28,297,673	-£26,555,013	-£24,820,297
	0%	-£33,461,579	-£31,706,684	-£29,955,373	-£28,210,538	-£26,472,470
	2.5%	-£35,128,489	-£33,369,428	-£31,614,533	-£29,868,238	-£28,124,642
	5%	-£36,795,880	-£35,032,173	-£33,277,278	-£31,525,939	-£29,781,104

Table Reference:	6.3.17					
Policy Reference:	20% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£26,530,083	-£24,782,300	-£23,038,571	-£21,303,856	-£19,574,416
	-2.5%	-£28,192,828	-£26,440,001	-£24,695,166	-£22,956,028	-£21,221,313
	0%	-£29,855,572	-£28,100,677	-£26,352,866	-£24,608,200	-£22,873,485
	2.5%	-£31,518,942	-£29,763,422	-£28,010,567	-£26,265,732	-£24,525,657
	5%	-£33,186,333	-£31,426,166	-£29,671,271	-£27,923,432	-£26,178,598

Table Reference:	6.3.18					
Policy Reference:	25% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£35,287,152	-£33,271,975	-£31,267,273	-£29,266,999	-£27,274,995
	-2.5%	-£37,249,777	-£35,234,599	-£33,223,943	-£31,220,319	-£29,225,140
	0%	-£39,217,192	-£37,197,224	-£35,182,047	-£33,176,990	-£31,175,286
	2.5%	-£41,185,301	-£39,159,850	-£37,144,672	-£35,133,660	-£33,130,036
	5%	-£43,153,410	-£41,126,545	-£39,107,297	-£37,092,119	-£35,086,706

Table Reference:	6.3.19					
Policy Reference:	25% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£30,771,266	-£28,794,584	-£26,825,420	-£24,859,098	-£22,901,355
	-2.5%	-£32,741,376	-£30,760,858	-£28,789,533	-£26,820,369	-£24,858,766
	0%	-£34,711,486	-£32,730,967	-£30,753,645	-£28,784,481	-£26,816,177
	2.5%	-£36,681,595	-£34,701,077	-£32,720,559	-£30,748,594	-£28,779,430
	5%	-£38,656,791	-£36,671,187	-£34,690,669	-£32,712,705	-£30,743,542

Table Reference:	6.3.20					
Policy Reference:	35% AH, 60% SR & 40% SO					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£35,129,707	-£33,477,336	-£31,828,142	-£30,185,298	-£28,547,040
	-2.5%	-£36,994,727	-£35,339,248	-£33,686,877	-£32,042,023	-£30,399,180
	0%	-£38,861,375	-£37,201,161	-£35,548,789	-£33,898,748	-£32,255,905
	2.5%	-£40,729,265	-£39,066,010	-£37,410,702	-£35,758,330	-£34,112,630
	5%	-£42,597,445	-£40,932,658	-£39,272,615	-£37,620,243	-£35,969,355

Table Reference:	6.3.21					
Policy Reference:	35% AH, 60% SR & 40% SO, Grant & CIL Relief					
Typology Reference:	MAJ_RES_3_F					
BLV 1:	MAJ_RES_3_F	Sales: Gross Sales				
£1,500,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£27,353,239	-£25,703,811	-£24,060,968	-£22,422,479	-£20,789,054
	-2.5%	-£29,215,152	-£27,562,781	-£25,917,692	-£24,274,849	-£22,640,146
	0%	-£31,077,065	-£29,424,693	-£27,774,418	-£26,131,574	-£24,491,237
	2.5%	-£32,942,153	-£31,286,606	-£29,634,235	-£27,988,299	-£26,345,456
	5%	-£34,808,800	-£33,148,519	-£31,496,148	-£29,845,024	-£28,202,181

Table Reference:	6.3.22					
Policy Reference:	100% Market					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	MAJ_RES_4_F	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£36,108,099	-£34,808,418	-£33,511,951	-£32,215,533	-£30,924,649
	-2.5%	-£38,217,638	-£36,913,672	-£35,613,965	-£34,317,497	-£33,021,080
	0%	-£40,327,158	-£39,023,211	-£37,719,244	-£36,419,512	-£35,123,044
	2.5%	-£42,439,316	-£41,132,729	-£39,828,784	-£38,524,817	-£37,225,059
	5%	-£44,555,914	-£43,244,341	-£41,938,299	-£40,634,357	-£39,330,390

Table Reference:	6.3.23					
Policy Reference:	20% AH, 60% DMR & 40% KWLR					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	MAJ_RES_4_F	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£33,819,123	-£32,901,981	-£31,984,831	-£31,067,681	-£30,154,300
	-2.5%	-£35,680,747	-£34,759,023	-£33,841,853	-£32,924,727	-£32,007,577
	0%	-£37,544,007	-£36,621,507	-£35,699,007	-£34,781,752	-£33,864,624
	2.5%	-£39,407,267	-£38,484,767	-£37,562,267	-£36,639,767	-£35,721,652
	5%	-£41,272,289	-£40,348,002	-£39,425,527	-£38,503,027	-£37,580,527

Table Reference:	6.3.24					
Policy Reference:	20% AH, 60% DMR & 40% KWLR, Grant & CIL Relief					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	MAJ_RES_4_F	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£30,930,493	-£30,013,328	-£29,096,203	-£28,179,722	-£27,267,851
	-2.5%	-£32,789,913	-£31,870,393	-£30,953,225	-£30,036,099	-£29,118,949
	0%	-£34,653,173	-£33,730,673	-£32,810,292	-£31,893,122	-£30,975,995
	2.5%	-£36,516,433	-£35,593,933	-£34,671,433	-£33,750,191	-£32,833,022
	5%	-£38,379,688	-£37,457,167	-£36,534,693	-£35,612,193	-£34,690,088

Table Reference:	6.3.25					
Policy Reference:	25% AH, 60% DMR & 40% KWLR					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	MAJ_RES_4_F	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£37,393,990	-£36,390,107	-£35,386,196	-£34,385,148	-£33,387,006
	-2.5%	-£39,503,554	-£38,499,621	-£37,495,735	-£36,491,824	-£35,489,025
	0%	-£41,620,044	-£40,610,277	-£39,605,255	-£38,601,364	-£37,597,453
	2.5%	-£43,736,642	-£42,726,875	-£41,717,108	-£40,710,889	-£39,706,992
	5%	-£45,853,215	-£44,843,473	-£43,833,705	-£42,823,938	-£41,816,522

Table Reference:	6.3.26					
Policy Reference:	25% AH, 60% DMR & 40% KWLR, Grant & CIL Relief					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	MAJ_RES_4_F	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£33,397,760	-£32,393,876	-£31,390,593	-£30,392,461	-£29,394,324
	-2.5%	-£35,507,320	-£34,503,389	-£33,499,505	-£32,495,594	-£31,496,339
	0%	-£37,620,225	-£36,612,952	-£35,609,019	-£34,605,133	-£33,601,222
	2.5%	-£39,736,823	-£38,727,055	-£37,718,583	-£36,714,653	-£35,710,731
	5%	-£41,853,392	-£40,843,653	-£39,833,886	-£38,824,212	-£37,820,287

Table Reference:	6.3.27					
Policy Reference:	35% AH, 60% DMR & 40% KWLR					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	MAJ_RES_4_F	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£51,174,587	-£50,177,378	-£49,180,170	-£48,182,961	-£47,186,730
	-2.5%	-£53,813,158	-£52,813,163	-£51,815,978	-£50,818,769	-£49,821,560
	0%	-£56,456,988	-£55,454,029	-£54,451,773	-£53,454,578	-£52,457,369
	2.5%	-£59,100,817	-£58,097,859	-£57,094,900	-£56,091,941	-£55,093,148
	5%	-£61,744,647	-£60,741,688	-£59,738,730	-£58,735,771	-£57,732,812

Table Reference:	**6.3.28**					
Policy Reference:	35% AH, 60% DMR & 40% KWLR, Grant & CIL Relief					
Typology Reference:	MAJ_RES_4_F					
BLV 1:	**MAJ_RES_4_F**	Rent: Gross Rent				
£1,500,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£43,883,609	-£42,886,400	-£41,889,191	-£40,895,272	-£39,903,828
	-2.5%	-£46,519,402	-£45,522,209	-£44,525,000	-£43,527,791	-£42,530,865
	0%	-£49,157,966	-£48,158,010	-£47,160,779	-£46,163,600	-£45,166,391
	2.5%	-£51,801,796	-£50,798,837	-£49,796,616	-£48,799,388	-£47,802,199
	5%	-£54,445,626	-£53,442,667	-£52,439,708	-£51,436,750	-£50,437,997

Table Reference:	**6.3.29**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_5_F					
BLV 1:	**MAJ_RES_5_F**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£103,915,032	-£97,399,337	-£90,919,222	-£84,473,712	-£78,065,039
	-2.5%	-£110,466,726	-£103,931,124	-£97,430,254	-£90,962,597	-£84,530,279
	0%	-£117,040,881	-£110,481,969	-£103,956,884	-£97,464,216	-£91,007,830
	2.5%	-£123,617,001	-£117,041,638	-£110,499,207	-£103,987,803	-£97,509,270
	5%	-£130,231,691	-£123,615,473	-£117,050,051	-£110,516,447	-£104,020,232

Table Reference:	**6.3.30**					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_5_F					
BLV 1:	**MAJ_RES_5_F**	Sales: Gross Sales				
£13,650,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£90,363,228	-£83,891,861	-£77,454,823	-£71,052,783	-£64,686,313
	-2.5%	-£96,889,672	-£90,396,022	-£83,937,094	-£77,511,297	-£71,119,535
	0%	-£103,438,713	-£96,922,467	-£90,438,535	-£83,986,970	-£77,568,261
	2.5%	-£109,991,460	-£103,457,840	-£96,955,262	-£90,483,768	-£84,043,442
	5%	-£116,565,106	-£110,008,497	-£103,481,706	-£96,988,056	-£90,529,002

Table Reference:	6.3.31					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Growth					
Typology Reference:	MAJ_RES_6_F					
BLV 1:	MAJ_RES_6_F	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£103,529,711	-£100,473,325	-£97,433,507	-£94,393,689	-£91,366,812
	-2.5%	-£110,207,363	-£107,149,814	-£104,092,264	-£101,046,399	-£98,006,581
	0%	-£116,907,702	-£113,832,522	-£110,769,916	-£107,712,366	-£104,659,290
	2.5%	-£123,610,904	-£120,533,889	-£117,458,709	-£114,390,018	-£111,332,468
	5%	-£130,335,159	-£127,242,145	-£124,160,076	-£121,084,896	-£118,010,119

Table Reference:	6.3.32					
Policy Reference:	20% AH, 70% DMR & 30% KWLR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_6_F					
BLV 1:	MAJ_RES_6_F	Rent: Gross Rent				
£13,650,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£92,326,128	-£89,286,311	-£86,255,381	-£83,233,091	-£80,214,349
	-2.5%	-£98,989,067	-£95,939,020	-£92,899,203	-£89,860,074	-£86,837,784
	0%	-£105,666,720	-£102,609,171	-£99,551,912	-£96,512,095	-£93,472,277
	2.5%	-£112,359,672	-£109,286,823	-£106,229,274	-£103,171,724	-£100,124,987
	5%	-£119,061,038	-£115,985,860	-£112,910,680	-£109,849,376	-£106,791,827

Table Reference:	6.3.33					
Policy Reference:	20% AH, 60% SR & 40% DMR, Growth					
Typology Reference:	MAJ_RES_7_F					
BLV 1:	MAJ_RES_7_F	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£222,556,263	-£212,051,575	-£201,593,858	-£191,248,689	-£181,056,065
	-2.5%	-£240,783,359	-£230,203,664	-£219,689,768	-£209,270,240	-£198,990,577
	0%	-£259,080,888	-£248,432,473	-£237,852,171	-£227,373,248	-£217,013,817
	2.5%	-£277,443,192	-£266,734,138	-£256,090,461	-£245,544,999	-£235,119,001
	5%	-£295,851,016	-£285,104,711	-£274,389,339	-£263,786,610	-£253,298,820

Table Reference:	6.3.34					
Policy Reference:	20% AH, 60% SR & 40% DMR, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_7_F					
BLV 1:	MAJ_RES_7_F	Sales: Gross Sales				
£55,600,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£194,027,726	-£183,565,777	-£173,207,217	-£162,997,928	-£152,881,944
	-2.5%	-£212,187,915	-£201,665,619	-£191,229,741	-£180,943,729	-£170,753,948
	0%	-£230,415,013	-£219,835,330	-£209,340,977	-£198,963,710	-£188,710,060
	2.5%	-£248,726,634	-£238,071,879	-£227,516,208	-£217,081,174	-£206,740,572
	5%	-£267,094,173	-£256,379,611	-£245,759,859	-£235,262,703	-£224,851,998

Table Reference:	6.3.35					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth					
Typology Reference:	MAJ_RES_8_F					
BLV 1:	MAJ_RES_8_F	Sales: Gross Sales				
£19,800,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£119,979,127	-£116,214,216	-£112,463,054	-£108,726,216	-£105,002,750
	-2.5%	-£127,766,384	-£123,988,479	-£120,224,221	-£116,477,495	-£112,736,836
	0%	-£135,563,265	-£131,775,735	-£128,002,691	-£124,238,661	-£120,493,604
	2.5%	-£143,375,110	-£139,575,424	-£135,789,946	-£132,021,368	-£128,254,770
	5%	-£151,190,253	-£147,387,269	-£143,592,466	-£139,808,622	-£136,041,721

Table Reference:	6.3.36					
Policy Reference:	20% AH, 60% SR & 40% SO, Growth, Grant & CIL relief					
Typology Reference:	MAJ_RES_8_F					
BLV 1:	MAJ_RES_8_F	Sales: Gross Sales				
£19,800,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£104,989,172	-£101,233,175	-£97,484,739	-£93,759,615	-£90,038,100
	-2.5%	-£112,770,739	-£108,994,341	-£105,243,181	-£101,496,453	-£97,770,233
	0%	-£120,557,993	-£116,780,088	-£113,007,045	-£109,257,620	-£105,512,559
	2.5%	-£128,364,947	-£124,567,343	-£120,794,301	-£117,025,718	-£113,273,726
	5%	-£136,176,789	-£132,377,103	-£128,582,307	-£124,812,974	-£121,046,068

Purpose-Built Student Accommodation (PBSA) Typologies

Table Reference:	**6.4.1**					
Policy Reference:	20% ASA					
Typology Reference:	PBSA_1_F					
BLV 1:	**PBSA_1_F**	Rent: Gross Rent				
£1,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£5,901,421	-£4,638,302	-£3,377,536	-£2,116,769	-£856,002
	-2.5%	-£7,387,410	-£6,111,887	-£4,847,612	-£3,586,845	-£2,326,078
	0%	-£8,883,513	-£7,599,836	-£6,322,805	-£5,056,921	-£3,796,154
	2.5%	-£10,386,922	-£9,096,645	-£7,812,266	-£6,534,331	-£5,266,231
	5%	-£11,897,210	-£10,600,056	-£9,309,780	-£8,024,696	-£6,745,861

Table Reference:	**6.4.2**					
Policy Reference:	25% ASA					
Typology Reference:	PBSA_1_F					
BLV 1:	**PBSA_1_F**	Rent: Gross Rent				
£1,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£7,414,031	-£6,213,326	-£5,023,260	-£3,837,556	-£2,651,853
	-2.5%	-£8,908,863	-£7,700,845	-£6,498,809	-£5,305,673	-£4,119,970
	0%	-£10,410,270	-£9,196,815	-£7,987,659	-£6,784,296	-£5,588,547
	2.5%	-£11,919,526	-£10,698,993	-£9,484,768	-£8,274,471	-£7,069,781
	5%	-£13,432,688	-£12,208,379	-£10,987,843	-£9,772,720	-£8,561,260

Table Reference:	**6.4.3**					
Policy Reference:	35% ASA					
Typology Reference:	PBSA_1_F					
BLV 1:	**PBSA_1_F**	Rent: Gross Rent				
£1,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£9,023,747	-£7,948,724	-£6,878,349	-£5,814,344	-£4,758,610
	-2.5%	-£10,528,384	-£9,448,577	-£8,371,624	-£7,299,264	-£6,232,929
	0%	-£12,039,787	-£10,954,909	-£9,873,405	-£8,794,826	-£7,722,161
	2.5%	-£13,556,612	-£12,466,314	-£11,381,441	-£10,298,232	-£9,219,648
	5%	-£15,075,675	-£13,984,548	-£12,893,422	-£11,807,972	-£10,723,103

Purpose-Built Shared Living (PBSL) Typologies

Table Reference:	**6.5.1**					
Policy Reference:	100% Market					
Typology Reference:	PBSL_1_F					
BLV 1:	**PBSL_1_F**	Rent: Gross Rent				
£1,980,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£13,944,662	-£12,705,524	-£11,470,235	-£10,241,860	-£9,018,655
	-2.5%	-£15,399,627	-£14,156,975	-£12,917,783	-£11,682,307	-£10,453,791
	0%	-£16,860,726	-£15,611,941	-£14,369,288	-£13,130,041	-£11,894,563
	2.5%	-£18,322,690	-£17,072,790	-£15,824,254	-£14,581,602	-£13,342,299
	5%	-£19,791,010	-£18,534,755	-£17,284,854	-£16,036,568	-£14,793,915

Greenbelt - Appraisal Results (Grant & CIL-in-kind)

Value Band D

Table Reference:	7.1.1					
Policy Reference:	50% AH, 60% SR & 40% KWLR, Grant & CIL in kind					
Typology Reference:	GB_RES_1_D					
BLV 1:	**GB_RES_1_D**	Sales: Gross Sales				
£10,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£391,973	£589,620	£786,205	£981,017	£1,174,725
	-2.5%	£269,608	£468,863	£665,989	£861,836	£1,056,021
	0%	£146,790	£347,287	£545,260	£742,022	£937,272
	2.5%	£23,455	£224,635	£424,409	£621,629	£817,884
	5%	-£106,673	£101,829	£302,422	£500,900	£697,839
BLV 2:	**GB_RES_1_D**	Sales: Gross Sales				
£25,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£391,973	£589,620	£786,205	£981,017	£1,174,725
	-2.5%	£269,608	£468,863	£665,989	£861,836	£1,056,021
	0%	£146,790	£347,287	£545,260	£742,022	£937,272
	2.5%	£23,455	£224,635	£424,409	£621,629	£817,884
	5%	-£106,673	£101,829	£302,422	£500,900	£697,839

Table Reference:	7.1.2
Policy Reference:	50% AH, 50% SR & 50% KWLR, Grant & CIL in kind
Typology Reference:	GB_RES_2_D

BLV 1: £28,000	**GB_RES_2_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£952,673	£1,702,836	£2,447,532	£3,182,520	£3,912,908
	-2.5%	£472,399	£1,225,043	£1,973,348	£2,714,167	£3,446,575
	0%	-£10,079	£745,621	£1,496,404	£2,242,137	£2,979,744
	2.5%	-£530,804	£264,997	£1,017,991	£1,766,917	£2,510,106
	5%	-£1,053,734	-£234,168	£538,570	£1,289,973	£2,036,545

BLV 2: £76,000	**GB_RES_2_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£952,673	£1,702,836	£2,447,532	£3,182,520	£3,912,908
	-2.5%	£472,399	£1,225,043	£1,973,348	£2,714,167	£3,446,575
	0%	-£10,079	£745,621	£1,496,404	£2,242,137	£2,979,744
	2.5%	-£530,804	£264,997	£1,017,991	£1,766,917	£2,510,106
	5%	-£1,053,734	-£234,168	£538,570	£1,289,973	£2,036,545

Table Reference:	7.1.3
Policy Reference:	50% AH, 50% SR & 50% KWLR, Grant & CIL in kind
Typology Reference:	GB_RES_3_D

BLV 1: £30,000	**GB_RES_3_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,529,915	-£4,799,717	-£3,075,354	-£1,359,178	£325,697
	-2.5%	-£8,144,788	-£6,410,421	-£4,684,224	-£2,961,599	-£1,247,121
	0%	-£9,759,949	-£8,025,296	-£6,293,095	-£4,568,731	-£2,849,541
	2.5%	-£11,380,352	-£9,640,169	-£7,905,804	-£6,177,601	-£4,453,236
	5%	-£13,000,753	-£11,256,264	-£9,520,677	-£7,786,472	-£6,062,108

BLV 2: £81,000	**GB_RES_3_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,529,915	-£4,799,717	-£3,075,354	-£1,359,178	£325,697
	-2.5%	-£8,144,788	-£6,410,421	-£4,684,224	-£2,961,599	-£1,247,121
	0%	-£9,759,949	-£8,025,296	-£6,293,095	-£4,568,731	-£2,849,541
	2.5%	-£11,380,352	-£9,640,169	-£7,905,804	-£6,177,601	-£4,453,236
	5%	-£13,000,753	-£11,256,264	-£9,520,677	-£7,786,472	-£6,062,108

Table Reference:	7.1.4
Policy Reference:	50% AH, 50% KWLR & 50% SR, Increased Grant Funding
Typology Reference:	GB_RES_3_D

BLV 1: £30,000	**GB_RES_3_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,636,209	£81,434	£1,672,834	£3,259,638	£4,837,292
	-2.5%	-£3,250,221	-£1,520,716	£188,327	£1,776,546	£3,360,665
	0%	-£4,865,094	-£3,130,729	-£1,405,223	£293,455	£1,880,259
	2.5%	-£6,479,966	-£4,745,602	-£3,014,093	-£1,289,729	£397,167
	5%	-£8,099,414	-£6,360,475	-£4,626,099	-£2,898,600	-£1,174,236

BLV 2: £81,000	**GB_RES_3_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,636,209	£81,434	£1,672,834	£3,259,638	£4,837,292
	-2.5%	-£3,250,221	-£1,520,716	£188,327	£1,776,546	£3,360,665
	0%	-£4,865,094	-£3,130,729	-£1,405,223	£293,455	£1,880,259
	2.5%	-£6,479,966	-£4,745,602	-£3,014,093	-£1,289,729	£397,167
	5%	-£8,099,414	-£6,360,475	-£4,626,099	-£2,898,600	-£1,174,236

Table Reference:	7.1.5
Policy Reference:	50% AH, 50% SR & 50% KWLR, Grant & CIL in kind
Typology Reference:	GB_RES_4_D_50% AH

BLV 1: £46,000	**GB_RES_4_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,353,677	-£13,580,157	-£10,816,136	-£8,062,149	-£5,321,675
	-2.5%	-£19,190,933	-£16,409,111	-£13,635,621	-£10,878,686	-£8,129,759
	0%	-£22,029,357	-£19,239,647	-£16,464,569	-£13,697,513	-£10,941,233
	2.5%	-£24,868,485	-£22,078,064	-£19,293,513	-£16,521,245	-£13,760,063
	5%	-£27,715,533	-£24,916,483	-£22,126,807	-£19,350,197	-£16,578,889

BLV 2: £166,500	**GB_RES_4_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,353,677	-£13,580,157	-£10,816,136	-£8,062,149	-£5,321,675
	-2.5%	-£19,190,933	-£16,409,111	-£13,635,621	-£10,878,686	-£8,129,759
	0%	-£22,029,357	-£19,239,647	-£16,464,569	-£13,697,513	-£10,941,233
	2.5%	-£24,868,485	-£22,078,064	-£19,293,513	-£16,521,245	-£13,760,063
	5%	-£27,715,533	-£24,916,483	-£22,126,807	-£19,350,197	-£16,578,889

Table Reference:	7.1.6					
Policy Reference:	50% AH, 50% KWLR & 50% SR, Increased Grant Funding					
Typology Reference:	GB_RES_4_D					
BLV 1:	GB_RES_4_D	Sales: Gross Sales				
£46,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,758,021	-£4,989,573	-£2,232,073	£472,277	£3,001,739
	-2.5%	-£10,586,960	-£7,813,448	-£5,050,900	-£2,297,640	£409,702
	0%	-£13,421,952	-£10,642,392	-£7,869,726	-£5,113,450	-£2,365,250
	2.5%	-£16,260,371	-£13,471,336	-£10,697,849	-£7,932,277	-£5,176,001
	5%	-£19,098,779	-£16,309,085	-£13,526,793	-£10,754,528	-£7,994,827
BLV 2:	GB_RES_4_D	Sales: Gross Sales				
£166,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,758,021	-£4,989,573	-£2,232,073	£472,277	£3,001,739
	-2.5%	-£10,586,960	-£7,813,448	-£5,050,900	-£2,297,640	£409,702
	0%	-£13,421,952	-£10,642,392	-£7,869,726	-£5,113,450	-£2,365,250
	2.5%	-£16,260,371	-£13,471,336	-£10,697,849	-£7,932,277	-£5,176,001
	5%	-£19,098,779	-£16,309,085	-£13,526,793	-£10,754,528	-£7,994,827

Table Reference:	7.1.7					
Policy Reference:	50% AH, 50% SR & 50% Inter, Grant & CIL in kind					
Typology Reference:	GB_RES_5_D					
BLV 1:	GB_RES_5_D	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,508,334	-£1,806,145	-£108,681	£1,461,701	£3,018,295
	-2.5%	-£5,117,203	-£3,409,238	-£1,710,392	-£15,941	£1,547,673
	0%	-£6,726,248	-£5,018,109	-£3,312,812	-£1,614,638	£71,046
	2.5%	-£8,341,125	-£6,626,979	-£4,919,014	-£3,217,059	-£1,518,884
	5%	-£9,955,998	-£8,238,121	-£6,527,859	-£4,819,916	-£3,121,305
BLV 2:	GB_RES_5_D	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,508,334	-£1,806,145	-£108,681	£1,461,701	£3,018,295
	-2.5%	-£5,117,203	-£3,409,238	-£1,710,392	-£15,941	£1,547,673
	0%	-£6,726,248	-£5,018,109	-£3,312,812	-£1,614,638	£71,046
	2.5%	-£8,341,125	-£6,626,979	-£4,919,014	-£3,217,059	-£1,518,884
	5%	-£9,955,998	-£8,238,121	-£6,527,859	-£4,819,916	-£3,121,305

Table Reference:	**7.1.8**					
Policy Reference:	50% AH, 50% Inter & 50% SR, Increased Grant Funding					
Typology Reference:	GB_RES_5_D					
BLV 1:	**GB_RES_5_D**	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£202,216	£3,223,080	£6,218,282	£9,189,826	£12,125,010
	-2.5%	-£2,380,391	£828,649	£3,840,124	£6,829,964	£9,792,232
	0%	-£4,991,311	-£1,700,938	£1,451,331	£4,457,058	£7,438,857
	2.5%	-£7,607,680	-£4,304,588	-£1,021,485	£2,074,014	£5,071,009
	5%	-£10,239,548	-£6,915,548	-£3,620,700	-£345,862	£2,691,311
BLV 2:	**GB_RES_5_D**	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£202,216	£3,223,080	£6,218,282	£9,189,826	£12,125,010
	-2.5%	-£2,380,391	£828,649	£3,840,124	£6,829,964	£9,792,232
	0%	-£4,991,311	-£1,700,938	£1,451,331	£4,457,058	£7,438,857
	2.5%	-£7,607,680	-£4,304,588	-£1,021,485	£2,074,014	£5,071,009
	5%	-£10,239,548	-£6,915,548	-£3,620,700	-£345,862	£2,691,311

Table Reference:	**7.1.9**
Policy Reference:	50% AH, 50% SR & 50% SO, Grant funding & CIL in kind
Typology Reference:	GB_RES_6_D

BLV 1: £74,000	**GB_RES_6_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£8,924,600	£10,379,817	£11,835,037	£13,289,863	£14,744,154
	-2.5%	£7,782,843	£9,244,073	£10,699,292	£12,154,118	£13,608,409
	0%	£6,630,562	£8,104,158	£9,563,547	£11,018,375	£12,472,663
	2.5%	£5,469,768	£6,955,878	£8,425,474	£9,882,629	£11,336,918
	5%	£4,303,844	£5,797,354	£7,280,970	£8,746,401	£10,201,173

BLV 2: £1,480,000	**GB_RES_6_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£8,924,600	£10,379,817	£11,835,037	£13,289,863	£14,744,154
	-2.5%	£7,782,843	£9,244,073	£10,699,292	£12,154,118	£13,608,409
	0%	£6,630,562	£8,104,158	£9,563,547	£11,018,375	£12,472,663
	2.5%	£5,469,768	£6,955,878	£8,425,474	£9,882,629	£11,336,918
	5%	£4,303,844	£5,797,354	£7,280,970	£8,746,401	£10,201,173

Table Reference:	**7.1.10**
Policy Reference:	50% AH, 50% SR & 50% Inter, Growth, Grant & CIL in kind
Typology Reference:	GB_RES_7_D

BLV 1: £92,500	**GB_RES_7_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,235,506	-£15,079,823	-£9,986,312	-£4,956,553	£31,206
	-2.5%	-£25,067,218	-£19,875,025	-£14,739,932	-£9,666,825	-£4,649,155
	0%	-£29,902,478	-£24,694,802	-£19,519,986	-£14,408,086	-£9,352,686
	2.5%	-£34,751,059	-£29,526,528	-£24,328,493	-£19,174,398	-£14,076,583
	5%	-£39,599,912	-£34,365,456	-£29,154,111	-£23,968,218	-£18,834,493

BLV 2: £1,530,000	**GB_RES_7_D**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,235,506	-£15,079,823	-£9,986,312	-£4,956,553	£31,206
	-2.5%	-£25,067,218	-£19,875,025	-£14,739,932	-£9,666,825	-£4,649,155
	0%	-£29,902,478	-£24,694,802	-£19,519,986	-£14,408,086	-£9,352,686
	2.5%	-£34,751,059	-£29,526,528	-£24,328,493	-£19,174,398	-£14,076,583
	5%	-£39,599,912	-£34,365,456	-£29,154,111	-£23,968,218	-£18,834,493

Table Reference:	7.1.11					
Policy Reference:	50% AH, 50% Inter & 50% SR, Growth, Increased Grant Funding					
Typology Reference:	GB_RES_7_D					
BLV 1:	GB_RES_7_D	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,365,428	-£287,379	£4,675,324	£9,582,466	£14,449,952
	-2.5%	-£10,149,109	-£5,026,270	£35,847	£4,975,200	£9,875,320
	0%	-£14,964,654	-£9,798,247	-£4,695,020	£343,196	£5,273,183
	2.5%	-£19,796,623	-£14,595,093	-£9,452,459	-£4,371,040	£647,049
	5%	-£24,645,178	-£19,423,968	-£14,240,434	-£9,116,534	-£4,047,059
BLV 2:	GB_RES_7_D	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,365,428	-£287,379	£4,675,324	£9,582,466	£14,449,952
	-2.5%	-£10,149,109	-£5,026,270	£35,847	£4,975,200	£9,875,320
	0%	-£14,964,654	-£9,798,247	-£4,695,020	£343,196	£5,273,183
	2.5%	-£19,796,623	-£14,595,093	-£9,452,459	-£4,371,040	£647,049
	5%	-£24,645,178	-£19,423,968	-£14,240,434	-£9,116,534	-£4,047,059

Table Reference:	7.1.12					
Policy Reference:	50% AH, 50% SR & 50% SO, Growth, Grant & CIL in-kind					
Typology Reference:	GB_RES_SS_1_D					
BLV 1:	GB_RES_SS_1_D	Sales: Gross Sales				
£518,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£28,712,717	£46,060,601	£63,330,555	£80,579,857	£97,827,735
	-2.5%	£14,571,502	£32,477,758	£49,764,387	£67,023,179	£84,271,062
	0%	£75,862	£18,479,388	£36,194,157	£53,464,337	£70,714,387
	2.5%	-£16,237,402	£4,114,716	£22,357,383	£39,898,037	£57,157,463
	5%	-£32,889,074	-£11,631,927	£8,103,813	£26,201,972	£43,598,016
BLV 2:	GB_RES_SS_1_D	Sales: Gross Sales				
£3,960,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£28,712,717	£46,060,601	£63,330,555	£80,579,857	£97,827,735
	-2.5%	£14,571,502	£32,477,758	£49,764,387	£67,023,179	£84,271,062
	0%	£75,862	£18,479,388	£36,194,157	£53,464,337	£70,714,387

	2.5%	-£16,237,402	£4,114,716	£22,357,383	£39,898,037	£57,157,463
	5%	-£32,889,074	-£11,631,927	£8,103,813	£26,201,972	£43,598,016

Value Band E

Table Reference:	**7.2.1**					
Policy Reference:	50% AH, 60% SR & 40% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_1_E					
BLV 1:	**GB_RES_1_E**	Sales: Gross Sales				
£10,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£48,917	£108,551	£262,210	£415,654	£567,191
	-2.5%	-£174,470	-£9,405	£145,145	£298,805	£451,742
	0%	-£300,024	-£134,958	£28,080	£181,740	£335,391
	2.5%	-£425,577	-£260,512	-£95,446	£64,675	£218,334
	5%	-£551,582	-£386,065	-£221,000	-£55,953	£101,269
BLV 2:	**GB_RES_1_E**	Sales: Gross Sales				
£25,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£48,917	£108,551	£262,210	£415,654	£567,191
	-2.5%	-£174,470	-£9,405	£145,145	£298,805	£451,742
	0%	-£300,024	-£134,958	£28,080	£181,740	£335,391
	2.5%	-£425,577	-£260,512	-£95,446	£64,675	£218,334
	5%	-£551,582	-£386,065	-£221,000	-£55,953	£101,269

Table Reference:	**7.2.2**					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_2_E					
BLV 1:	**GB_RES_2_E**	Sales: Gross Sales				
£28,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£260,912	£340,648	£920,647	£1,498,225	£2,072,717
	-2.5%	-£759,006	-£128,216	£463,355	£1,042,210	£1,618,679
	0%	-£1,257,451	-£624,767	£4,083	£584,918	£1,163,636
	2.5%	-£1,755,896	-£1,123,212	-£491,861	£126,897	£706,482
	5%	-£2,255,974	-£1,621,657	-£988,973	-£359,166	£249,190
BLV 2:	**GB_RES_2_E**	Sales: Gross Sales				
£76,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£260,912	£340,648	£920,647	£1,498,225	£2,072,717
	-2.5%	-£759,006	-£128,216	£463,355	£1,042,210	£1,618,679
	0%	-£1,257,451	-£624,767	£4,083	£584,918	£1,163,636
	2.5%	-£1,755,896	-£1,123,212	-£491,861	£126,897	£706,482
	5%	-£2,255,974	-£1,621,657	-£988,973	-£359,166	£249,190

Table Reference:	7.2.3					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_3_E					
BLV 1:	GB_RES_3_E	Sales: Gross Sales				
£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,135,270	-£10,738,940	-£9,344,865	-£7,956,294	-£6,570,307
	-2.5%	-£13,674,072	-£12,273,047	-£10,878,977	-£9,485,167	-£8,099,182
	0%	-£15,212,865	-£13,810,744	-£12,413,084	-£11,019,011	-£9,628,055
	2.5%	-£16,751,656	-£15,349,546	-£13,947,431	-£12,553,121	-£11,159,039
	5%	-£18,292,945	-£16,888,339	-£15,486,218	-£14,087,227	-£12,693,157
BLV 2:	GB_RES_3_E	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,135,270	-£10,738,940	-£9,344,865	-£7,956,294	-£6,570,307
	-2.5%	-£13,674,072	-£12,273,047	-£10,878,977	-£9,485,167	-£8,099,182
	0%	-£15,212,865	-£13,810,744	-£12,413,084	-£11,019,011	-£9,628,055
	2.5%	-£16,751,656	-£15,349,546	-£13,947,431	-£12,553,121	-£11,159,039
	5%	-£18,292,945	-£16,888,339	-£15,486,218	-£14,087,227	-£12,693,157

Table Reference:	7.2.4					
Policy Reference:	50% AH, 50% SO & 50% SR, Increased Grant					
Typology Reference:	GB_RES_3_E					
BLV 1:	GB_RES_3_E	Sales: Gross Sales				
£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,231,671	-£5,837,601	-£4,447,712	-£3,061,727	-£1,679,891
	-2.5%	-£8,766,001	-£7,371,708	-£5,977,635	-£4,590,600	-£3,204,615
	0%	-£10,304,793	-£8,905,816	-£7,511,746	-£6,119,474	-£4,733,489
	2.5%	-£11,843,586	-£10,441,468	-£9,045,853	-£7,651,783	-£6,262,362
	5%	-£13,382,377	-£11,980,268	-£10,579,960	-£9,185,891	-£7,791,816
BLV 2:	GB_RES_3_E	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,231,671	-£5,837,601	-£4,447,712	-£3,061,727	-£1,679,891
	-2.5%	-£8,766,001	-£7,371,708	-£5,977,635	-£4,590,600	-£3,204,615
	0%	-£10,304,793	-£8,905,816	-£7,511,746	-£6,119,474	-£4,733,489
	2.5%	-£11,843,586	-£10,441,468	-£9,045,853	-£7,651,783	-£6,262,362
	5%	-£13,382,377	-£11,980,268	-£10,579,960	-£9,185,891	-£7,791,816

Table Reference:	7.2.5					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_4_E					
BLV 1:	GB_RES_4_E	Sales: Gross Sales				
£46,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£41,630,371	-£39,395,574	-£37,165,507	-£34,944,263	-£32,729,981
	-2.5%	-£44,343,205	-£42,104,167	-£39,869,371	-£37,645,309	-£35,424,421
	0%	-£47,058,685	-£44,812,760	-£42,577,963	-£40,346,355	-£38,125,467
	2.5%	-£49,774,165	-£47,526,333	-£45,286,556	-£43,052,432	-£40,826,512
	5%	-£52,489,646	-£50,241,812	-£47,995,149	-£45,761,024	-£43,527,558
BLV 2:	GB_RES_4_E	Sales: Gross Sales				
£166,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£41,630,371	-£39,395,574	-£37,165,507	-£34,944,263	-£32,729,981
	-2.5%	-£44,343,205	-£42,104,167	-£39,869,371	-£37,645,309	-£35,424,421
	0%	-£47,058,685	-£44,812,760	-£42,577,963	-£40,346,355	-£38,125,467
	2.5%	-£49,774,165	-£47,526,333	-£45,286,556	-£43,052,432	-£40,826,512
	5%	-£52,489,646	-£50,241,812	-£47,995,149	-£45,761,024	-£43,527,558

Table Reference:	7.2.6					
Policy Reference:	50% AH, 50% SO & 50% SR, Increased Grant					
Typology Reference:	GB_RES_4_E					
BLV 1:	GB_RES_4_E	Sales: Gross Sales				
£46,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,931,603	-£15,709,673	-£13,498,415	-£11,289,906	-£9,094,443
	-2.5%	-£20,632,642	-£18,410,733	-£16,191,262	-£13,982,757	-£11,778,314
	0%	-£23,340,023	-£21,111,780	-£18,889,850	-£16,675,608	-£14,467,448
	2.5%	-£26,048,616	-£23,813,821	-£21,590,914	-£19,369,673	-£17,160,303
	5%	-£28,757,208	-£26,522,413	-£24,291,959	-£22,070,723	-£19,853,152
BLV 2:	GB_RES_4_E	Sales: Gross Sales				
£166,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,931,603	-£15,709,673	-£13,498,415	-£11,289,906	-£9,094,443
	-2.5%	-£20,632,642	-£18,410,733	-£16,191,262	-£13,982,757	-£11,778,314
	0%	-£23,340,023	-£21,111,780	-£18,889,850	-£16,675,608	-£14,467,448
	2.5%	-£26,048,616	-£23,813,821	-£21,590,914	-£19,369,673	-£17,160,303
	5%	-£28,757,208	-£26,522,413	-£24,291,959	-£22,070,723	-£19,853,152

Table Reference:	7.2.7					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_5_E					
BLV 1:	GB_RES_5_E	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,113,669	-£9,494,827	-£6,903,795	-£4,327,659	-£1,765,829
	-2.5%	-£14,620,946	-£11,989,546	-£9,378,107	-£6,791,356	-£4,219,004
	0%	-£17,135,234	-£14,491,635	-£11,867,409	-£9,265,671	-£6,682,183
	2.5%	-£19,649,509	-£17,002,129	-£14,364,593	-£11,745,339	-£9,153,234
	5%	-£22,171,323	-£19,516,415	-£16,869,593	-£14,239,979	-£11,628,555
BLV 2:	GB_RES_5_E	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£12,113,669	-£9,494,827	-£6,903,795	-£4,327,659	-£1,765,829
	-2.5%	-£14,620,946	-£11,989,546	-£9,378,107	-£6,791,356	-£4,219,004
	0%	-£17,135,234	-£14,491,635	-£11,867,409	-£9,265,671	-£6,682,183
	2.5%	-£19,649,509	-£17,002,129	-£14,364,593	-£11,745,339	-£9,153,234
	5%	-£22,171,323	-£19,516,415	-£16,869,593	-£14,239,979	-£11,628,555

Table Reference:	7.2.8					
Policy Reference:	50% AH, 50% SO & 50% SR, Increased Grant					
Typology Reference:	GB_RES_5_E					
BLV 1:	GB_RES_5_E	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,203,608	-£4,595,976	-£2,011,620	£516,447	£2,881,083
	-2.5%	-£9,703,779	-£7,081,472	-£4,483,540	-£1,902,965	£614,003
	0%	-£12,213,455	-£9,576,748	-£6,960,776	-£4,371,104	-£1,794,311
	2.5%	-£14,727,734	-£12,081,738	-£9,454,042	-£6,845,416	-£4,258,667
	5%	-£17,242,708	-£14,594,640	-£11,954,708	-£9,331,904	-£6,732,980
BLV 2:	GB_RES_5_E	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£7,203,608	-£4,595,976	-£2,011,620	£516,447	£2,881,083
	-2.5%	-£9,703,779	-£7,081,472	-£4,483,540	-£1,902,965	£614,003
	0%	-£12,213,455	-£9,576,748	-£6,960,776	-£4,371,104	-£1,794,311
	2.5%	-£14,727,734	-£12,081,738	-£9,454,042	-£6,845,416	-£4,258,667
	5%	-£17,242,708	-£14,594,640	-£11,954,708	-£9,331,904	-£6,732,980

Table Reference:	7.2.9					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_6_E					
BLV 1:	GB_RES_6_E	Sales: Gross Sales				
£74,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,128,039	£3,266,352	£4,398,596	£5,525,671	£6,646,212
	-2.5%	£1,007,524	£2,147,796	£3,285,087	£4,417,332	£5,543,685
	0%	-£125,535	£1,028,621	£2,167,552	£3,303,822	£4,435,986
	2.5%	-£1,340,317	-£102,740	£1,048,460	£2,187,309	£3,322,558
	5%	-£2,560,355	-£1,317,522	-£79,945	£1,068,216	£2,207,066
BLV 2:	GB_RES_6_E	Sales: Gross Sales				
£1,480,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£2,128,039	£3,266,352	£4,398,596	£5,525,671	£6,646,212
	-2.5%	£1,007,524	£2,147,796	£3,285,087	£4,417,332	£5,543,685
	0%	-£125,535	£1,028,621	£2,167,552	£3,303,822	£4,435,986
	2.5%	-£1,340,317	-£102,740	£1,048,460	£2,187,309	£3,322,558
	5%	-£2,560,355	-£1,317,522	-£79,945	£1,068,216	£2,207,066

Table Reference:	7.2.10					
Policy Reference:	50% AH, 50% SR & 50% SO, Growth, Grant & CIL in kind					
Typology Reference:	GB_RES_7_E					
BLV 1:	GB_RES_7_E	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£37,458,394	-£33,293,656	-£29,147,270	-£25,016,872	-£20,904,349
	-2.5%	-£42,081,198	-£37,906,160	-£33,744,734	-£29,603,940	-£25,481,330
	0%	-£46,707,886	-£42,518,837	-£38,353,992	-£34,201,436	-£30,062,817
	2.5%	-£51,334,733	-£47,145,525	-£42,966,486	-£38,801,783	-£34,658,181
	5%	-£55,974,339	-£51,772,213	-£47,583,165	-£43,414,329	-£39,255,598
BLV 2:	GB_RES_7_E	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£37,458,394	-£33,293,656	-£29,147,270	-£25,016,872	-£20,904,349
	-2.5%	-£42,081,198	-£37,906,160	-£33,744,734	-£29,603,940	-£25,481,330
	0%	-£46,707,886	-£42,518,837	-£38,353,992	-£34,201,436	-£30,062,817
	2.5%	-£51,334,733	-£47,145,525	-£42,966,486	-£38,801,783	-£34,658,181
	5%	-£55,974,339	-£51,772,213	-£47,583,165	-£43,414,329	-£39,255,598

Table Reference:	**7.2.11**					
Policy Reference:	50% AH, 50% SO & 50% SR, Growth, Increased Grant					
Typology Reference:	GB_RES_7_E					
BLV 1:	**GB_RES_7_E**	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,483,543	-£18,333,594	-£14,199,616	-£10,098,206	-£6,042,429
	-2.5%	-£27,096,100	-£22,931,328	-£18,790,305	-£14,664,087	-£10,573,652
	0%	-£31,712,324	-£27,543,885	-£23,387,764	-£19,247,007	-£15,128,560
	2.5%	-£36,339,029	-£32,156,428	-£27,991,630	-£23,844,477	-£19,710,050
	5%	-£40,965,731	-£36,776,707	-£32,604,211	-£28,441,926	-£24,301,165
BLV 2:	**GB_RES_7_E**	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,483,543	-£18,333,594	-£14,199,616	-£10,098,206	-£6,042,429
	-2.5%	-£27,096,100	-£22,931,328	-£18,790,305	-£14,664,087	-£10,573,652
	0%	-£31,712,324	-£27,543,885	-£23,387,764	-£19,247,007	-£15,128,560
	2.5%	-£36,339,029	-£32,156,428	-£27,991,630	-£23,844,477	-£19,710,050
	5%	-£40,965,731	-£36,776,707	-£32,604,211	-£28,441,926	-£24,301,165

Table Reference:	**7.2.12**					
Policy Reference:	50% AH, 50% SR & 50% SO, Growth, ADM_1					
Typology Reference:	GB_RES_SS_2_E					
BLV 1:	**GB_RES_SS_2_E**	Sales: Gross Sales				
£555,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£40,080,931	£67,076,656	£93,672,474	£119,080,392	£143,845,580
	-2.5%	£17,181,606	£46,504,556	£73,235,893	£99,676,044	£124,697,026
	0%	-£9,166,821	£24,767,649	£52,713,132	£79,367,747	£105,525,336
	2.5%	-£38,224,567	-£92,963	£31,747,087	£58,872,316	£85,493,385
	5%	-£67,389,249	-£28,797,656	£7,995,658	£38,230,869	£65,031,653
BLV 2:	**GB_RES_SS_2_E**	Sales: Gross Sales				
£4,060,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£40,080,931	£67,076,656	£93,672,474	£119,080,392	£143,845,580
	-2.5%	£17,181,606	£46,504,556	£73,235,893	£99,676,044	£124,697,026
	0%	-£9,166,821	£24,767,649	£52,713,132	£79,367,747	£105,525,336
	2.5%	-£38,224,567	-£92,963	£31,747,087	£58,872,316	£85,493,385
	5%	-£67,389,249	-£28,797,656	£7,995,658	£38,230,869	£65,031,653

Value Band F

Table Reference:	7.3.1					
Policy Reference:	50% AH, 60% SR & 40% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_1_F					
BLV 1:	GB_RES_1_F	Sales: Gross Sales				
£10,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£942,479	-£813,833	-£685,594	-£557,356	-£429,340
	-2.5%	-£1,068,878	-£939,896	-£811,604	-£683,366	-£555,127
	0%	-£1,195,277	-£1,066,295	-£937,614	-£809,376	-£681,137
	2.5%	-£1,321,676	-£1,192,694	-£1,063,712	-£935,386	-£807,147
	5%	-£1,448,076	-£1,319,093	-£1,190,111	-£1,061,396	-£933,157
BLV 2:	GB_RES_1_F	Sales: Gross Sales				
£25,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£942,479	-£813,833	-£685,594	-£557,356	-£429,340
	-2.5%	-£1,068,878	-£939,896	-£811,604	-£683,366	-£555,127
	0%	-£1,195,277	-£1,066,295	-£937,614	-£809,376	-£681,137
	2.5%	-£1,321,676	-£1,192,694	-£1,063,712	-£935,386	-£807,147
	5%	-£1,448,076	-£1,319,093	-£1,190,111	-£1,061,396	-£933,157

Table Reference:	7.3.2					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_2_F					
BLV 1:	GB_RES_2_F	Sales: Gross Sales				
£28,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,721,248	-£3,226,473	-£2,733,086	-£2,241,148	-£1,749,997
	-2.5%	-£4,223,361	-£3,728,586	-£3,233,808	-£2,741,531	-£2,249,593
	0%	-£4,726,371	-£4,230,699	-£3,735,924	-£3,241,914	-£2,749,976
	2.5%	-£5,230,026	-£4,732,812	-£4,238,038	-£3,743,260	-£3,250,359
	5%	-£5,733,687	-£5,236,045	-£4,740,150	-£4,245,376	-£3,750,742
BLV 2:	GB_RES_2_F	Sales: Gross Sales				
£76,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,721,248	-£3,226,473	-£2,733,086	-£2,241,148	-£1,749,997
	-2.5%	-£4,223,361	-£3,728,586	-£3,233,808	-£2,741,531	-£2,249,593
	0%	-£4,726,371	-£4,230,699	-£3,735,924	-£3,241,914	-£2,749,976
	2.5%	-£5,230,026	-£4,732,812	-£4,238,038	-£3,743,260	-£3,250,359
	5%	-£5,733,687	-£5,236,045	-£4,740,150	-£4,245,376	-£3,750,742

Table Reference:	7.3.3					
Policy Reference:	50% AH, 50% SR & 50% SO, Grant & CIL in kind					
Typology Reference:	GB_RES_3_F					
BLV 1:	GB_RES_3_F	Sales: Gross Sales				
£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,084,183	-£21,042,260	-£20,001,031	-£18,965,151	-£17,929,271
	-2.5%	-£23,630,918	-£22,588,995	-£21,547,072	-£20,508,155	-£19,472,275
	0%	-£25,178,370	-£24,135,731	-£23,093,808	-£22,051,885	-£21,015,278
	2.5%	-£26,728,301	-£25,682,466	-£24,640,543	-£23,598,620	-£22,558,282
	5%	-£28,278,232	-£27,230,301	-£26,187,279	-£25,145,356	-£24,103,433
BLV 2:	GB_RES_3_F	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£22,084,183	-£21,042,260	-£20,001,031	-£18,965,151	-£17,929,271
	-2.5%	-£23,630,918	-£22,588,995	-£21,547,072	-£20,508,155	-£19,472,275
	0%	-£25,178,370	-£24,135,731	-£23,093,808	-£22,051,885	-£21,015,278
	2.5%	-£26,728,301	-£25,682,466	-£24,640,543	-£23,598,620	-£22,558,282
	5%	-£28,278,232	-£27,230,301	-£26,187,279	-£25,145,356	-£24,103,433

Table Reference:	7.3.4					
Policy Reference:	50% AH, 50% SO & 50% SR, Increased Grant					
Typology Reference:	GB_RES_3_F					
BLV 1:	GB_RES_3_F	Sales: Gross Sales				
£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,162,406	-£16,122,019	-£15,086,138	-£14,050,266	-£13,016,534
	-2.5%	-£18,709,142	-£17,667,219	-£16,629,141	-£15,593,257	-£14,557,389
	0%	-£20,255,877	-£19,213,954	-£18,172,142	-£17,136,264	-£16,100,393
	2.5%	-£21,802,612	-£20,760,689	-£19,718,766	-£18,679,261	-£17,643,379
	5%	-£23,349,603	-£22,307,425	-£21,265,502	-£20,223,579	-£19,186,384
BLV 2:	GB_RES_3_F	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£17,162,406	-£16,122,019	-£15,086,138	-£14,050,266	-£13,016,534
	-2.5%	-£18,709,142	-£17,667,219	-£16,629,141	-£15,593,257	-£14,557,389
	0%	-£20,255,877	-£19,213,954	-£18,172,142	-£17,136,264	-£16,100,393
	2.5%	-£21,802,612	-£20,760,689	-£19,718,766	-£18,679,261	-£17,643,379
	5%	-£23,349,603	-£22,307,425	-£21,265,502	-£20,223,579	-£19,186,384

Greenbelt – Appraisal Results (Nil Grant)

Value Band D

Table Reference:	**8.1.1**					
Policy Reference:	50% AH, 60% SR & 40% KWLR					
Typology Reference:	GB_RES_1_D_50% AH					
BLV 1:	**GB_RES_1_D_50% AH**	Sales: Gross Sales				
£10,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£519,623	-£305,438	-£92,137	£112,339	£309,437
	-2.5%	-£651,166	-£436,546	-£222,580	-£9,714	£188,656
	0%	-£782,889	-£567,654	-£353,469	-£140,066	£67,676
	2.5%	-£914,612	-£699,184	-£484,577	-£270,509	-£57,553
	5%	-£1,046,335	-£830,909	-£615,685	-£401,500	-£187,996
BLV 2:	**GB_RES_1_D_50% AH**	Sales: Gross Sales				
£25,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£519,623	-£305,438	-£92,137	£112,339	£309,437
	-2.5%	-£651,166	-£436,546	-£222,580	-£9,714	£188,656
	0%	-£782,889	-£567,654	-£353,469	-£140,066	£67,676
	2.5%	-£914,612	-£699,184	-£484,577	-£270,509	-£57,553
	5%	-£1,046,335	-£830,909	-£615,685	-£401,500	-£187,996

Table Reference:	**8.1.2**					
Policy Reference:	50% AH, 50% SR & 50% KWLR					
Typology Reference:	GB_RES_2_D_50% AH					
BLV 1:	**GB_RES_2_D_50% AH**	Sales: Gross Sales				
£28,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,708,048	-£1,893,533	-£1,083,867	-£280,950	£474,790
	-2.5%	-£3,228,602	-£2,411,582	-£1,599,246	-£792,436	£5,768
	0%	-£3,750,799	-£2,932,137	-£2,117,243	-£1,306,907	-£502,019
	2.5%	-£4,273,731	-£3,452,691	-£2,635,668	-£1,822,957	-£1,014,628
	5%	-£4,796,661	-£3,974,929	-£3,156,227	-£2,340,953	-£1,529,948
BLV 2:	**GB_RES_2_D_50% AH**	Sales: Gross Sales				
£76,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£2,708,048	-£1,893,533	-£1,083,867	-£280,950	£474,790
	-2.5%	-£3,228,602	-£2,411,582	-£1,599,246	-£792,436	£5,768

	0%	-£3,750,799	-£2,932,137	-£2,117,243	-£1,306,907	-£502,019
	2.5%	-£4,273,731	-£3,452,691	-£2,635,668	-£1,822,957	-£1,014,628
	5%	-£4,796,661	-£3,974,929	-£3,156,227	-£2,340,953	-£1,529,948

Table Reference:	**8.1.3**					
Policy Reference:	50% AH, 50% SR & 50% KWLR					
Typology Reference:	GB_RES_3_D_50% AH					
BLV 1:	**GB_RES_3_D_50% AH**	Sales: Gross Sales				
£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,442,716	-£14,708,343	-£12,977,938	-£11,253,560	-£9,537,184
	-2.5%	-£18,062,693	-£16,323,223	-£14,588,838	-£12,862,443	-£11,139,604
	0%	-£19,683,078	-£17,938,584	-£16,203,724	-£14,471,313	-£12,746,940
	2.5%	-£21,303,483	-£19,559,013	-£17,818,601	-£16,084,245	-£14,355,818
	5%	-£22,926,350	-£21,179,394	-£19,434,933	-£17,699,104	-£15,964,730
BLV 2:	**GB_RES_3_D_50% AH**	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£16,442,716	-£14,708,343	-£12,977,938	-£11,253,560	-£9,537,184
	-2.5%	-£18,062,693	-£16,323,223	-£14,588,838	-£12,862,443	-£11,139,604
	0%	-£19,683,078	-£17,938,584	-£16,203,724	-£14,471,313	-£12,746,940
	2.5%	-£21,303,483	-£19,559,013	-£17,818,601	-£16,084,245	-£14,355,818
	5%	-£22,926,350	-£21,179,394	-£19,434,933	-£17,699,104	-£15,964,730

Table Reference:	**8.1.4**					
Policy Reference:	50% AH, 50% SR & 50% KWLR					
Typology Reference:	GB_RES_4_D_50% AH					
BLV 1:	**GB_RES_4_D_50% AH**	Sales: Gross Sales				
£46,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£33,503,011	-£30,713,318	-£27,939,223	-£25,174,688	-£22,419,001
	-2.5%	-£36,342,658	-£33,551,727	-£30,768,152	-£27,995,858	-£25,237,218
	0%	-£39,189,705	-£36,390,138	-£33,600,466	-£30,824,806	-£28,056,061
	2.5%	-£42,036,754	-£39,230,974	-£36,438,877	-£33,653,771	-£30,881,534
	5%	-£44,883,802	-£42,078,022	-£39,277,287	-£36,488,854	-£33,710,435
BLV 2:	**GB_RES_4_D_50% AH**	Sales: Gross Sales				
£166,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%

	-5%	-£33,503,011	-£30,713,318	-£27,939,223	-£25,174,688	-£22,419,001
	-2.5%	-£36,342,658	-£33,551,727	-£30,768,152	-£27,995,858	-£25,237,218
	0%	-£39,189,705	-£36,390,138	-£33,600,466	-£30,824,806	-£28,056,061
	2.5%	-£42,036,754	-£39,230,974	-£36,438,877	-£33,653,771	-£30,881,534
	5%	-£44,883,802	-£42,078,022	-£39,277,287	-£36,488,854	-£33,710,435

Table Reference:	**8.1.5**					
Policy Reference:	50% AH, 50% SR & 50% Inter					
Typology Reference:	GB_RES_5_D_50% AH					
BLV 1:	**GB_RES_5_D_50% AH**	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£21,962,633	-£18,627,852	-£15,318,094	-£12,030,025	-£8,763,949
	-2.5%	-£24,605,919	-£21,255,989	-£17,933,247	-£14,631,344	-£11,351,046
	0%	-£27,249,244	-£23,893,874	-£20,555,529	-£17,242,330	-£13,949,788
	2.5%	-£29,892,559	-£26,537,159	-£23,185,992	-£19,860,887	-£16,555,593
	5%	-£32,544,265	-£29,180,486	-£25,825,115	-£22,483,211	-£19,166,570
BLV 2:	**GB_RES_5_D_50% AH**	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£21,962,633	-£18,627,852	-£15,318,094	-£12,030,025	-£8,763,949
	-2.5%	-£24,605,919	-£21,255,989	-£17,933,247	-£14,631,344	-£11,351,046
	0%	-£27,249,244	-£23,893,874	-£20,555,529	-£17,242,330	-£13,949,788
	2.5%	-£29,892,559	-£26,537,159	-£23,185,992	-£19,860,887	-£16,555,593
	5%	-£32,544,265	-£29,180,486	-£25,825,115	-£22,483,211	-£19,166,570

Table Reference:	**8.1.6**					
Policy Reference:	50% AH, 50% SR & 50% SO					
Typology Reference:	GB_RES_6_D_50% AH					
BLV 1:	**GB_RES_6_D_50% AH**	Sales: Gross Sales				
£74,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£961,901	£2,426,702	£3,890,312	£5,345,654	£6,799,945
	-2.5%	-£208,841	£1,284,408	£2,748,019	£4,209,910	£5,664,199
	0%	-£1,464,489	£132,591	£1,605,725	£3,068,940	£4,528,454
	2.5%	-£2,726,186	-£1,110,016	£457,908	£1,926,645	£3,389,322
	5%	-£3,991,364	-£2,369,504	-£756,080	£782,360	£2,247,028

BLV 2:	GB_RES_6_D_50% AH	Sales: Gross Sales				
£1,480,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£961,901	£2,426,702	£3,890,312	£5,345,654	£6,799,945
	-2.5%	-£208,841	£1,284,408	£2,748,019	£4,209,910	£5,664,199
	0%	-£1,464,489	£132,591	£1,605,725	£3,068,940	£4,528,454
	2.5%	-£2,726,186	-£1,110,016	£457,908	£1,926,645	£3,389,322
	5%	-£3,991,364	-£2,369,504	-£756,080	£782,360	£2,247,028

Table Reference:	8.1.7					
Policy Reference:	50% AH, 50% SR & 50% Inter, Growth					
Typology Reference:	GB_RES_7_D					
BLV 1:	GB_RES_7_D	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£49,219,721	-£44,015,542	-£38,842,985	-£33,698,933	-£28,586,880
	-2.5%	-£54,068,275	-£48,847,243	-£43,654,866	-£38,493,783	-£33,349,738
	0%	-£58,916,829	-£53,682,732	-£48,474,853	-£43,294,638	-£38,144,556
	2.5%	-£63,780,377	-£58,531,286	-£53,306,553	-£48,108,229	-£42,939,467
	5%	-£68,644,851	-£63,380,398	-£58,145,743	-£52,934,163	-£47,748,090
BLV 2:	GB_RES_7_D	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£49,219,721	-£44,015,542	-£38,842,985	-£33,698,933	-£28,586,880
	-2.5%	-£54,068,275	-£48,847,243	-£43,654,866	-£38,493,783	-£33,349,738
	0%	-£58,916,829	-£53,682,732	-£48,474,853	-£43,294,638	-£38,144,556
	2.5%	-£63,780,377	-£58,531,286	-£53,306,553	-£48,108,229	-£42,939,467
	5%	-£68,644,851	-£63,380,398	-£58,145,743	-£52,934,163	-£47,748,090

Value Band E

Table Reference:	8.2.1	
Policy Reference:	50% AH, 60% SR & 40% SO	
Typology Reference:	GB_RES_1_E	
BLV 1:	GB_RES_1_E	Sales: Gross Sales

£10,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£770,892	-£605,827	-£441,072	-£276,964	-£113,179
	-2.5%	-£896,446	-£731,381	-£566,315	-£401,989	-£237,881
	0%	-£1,022,397	-£856,934	-£691,869	-£527,015	-£362,906
	2.5%	-£1,148,407	-£982,488	-£817,422	-£652,357	-£487,932
	5%	-£1,274,417	-£1,108,399	-£942,976	-£777,910	-£612,957
BLV 2:	**GB_RES_1_E**	Sales: Gross Sales				
£25,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£770,892	-£605,827	-£441,072	-£276,964	-£113,179
	-2.5%	-£896,446	-£731,381	-£566,315	-£401,989	-£237,881
	0%	-£1,022,397	-£856,934	-£691,869	-£527,015	-£362,906
	2.5%	-£1,148,407	-£982,488	-£817,422	-£652,357	-£487,932
	5%	-£1,274,417	-£1,108,399	-£942,976	-£777,910	-£612,957

Table Reference:	**8.2.2**					
Policy Reference:	50% AH, 50% SR & 50% SO					
Typology Reference:	GB_RES_2_E					
BLV 1:	**GB_RES_2_E**	Sales: Gross Sales				
£28,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,134,830	-£2,502,790	-£1,873,754	-£1,247,379	-£623,620
	-2.5%	-£3,633,275	-£3,000,590	-£2,370,095	-£1,741,465	-£1,116,035
	0%	-£4,132,866	-£3,499,035	-£2,866,435	-£2,237,399	-£1,610,120
	2.5%	-£4,633,253	-£3,997,480	-£3,364,796	-£2,733,739	-£2,104,702
	5%	-£5,133,636	-£4,497,257	-£3,863,241	-£3,230,553	-£2,601,044
BLV 2:	**GB_RES_2_E**	Sales: Gross Sales				
£76,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£3,134,830	-£2,502,790	-£1,873,754	-£1,247,379	-£623,620
	-2.5%	-£3,633,275	-£3,000,590	-£2,370,095	-£1,741,465	-£1,116,035
	0%	-£4,132,866	-£3,499,035	-£2,866,435	-£2,237,399	-£1,610,120
	2.5%	-£4,633,253	-£3,997,480	-£3,364,796	-£2,733,739	-£2,104,702
	5%	-£5,133,636	-£4,497,257	-£3,863,241	-£3,230,553	-£2,601,044

Table Reference:	**8.2.3**	
Policy Reference:	50% AH, 50% SR & 50% SO	
Typology Reference:	GB_RES_3_E	
BLV 1:	**GB_RES_3_E**	Sales: Gross Sales

£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,785,643	-£19,383,556	-£17,984,959	-£16,590,903	-£15,200,064
	-2.5%	-£22,324,711	-£20,922,348	-£19,520,240	-£18,124,990	-£16,730,940
	0%	-£23,867,715	-£22,461,140	-£21,059,032	-£19,659,102	-£18,265,048
	2.5%	-£25,410,718	-£24,000,479	-£22,597,824	-£21,195,716	-£19,799,136
	5%	-£26,953,722	-£25,543,482	-£24,136,616	-£22,734,508	-£21,333,247
BLV 2:	**GB_RES_3_E**	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£20,785,643	-£19,383,556	-£17,984,959	-£16,590,903	-£15,200,064
	-2.5%	-£22,324,711	-£20,922,348	-£19,520,240	-£18,124,990	-£16,730,940
	0%	-£23,867,715	-£22,461,140	-£21,059,032	-£19,659,102	-£18,265,048
	2.5%	-£25,410,718	-£24,000,479	-£22,597,824	-£21,195,716	-£19,799,136
	5%	-£26,953,722	-£25,543,482	-£24,136,616	-£22,734,508	-£21,333,247

Table Reference:	**8.2.4**					
Policy Reference:	50% AH, 50% SR & 50% SO					
Typology Reference:	GB_RES_4_E					
BLV 1:	**GB_RES_4_E**	Sales: Gross Sales				
£46,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£41,630,371	-£39,395,574	-£37,165,507	-£34,944,263	-£32,729,981
	-2.5%	-£44,343,205	-£42,104,167	-£39,869,371	-£37,645,309	-£35,424,421
	0%	-£47,058,685	-£44,812,760	-£42,577,963	-£40,346,355	-£38,125,467
	2.5%	-£49,774,165	-£47,526,333	-£45,286,556	-£43,052,432	-£40,826,512
	5%	-£52,489,646	-£50,241,812	-£47,995,149	-£45,761,024	-£43,527,558
BLV 2:	**GB_RES_4_E**	Sales: Gross Sales				
£166,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£41,630,371	-£39,395,574	-£37,165,507	-£34,944,263	-£32,729,981
	-2.5%	-£44,343,205	-£42,104,167	-£39,869,371	-£37,645,309	-£35,424,421
	0%	-£47,058,685	-£44,812,760	-£42,577,963	-£40,346,355	-£38,125,467
	2.5%	-£49,774,165	-£47,526,333	-£45,286,556	-£43,052,432	-£40,826,512
	5%	-£52,489,646	-£50,241,812	-£47,995,149	-£45,761,024	-£43,527,558

Table Reference:	**8.2.5**
Policy Reference:	50% AH, 50% SR & 50% SO
Typology Reference:	GB_RES_5_E

BLV 1:	GB_RES_5_E	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£27,268,152	-£24,625,030	-£21,992,989	-£19,367,557	-£16,761,435
	-2.5%	-£29,782,399	-£27,135,058	-£24,497,997	-£21,865,998	-£19,246,514
	0%	-£32,305,048	-£29,649,335	-£27,002,981	-£24,370,954	-£21,741,139
	2.5%	-£34,827,925	-£32,165,290	-£29,516,242	-£26,875,951	-£24,243,956
	5%	-£37,352,130	-£34,688,167	-£32,030,519	-£29,383,148	-£26,748,916
BLV 2:	**GB_RES_5_E**	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£27,268,152	-£24,625,030	-£21,992,989	-£19,367,557	-£16,761,435
	-2.5%	-£29,782,399	-£27,135,058	-£24,497,997	-£21,865,998	-£19,246,514
	0%	-£32,305,048	-£29,649,335	-£27,002,981	-£24,370,954	-£21,741,139
	2.5%	-£34,827,925	-£32,165,290	-£29,516,242	-£26,875,951	-£24,243,956
	5%	-£37,352,130	-£34,688,167	-£32,030,519	-£29,383,148	-£26,748,916

Table Reference:	**8.2.6**
Policy Reference:	50% AH, 50% SR & 50% SO
Typology Reference:	GB_RES_6_E

BLV 1:	**GB_RES_6_E**	Sales: Gross Sales				
£74,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,395,520	-£4,160,017	-£2,929,535	-£1,704,722	-£484,937
	-2.5%	-£6,610,301	-£5,372,725	-£4,138,670	-£2,908,188	-£1,684,479
	0%	-£7,828,923	-£6,587,507	-£5,349,929	-£4,117,324	-£2,887,581
	2.5%	-£9,049,032	-£7,804,271	-£6,564,711	-£5,327,128	-£4,095,976
	5%	-£10,271,727	-£9,024,386	-£7,779,626	-£6,541,915	-£5,305,110
BLV 2:	**GB_RES_6_E**	Sales: Gross Sales				
£1,480,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£5,395,520	-£4,160,017	-£2,929,535	-£1,704,722	-£484,937
	-2.5%	-£6,610,301	-£5,372,725	-£4,138,670	-£2,908,188	-£1,684,479
	0%	-£7,828,923	-£6,587,507	-£5,349,929	-£4,117,324	-£2,887,581
	2.5%	-£9,049,032	-£7,804,271	-£6,564,711	-£5,327,128	-£4,095,976
	5%	-£10,271,727	-£9,024,386	-£7,779,626	-£6,541,915	-£5,305,110

Table Reference:	**8.2.7**

Policy Reference:	50% AH, 50% SR & 50% SO, Growth					
Typology Reference:	GB_RES_7_E					
BLV 1:	**GB_RES_7_E**	Sales: Gross Sales				
£92,500	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£63,039,766	-£58,850,716	-£54,683,246	-£50,530,346	-£46,393,461
	-2.5%	-£67,671,510	-£63,477,405	-£59,295,792	-£55,131,037	-£50,987,061
	0%	-£72,311,116	-£68,104,093	-£63,915,044	-£59,743,583	-£55,584,516
	2.5%	-£76,950,722	-£72,737,518	-£68,541,732	-£64,356,129	-£60,191,374
	5%	-£81,594,298	-£77,377,123	-£73,168,421	-£68,979,371	-£64,803,919
BLV 2:	**GB_RES_7_E**	Sales: Gross Sales				
£1,530,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£63,039,766	-£58,850,716	-£54,683,246	-£50,530,346	-£46,393,461
	-2.5%	-£67,671,510	-£63,477,405	-£59,295,792	-£55,131,037	-£50,987,061
	0%	-£72,311,116	-£68,104,093	-£63,915,044	-£59,743,583	-£55,584,516
	2.5%	-£76,950,722	-£72,737,518	-£68,541,732	-£64,356,129	-£60,191,374
	5%	-£81,594,298	-£77,377,123	-£73,168,421	-£68,979,371	-£64,803,919

Value Band F

Table Reference:	**8.3.1**					
Policy Reference:	50% AH, 60% SR & 40% SO					
Typology Reference:	GB_RES_1_F					
BLV 1:	**GB_RES_1_F**	Sales: Gross Sales				
£10,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,593,146	-£1,464,164	-£1,335,449	-£1,207,211	-£1,078,972
	-2.5%	-£1,719,545	-£1,590,563	-£1,461,581	-£1,333,221	-£1,204,982
	0%	-£1,845,945	-£1,716,962	-£1,587,980	-£1,459,231	-£1,330,992
	2.5%	-£1,972,344	-£1,843,362	-£1,714,379	-£1,585,397	-£1,457,002
	5%	-£2,098,857	-£1,969,761	-£1,840,779	-£1,711,796	-£1,583,012
BLV 2:	**GB_RES_1_F**	Sales: Gross Sales				
£25,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£1,593,146	-£1,464,164	-£1,335,449	-£1,207,211	-£1,078,972
	-2.5%	-£1,719,545	-£1,590,563	-£1,461,581	-£1,333,221	-£1,204,982
	0%	-£1,845,945	-£1,716,962	-£1,587,980	-£1,459,231	-£1,330,992
	2.5%	-£1,972,344	-£1,843,362	-£1,714,379	-£1,585,397	-£1,457,002
	5%	-£2,098,857	-£1,969,761	-£1,840,779	-£1,711,796	-£1,583,012

Table Reference:	**8.3.2**					
Policy Reference:	50% AH, 50% SR & 50% SO					
Typology Reference:	GB_RES_2_F					
BLV 1:	**GB_RES_2_F**	Sales: Gross Sales				
£28,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,312,032	-£5,816,256	-£5,321,485	-£4,827,774	-£4,335,836
	-2.5%	-£6,815,691	-£6,318,369	-£5,823,593	-£5,328,823	-£4,836,219
	0%	-£7,319,343	-£6,821,706	-£6,325,707	-£5,830,937	-£5,336,602
	2.5%	-£7,823,003	-£7,325,365	-£6,827,820	-£6,333,045	-£5,838,275
	5%	-£8,326,662	-£7,829,016	-£7,331,380	-£6,835,159	-£6,340,381
BLV 2:	**GB_RES_2_F**	Sales: Gross Sales				
£76,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£6,312,032	-£5,816,256	-£5,321,485	-£4,827,774	-£4,335,836
	-2.5%	-£6,815,691	-£6,318,369	-£5,823,593	-£5,328,823	-£4,836,219
	0%	-£7,319,343	-£6,821,706	-£6,325,707	-£5,830,937	-£5,336,602
	2.5%	-£7,823,003	-£7,325,365	-£6,827,820	-£6,333,045	-£5,838,275
	5%	-£8,326,662	-£7,829,016	-£7,331,380	-£6,835,159	-£6,340,381

Table Reference:	**8.3.3**					
Policy Reference:	50% AH, 50% SR & 50% SO					
Typology Reference:	GB_RES_3_F					
BLV 1:	**GB_RES_3_F**	Sales: Gross Sales				
£30,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£30,403,052	-£29,356,346	-£28,314,422	-£27,272,500	-£26,232,838
	-2.5%	-£31,952,982	-£30,905,052	-£29,861,158	-£28,819,235	-£27,777,312
	0%	-£33,502,913	-£32,454,982	-£31,407,894	-£30,365,970	-£29,324,047
	2.5%	-£35,052,843	-£34,004,912	-£32,956,982	-£31,912,706	-£30,870,782
	5%	-£36,602,774	-£35,554,843	-£34,506,912	-£33,459,441	-£32,417,518
BLV 2:	**GB_RES_3_F**	Sales: Gross Sales				
£81,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	-£30,403,052	-£29,356,346	-£28,314,422	-£27,272,500	-£26,232,838
	-2.5%	-£31,952,982	-£30,905,052	-£29,861,158	-£28,819,235	-£27,777,312
	0%	-£33,502,913	-£32,454,982	-£31,407,894	-£30,365,970	-£29,324,047
	2.5%	-£35,052,843	-£34,004,912	-£32,956,982	-£31,912,706	-£30,870,782

	5%	-£36,602,774	-£35,554,843	-£34,506,912	-£33,459,441	-£32,417,518

ANNEX 2 – SALES VALUES METHODOLOGY

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Detailed Methodology

Summary

1. This annex sets out the methodology used to derive residential sales values and establish the Value Band framework applied within the London Plan Viability Study (LPVS).
2. The approach is based on analysis of observed new build residential transactions across London between June 2022 and June 2025. Sales data sourced from the Land Registry was combined with Energy Performance Certificate (EPC) data to derive consistent sales values per square metre across Greater London.
3. Average sales values were calculated at postcode district level and grouped into six Value Bands. The resulting Value Bands provide a framework for representing variation in residential sales values across London. These bands are then categorised into a set of representative sales values by unit type, which are applied as inputs within the development viability assessment.

Sales Value Data

4. Price paid data for all new build transactions in London from June 2022 to June 2025 was obtained from the Land Registry website in July 2025. The dataset includes key details such as paid price, property addresses, postcodes, boroughs, and transaction dates.
5. New build transactions were sourced from the Land Registry's price paid data platform. The dataset search resulted in approximately 21,300 transaction records, and was acquired by applying the following filters:
    a. District: London borough name(s).
    b. Sale date range: June 2022 to June 2025.
    c. Property types: Detached, Semi Detached, Terraced, Flat/Maisonette.
    d. Transaction type: New build only.
6. While the 2017 London Plan Viability Study (Dec 2017) used a two year timeframe, a three year period was selected for this analysis to ensure a more robust dataset. This extended timeframe helps mitigate the impact of reduced transaction volumes observed during 2024 and 2025 due to broader macroeconomic conditions, thereby avoiding an unrepresentatively small sample size.

Floor Area Data

7. Floor area data for all new build dwellings in London inspected for an Energy Performance Certificate (EPC) between 2022 and 2025 was manually downloaded from the EPC platform. This dataset includes floor areas, sales prices, addresses, and transaction dates.

8. EPC measurements are based on Net Internal Area (NIA), while all values and cost assumptions used for viability testing in this report are based on Gross Internal Area (GIA), as defined by RICS. Although the difference between NIA and GIA can be significant in commercial settings, for residential dwellings the variation is minimal, allowing NIA to be treated as a reasonable proxy for GIA in this analysis.

Combining the Data

9. An algorithm was developed to match records between the Land Registry and EPC datasets. This algorithm generated a matching code based on a combination of postcode, sales price, and sales date.

10. Approximately 18,900 new build sales in London from 2022 to 2025 were successfully matched with EPC data. This represents an 88% successful matching rate, indicating the algorithm was able to accurately pair the majority of recorded new build completions with corresponding floor area information during this period.

11. Unmatched data arose for several reasons, including:

    a. Sales from schemes with fewer than 20 units
    b. Variations in address formatting.
    c. Obvious data entry errors.
    d. All unmatched data was removed from the data set.

12. To improve the quality of the matched dataset, the top and bottom 0.5% of records, based on price per square metre (approximately 190 entries), were removed as outliers. These records displayed extreme values in either sale price or floor area, making them unsuitable for reliable analysis.

Matched Data

13. The matched dataset was transformed to calculate average sales values for each postcode 'district'. In total, 163 out of approximately 270 London districts contained usable sales data. Districts without data was often due to several reasons, including:

    a. A lack of residential development (e.g. areas dominated by parks, open space or other non-developable land uses).
    b. Established suburban areas with limited new build activity.

14. The final data set contained data that ranged from approx. £2,000 psm to approx. £45,000 psm.

Data Analysis and Value Bandings

15. The full dataset was then grouped into six 'Value Bands' using a combined weighted statistical range method. This approach involved the following steps:

a. The data was first classified using the Jenks Natural Breaks method
b. The dataset was then separately classified using the Equal Distribution method
c. Final statistical range breaks were calculated as the midpoint between the corresponding break points of the Jenks and Equal Distribution methods.
d. This blended approach was selected as it produced a more logical spatial distribution of value bands. It balanced the statistical grouping logic of Jenks with the spatial evenness of an Equal Distribution method, resulting in a more practical banding system.

16. Six bands were chosen to provide sufficient granularity for identifying market variation for the purposes of development viability testing. This represents a change from the 2017 methodology, which used five value bands. The additional band allows for more nuanced differentiation across London's housing market.

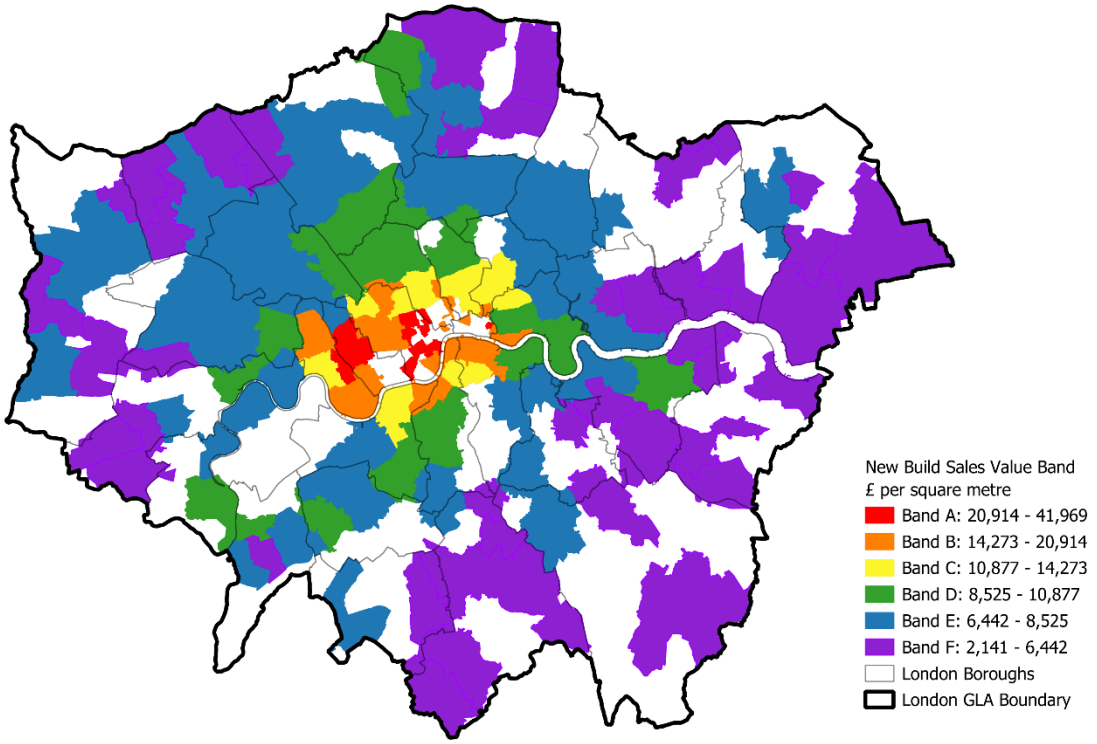
Table 1: Value Band Ranges £ per Square Metre

Value band	From	To
A	£20,914	£41,969
B	£14,273	£20,914
C	£10,877	£14,273
D	£8,525	£10,877
E	£6,442	£8,525
F	£2,142	£6,442

17. The upper and lower limits of the Value Bands (£2,142 and £41,969) simply reflect the highest and lowest postcode district averages in the dataset. These thresholds are not statistically significant and serve only to define the fully observed range.

18. The aggregated district data was then classified according to the defined value bands. This data was joined to spatial postcode district boundaries and imported into a GIS platform to visualise the geographic distribution of value bands across London. The map below shows the average sales values by £ per sqm for each postcode district:

Map 1: Distribution of sales £psm value by postcode district



19. The spatial representation of Value Bands reveals a generally consistent gradient, with higher values concentrated in central and west London, gradually decreasing towards the outer boroughs. However, some anomalies were observed, where certain postcode districts deviate from this broader pattern. These discrepancies may be attributed to:

a. Localised market conditions that elevate sales values above neighbouring areas.
b. Smaller sample sizes in some postcode districts, which can skew average sales values.
c. While these anomalies have been acknowledged, they were not deemed statistically significant enough to impact viability testing and warrant alterations to the overall methodology.

20. Some of the blank white areas are postcode districts with no new build sales in the period. As briefly noted previously this may be for a number of reasons including:

a. Areas covered by open space designations, e.g. local green and open space, Sites of Importance for Nature Conservation (SINCs), Green Belt and Metropolitan Open Land (MOLs).
b. Areas covered by industrial land designations.
c. Areas that are predominantly commercial and office designations.
d. Areas which are predominantly existing housing and may not have experienced new build completions due to their built form or heritage designations including conservation areas.
e. Areas where data wasn't collected because of the data sorting process.

21. Manual changes to the indicative values per unit type were made following the statistical output where it was deemed that the results were not reflective of real market values. These changes were often required because the statistical result for these units' prices had unrepresentative data or had few sales points to draw from.

Residential Sales Values

22. Using the defined Value Band ranges and the underlying transaction dataset, average sales values were derived for a set of representative residential unit types. For each Value Band, transactional data within the postcode districts assigned to that band was analysed to calculate average sales values. These averages were derived following standard manual data cleaning processes, including the removal of outliers, to ensure they reflect typical market realities.

23. The resulting average sales values for each Value Band were then correlated with a set of assumed unit sizes representing typical dwelling types. These unit sizes were selected to reflect the types of homes commonly delivered in London and are aligned with relevant London Plan guidance.

24. This process produces a consistent set of sales value benchmarks by unit type across each Value Band, as presented in Table 1. These values are then applied as revenue inputs within the viability assessment and are used consistently across the development typologies testing.

Table 2. Residential Sales Values by unit type

Unit Type		Band A	Band B	Band C	Band D	Band E	Band F
Range 1	1B1P	£980,000	£750,000	£520,000	£440,000	£360,000	£280,000
Range 2	1B2P	£1,480,000	£910,000	£690,000	£510,000	£400,000	£300,000
Range 3	2B3P	N/A	N/A	£770,000	£600,000	£470,000	£360,000
Range 4	2B4P	£2,525,000	£1,280,000	£880,000	£650,000	£530,000	£380,000
Range 5	3B4P	N/A	N/A	£910,000	£700,000	£560,000	£400,000
Range 6	3B5P	N/A	£1,520,000	£1,100,000	£810,000	£640,000	£480,000
Range 7	3B6P	£5,000,000	£2,740,000	£1,550,000	£1,020,000	£690,000	£530,000
Range 8	1B2P WC	£1,480,000	£910,000	£690,000	£510,000	£400,000	£300,000
Range 9	2B4P WC	£2,525,000	£1,280,000	£880,000	£650,000	£530,000	£380,000
Range 10	3B6P WC	£5,000,000	£2,780,000	£1,550,000	£1,020,000	£690,000	£530,000
Range 12	3B6P Town House	£4,120,000	£2,325,000	£1,350,000	£1,100,000	£830,000	£640,000

WC – Wheelchair Accessible

ANNEX 3 – DEVELOPMENT TYPOLOGIES

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Development Typologies Overviews

1. In line with the guidance set out in the NPPG in respect to viability and the RICS Professional Standard 'Assessing viability in planning under the National Planning Policy Framework 2019 for England', the LPVS adopts the use of a series of development typologies which are intended to be representative of the types of sites expected to come forward over the Plan period.
2. The study's development typologies comprise a scheme typology partnered with a site typology. The scheme typology represents the new development, and the site typology represents the type of site being redeveloped
3. An analysis of referable and non-referable planning applications was undertaken for each of the study's six value bands using GLA data, the online Molior platform and LPA websites. Site Allocations within adopted and emerging Borough Local Plans were also reviewed alongside the London Strategic Housing Land Availability Assessment (SHLAA) to analyse the characteristics of the development land pipeline within each Value Band area to help inform the study's development typologies.
4. In respect to the study's Green Belt typologies, a review of pre-application submissions and current planning applications within the Green Belt, as well as engagement with the GLA London Plan Team, has informed the formulation of the development typologies.
5. This analysis helped identify the pattern of archetypal development forms across each value band, and the common types of sites coming forward for redevelopment. It also informed the scheme typologies and the appropriate partner site typologies adopted in the study.
6. A review of the identified case study schemes allowed for a detailed reviews in respect to scheme density, typical unit mix, typical unit sizes, and net to gross floorspace ratios. Joint working between the GLA Viability Team and the GLA Design Unit also reviewed the design characteristics of a number of referable planning applications assessing common patterns of built form (i.e. villa blocks, Linear blocks, perimeter blocks, podium and towers etc) at different densities and spatial locations.
7. The research indicated that lower density schemes (below 6 storeys) could often achieve residential net to gross (NSA to GIA) ratios of close to 80%, although once the GIA areas comprising the ground floor areas (which houses plant, refuse and cycle storage areas, circulation and in some cases a small commercial unit), were included the average scheme net to gross could be reduced to broadly between 65%-70%. The research further indicated when reviewing the residential net to gross ratios for higher

density residential developments, discounting ground floor, podiums and basement GIA areas, the net to gross ratio could range between 74%-76%. However, the aggregate scheme net to gross, taking into ancillary floorspace, circulation, plant, cycle storage and refuse storage could result in a net to gross of around 65%.

8. A review of the case study schemes indicated that PBSA and PBSL schemes typically had low net to gross rations ranging between 50%-60% due principally to higher proportions of onsite residential amenity space.

9. A review of Build to Rent case study schemes appeared to indicate typical net to gross ratios of approximately 65% due to larger amounts on onsite resident amenity space.

10. The tables below outline the typically assumed unit mix adopted for the study's residential, PBSA and PBSL development typologies.

Table 1 – Typical market residential unit mix

Unit Type	**NSA (sqm)**	**Unit Mix (%) (low to medium density & lower market price point)**	**Unit Mix (%) (high density & higher market price point)**
1B1P (Studio)	40	-	10%-15%
1B2P	52	35%-40%	30%-35%
2B3P	63	5%-10%	10%
2B4P	72	30%	20%
3B4P	76	-	-
3B5P	86	5%	10%
3B6P	95	10%	5%
1B2P WC	60	5%	5%
2B4P WC	88	5%	5%

Table 2 – Typical intermediate residential unit mix

Unit Type	**NSA (sqm)**	**Unit Mix (%)**
1B2P	52	50%
2B3P	63	20%
2B4P	72	20%
1B2P WC	60	5%
2B4P WC	88	5%

Table 3 – Typical social rent unit mix

Unit Type	NSA (sqm)	Unit Mix (%)
1B2P	57	35%
2B3P	69	-
2B4P	79	30%
3B5P	95	10%
3B6P	105	15%
1B2P WC	60	5%
2B4P WC	88	5%

Table 4 – Typical PBSL unit mix

Unit Type	Unit NIA (sqm)	Unit Mix (%)
Type 1	20	40%
Type 2	24	22.5%
Type 3	26	22.5%
Type 4	30	10%
Type 5 WC	36	5%

Table 5 – Typical PBSA unit mix

Unit Type	Unit NIA (sqm)	Unit Mix (%) (higher market price point)	Unit Mix (%) (lower market price point)
Cluster flat	100	-	10%
Type 1 (studio)	18	22.5%	25%
Type 2 (studio)	22	22.5%	20%
Type 3 (studio)	24	20%	20%
Type 4 (studio)	26	25%	15%
Type 5 (studio WC)	26	5%	5%
Type 5 (studio care)	18	5%	5%

Value Band A – Residential Development Typologies

Table A.1: Medium Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MED_RES_1_A	420	New-build block providing 10x residential units	Infill scheme	80%	6	10	955	1,449	66%	N/A	N/A	N/A
MED_RES_2_A	875	New-build block providing 20x residential units	Existing office/existing residential	72%	5	20	1,700	2,835	60%	N/A	N/A	N/A
MED_RES_3_A	875	New-build block providing 40x residential units	Existing office/existing residential	72%	5	40	3,400	5,670	60%	N/A	N/A	N/A

Value Band B – Residential Development Typologies

Table B.1: Minor Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MIN_RES_1_B	260	4x Terraced 3-storey townhouses	Open storage/vacant plot	74%	3	4	544	544	100%	N/A	N/A	N/A
MIN_RES_2_B	640	Refurbishment and extension to create 8x residential units.	Small office building	67%	6	8	510	650	78%	1,209	1,769	68%
MIN_RES_3_B	480	New-build residential scheme providing 7x residential units (including office use).	Open storage/vacant plot	75%	5	7	438	578	76%	260	648	40%
MIN_RES_4_B	350	New-build residential scheme providing 6x residential units.	Open storage/vacant plot	80%	5	6	562	1,004	56%	N/A	N/A	N/A

Table B.2: Medium Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MED_RES_1_B	350	New-build block providing 10x residential units	Vacant Plot	74%	5	10	668	860	78%	N/A	N/A	N/A
MED_RES_2_B	875	New-build block providing 32x residential units	Vacant plot/Small-scale employment use	72%	5	32	2,048	2,835	72%	N/A	N/A	N/A
MED_RES_3_B	875	New-build block providing 42x residential units	Vacant plot/Small-scale employment use	72%	7	42	2,685	3,654	73%	N/A	N/A	N/A

Table B.3: Major Residential Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Delivery	Site Coverage	Storey height range	DpHA (gross)	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MAJ_RES_1_B_35% AH	0.74	Low density residential scheme	Industrial/employment uses	Single phase	33%	5-6	174	129	8,747	12,393	71%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_2_B_35% AH	0.38	Higher density residential scheme	Industrial/employment uses	Single phase	64%	6-18	639	243	16,356	23,502	70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	80%
MAJ_RES_3_B_35% AH	0.34	Higher density residential scheme	Industrial/employment uses	Single phase	75%	14-24	976	332	21,748	31,250	70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	720	880	82%
MAJ_RES_4_B_35% AH	0.34	Higher density BtR residential scheme	Industrial/employment uses	Single phase	75%	14-24	974	331	21,156	31,156	68%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	480	600	80%
MAJ_RES_4_B_25%_KWLR	0.34	Higher density BtR residential scheme	Industrial/employment uses	Single phase	75%	8-24	838	285	18,075	25,946	70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	480	600	80%
MAJ_RES_4_B_25%_SR	0.34	Higher density BtR residential scheme	Industrial/employment uses	Single phase	75%	9-24	829	282	18,612	27,106	69%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	480	600	80%
MAJ_RES_5_B_35% AH	1.00	High density residential scheme	Existing low density employment uses	Multi-phased	66%	18-46	1,159	1,159	79,372	118,403	67%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,528	1,903	80%
MAJ_RES_6_B_35% AH	1.50	High density residential-led scheme	Existing low density employment uses	Multi-phased	58%	12-28	481	722	49,143	78,449	63%	N/A	N/A	N/A	N/A	484	11,608	19,940	58%	10,689	15,370	70%

Table B.4: PBSA Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSA_1_B	0.66	High density PBSA scheme	Industrial/employment use	26-28	N/A	N/A	N/A	N/A	1,166	26,292	44,550	59%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_2_B_35% AH	0.38	PBSA & C3 use residential	Industrial/employment use	6-22	234	15,842	23,502	67%	470	10,660	18,370	58%	N/A	N/A	N/A	N/A	400	500	80%
PBSA_3_B_25% KWLR	0.34	PBSA & C3 use residential	Industrial/employment use	8-28	67	4,413	6,830	65%	612	13,864	23,230	60%	N/A	N/A	N/A	N/A	480	600	80%
PBSA_3_B_25% SR	0.34	PBSA & C3 use residential	Industrial/employment use	9-28	64	4,950	7,640	65%	612	13,864	23,230	60%	N/A	N/A	N/A	N/A	480	600	80%

Table B.5: PBSL Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSL_1_B_35% AH	0.38	PBSL & C3 use residential	Industrial/employment use	6-22	234	15,842	23,502	67%	N/A	N/A	N/A	N/A	440	10,544	18,370	57%	400	500	80%
PBSL_2_B_25% KWLR	0.34	PBSL & C3 use residential	Industrial/employment use	8-28	67	4,413	6,830	65%	N/A	N/A	N/A	N/A	572	13,700	23,230	59%	480	600	80%
PBSL_2_B_25% SR	0.34	PBSL & C3 use residential	Industrial/employment use	9-28	64	4,950	7,640	65%	N/A	N/A	N/A	N/A	572	13,700	23,230	59%	480	600	80%

Value Band C – Residential Development Typologies

Table C.1: Minor Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MIN_RES_1_C	96	Single new-build dwelling house	Rear garden plot	50%	3	1	136	136	100%	N/A	N/A	N/A
MIN_RES_2_C	90	Conversion and extension to create 3x residential units	Existing 3-storey terraced house.	93%	3	3	168	183	92%	N/A	N/A	N/A
MIN_RES_3_C	144	Conversion and extension to create 7x residential units	Existing highstreet Class E building	83%	5	7	384	480	80%	100	130	77%
MIN_RES_4_C	280	New-build building providing x7 residential units	Existing highstreet Class E building	75%	5	7	447	577	77%	128	189	68%
MIN_RES_5_C	900	8x terraced townhouses	Vacant back land plot	57%	3	8	1,088	1,088	100%	N/A	N/A	N/A
MIN_RES_6_C	900	New-build building providing 6x residential units & 3x terraced townhouses	Vacant back land plot	43%	3	9	823	938	88%	N/A	N/A	N/A

Table C.2: Medium Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MED_RES_1_C	350	New-build block providing 10x residential units	Vacant Plot	80%	5	10	686	878	78%	N/A	N/A	N/A
MED_RES_2_C	1,320	New-build block providing 10x residential units & 5 terraced townhouses	Small-scale employment use/vacant land	38%	3-5	15	1,348	1,540	88%	N/A	N/A	N/A
MED_RES_3_C	450	New-build block providing 18x residential units	Small-scale employment use/vacant land	100%	5	18	1,208	1,677	72%	80	80	100%
MED_RES_4_C	1,500	Two new-build blocks providing 28x residential units	Small-scale employment use/vacant land	30%	4	28	1,983	2,687	74%	80	80	N/A
MED_RES_5_C	875	New-build block providing 32x residential units	Vacant plot/Small-scale employment use	72%	5	32	2,092	2,835	74%	N/A	N/A	N/A
MED_RES_6_C	875	New-build block providing 42x residential units	Vacant plot/Small-scale employment use	72%	7	42	2,647	3,654	72%	N/A	N/A	N/A

Table C.3: Major Residential Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Delivery	Site Coverage	Storey height range	DpHA (gross)	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of BfS Residential Units	Total Number of BtR Residential Units	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MAJ_RES_1_C_35% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	5-6	174	129	8,747	12,393	71%	129	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_2_C_35% AH	0.38	Higher density residential scheme	Industrial/ employment uses	Single phase	64%	6-18	639	243	16,356	23,502	70%	243	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	80%
MAJ_RES_3_C_35% AH	0.34	Higher density residential scheme	Industrial/ employment uses	Single phase	75%	14-24	976	332	21,748	31,250	70%	332	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	720	880	82%
MAJ_RES_4_C_35% AH	0.34	Higher density BtR residential scheme	Industrial/ employment uses	Single phase	75%	14-24	974	331	21,316	31,156	68%	0	331	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	480	600	80%
MAJ_RES_4_C_25%_KWLR	0.34	Higher density BtR residential scheme	Industrial/employment uses	Single phase	75%	8-24	838	285	18,075	26,296	69%	0	285	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	480	600	80%
MAJ_RES_4_C_25%_SR	0.34	Higher density BtR residential scheme	Industrial/employment uses	Single phase	75%	9-24	829	282	18,630	27,106	69%	0	282	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	480	600	80%
MAJ_RES_5_C_35% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	7-18	463	694	45,685	64,769	71%	694	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_6_C_35% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	7-18	471	707	44,858	64,283	70%	0	707	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,459	9,770	46%
MAJ_RES_7_C_35% AH	4.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	46%	9-26	376	1,692	111,704	181,977	61%	580	612	432	12,384	21,610	57%	352	8,428	15,160	56%	10,018	26,967	37%
MAJ_RES_8_C_35% AH	3.00	Residential scheme	Industrial land	Multi-phased	49%	7-11	266	798	53,548	79,826	67%	516	282	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	940	1,130	83%
MAJ_RES_SS_1_C_50% AH	4.00	Residential scheme	Public land fmr social infrastructure use	Multi-phased	30%	6-10	208	830	54,346	77,396	70%	830	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	1,000	80%

Table C.4: PBSA Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSA_1_C	0.66	High density PBSA scheme	Industrial/employment use	26-28	N/A	N/A	N/A	N/A	1,166	26,292	44,550	59%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_2_C_35% AH	0.38	PBSA & C3 use residential	Industrial/employment use	6-22	234	15,842	23,502	67%	470	10,660	18,370	58%	N/A	N/A	N/A	N/A	400	500	80%
PBSA_3_C_25% KWLR	0.34	PBSA & C3 use residential	Industrial/employment use	8-28	67	4,413	6,830	65%	612	13,864	23,230	60%	N/A	N/A	N/A	N/A	480	600	80%
PBSA_3_C_25% SR	0.34	PBSA & C3 use residential	Industrial/employment use	9-28	64	4,950	7,640	65%	612	13,864	23,230	60%	N/A	N/A	N/A	N/A	480	600	80%
PBSA_4_C	0.33	Medium sized PBSA scheme	Industrial/employment use	14	N/A	N/A	N/A	N/A	192	6,192	11,850	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table C.5: PBSL Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSL_1_C_35% AH	0.38	PBSL & C3 use residential	Industrial/employment use	6-22	234	15,842	23,502	67%	N/A	N/A	N/A	N/A	440	10,544	18,370	57%	400	500	80%
PBSL_2_C_25% KWLR	0.34	PBSL & C3 use residential	Industrial/employment use	8-28	67	4,413	6,830	65%	N/A	N/A	N/A	N/A	572	13,700	23,230	59%	480	600	80%
PBSL_2_C_25% SR	0.34	PBSL & C3 use residential	Industrial/employment use	9-28	64	4,950	7,640	65%	N/A	N/A	N/A	N/A	572	13,700	23,230	59%	480	600	80%
PBSL_3_C	0.33	Medium sized PBSL scheme	Industrial/employment use	7-12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	293	7,026	14,199	49%	N/A	N/A	N/A
PBSL_4_C	0.20	Small PBSL scheme	Industrial/employment use	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	220	5,260	10,170	52%	N/A	N/A	N/A

Value Band D – Residential Development Typologies

Table D.1: Minor Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MIN_RES_1_D	96	Single new-build dwelling house	Rear garden plot/Corner plot	50%	3	1	136	136	100%	N/A	N/A	N/A
MIN_RES_2_D	90	Conversion and extension to create 3x residential units	Existing 3-storey terraced house.	93%	3	3	168	183	92%	N/A	N/A	N/A
MIN_RES_3_D	144	Conversion and extension to create 7x residential units	Existing highstreet Class E building	83%	5	7	384	480	80%	100	130	77%
MIN_RES_4_D	280	New-build building providing x7 residential units	Existing highstreet Class E building	75%	5	7	447	577	77%	128	189	68%
MIN_RES_5_D	900	8x terraced townhouses	Vacant back land plot	57%	3	8	1,088	1,088	100%	N/A	N/A	N/A
MIN_RES_6_D	900	New-build building providing 6x residential units & 3x terraced townhouses	Vacant back land plot	43%	3	9	823	938	88%	N/A	N/A	N/A

Table D.2: Medium Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MED_RES_1_D	350	New-build block providing 10x residential units	Vacant Plot	80%	5	10	686	878	78%	N/A	N/A	N/A
MED_RES_2_D	1,320	New-build block providing 10x residential units & 5 terraced townhouses	Small-scale employment use/vacant land	38%	3-5	15	1,348	1,540	88%	N/A	N/A	N/A
MED_RES_3_D	450	New-build block providing 18x residential units	Small-scale employment use/vacant land	100%	5	18	1,208	1,677	72%	80	80	100%
MED_RES_4_D	1,500	Two new-build blocks providing 28x residential units	Small-scale employment use/vacant land	30%	4	28	1,983	2,687	74%	80	80	N/A
MED_RES_5_D	875	New-build block providing 32x residential units	Vacant plot/Small-scale employment use	72%	5	32	2,092	2,835	74%	N/A	N/A	N/A
MED_RES_6_D	875	New-build block providing 42x residential units	Vacant plot/Small-scale employment use	72%	7	42	2,647	3,654	72%	N/A	N/A	N/A

Table D.3: Major Residential Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Delivery	Site Coverage	Storey height range	DpHA (gross)	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of BfS Residential Units	Total Number of BtR Residential Units	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MAJ_RES_1_D_100% Market	0.74	Low density residential scheme	Industrial/ employment uses	Single phased	33%	6	195	144	8,997	13,122	69%	144	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_D_35% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phased	33%	5-6	159	118	7,911	11,664	68%	118	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_D_25% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phased	33%	4-5	139	103	6,836	10,206	67%	103	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_D_20% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phased	33%	3-5	130	96	6,295	9,477	66%	96	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_2_D_100% Market	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phased	38%	3-10	252	126	8,804	12,390	71%	126	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_D_35% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phased	38%	3-10	248	124	8,768	12,390	71%	124	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_D_25% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phased	38%	3-9	210	105	7,560	10,770	70%	105	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_D_20% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phased	38%	3-9	210	105	7,560	10,770	70%	105	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_D_100% Market	0.58	Higher density residential scheme	Industrial/ employment uses	Single phased	42%	5-12	290	168	11,187	16,405	68%	168	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%

MAJ_RES_3_D_35% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phased	42%	5-14	307	178	12,124	17,782	68%	178	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_D_25% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phased	42%	5-14	333	193	12,977	18,835	69%	193	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_D_20% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phased	42%	5-12	278	161	10,749	15,919	68%	161	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_4_D_100% Market	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phased	65%	6-14	368	210	13,250	20,349	65%	0	210	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_D_35% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phased	65%	7-16	418	238	15,364	23,376	66%	0	238	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_D_25% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phased	65%	6-14	361	206	13,293	20,349	65%	0	206	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_D_20% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phased	65%	6-12	314	179	11,482	18,081	64%	0	179	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_5_D_35% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	6-15	396	594	39,433	57,074	69%	594	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_5_D_25% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	6-15	398	597	39,311	56,912	69%	597	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_5_D_20% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	375	563	36,618	53,359	69%	563	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_6_D_35% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	6-15	413	620	39,465	56,507	70%	0	620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_6_D_25% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	395	592	37,578	54,077	69%	0	592	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%

MAJ_RES_6_D_20% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	380	570	35,985	51,951	69%	0	570	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_7_D_35% AH	4.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	46%	7-20	299	1,345	90,703	145,993	62%	899	446	388	11,352	19,990	57%	308	7,376	13,540	54%	10,018	26,967	37%
MAJ_RES_7_D_25% AH	4.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	46%	6-20	271	1,218	80,736	132,969	61%	811	407	280	8,256	15,130	55%	308	7,376	13,540	54%	10,018	26,967	37%
MAJ_RES_7_D_20% AH	4.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	46%	5-20	253	1,138	75,060	125,679	60%	764	374	280	8,256	15,130	55%	308	7,376	13,540	54%	10,018	26,967	37%
MAJ_RES_8_D_35% AH	3.00	Residential-led mixed use town centre scheme	Existing shopping centre	Multi-phased	58%	6-18	321	962	63,425	92,680	68%	530	432	328	7,424	13,410	55%	308	7,376	13,770	54%	5,854	11,514	51%
MAJ_RES_8_D_25% AH	3.00	Residential-led mixed use town centre scheme	Existing shopping centre	Multi-phased	58%	5-18	300	900	58,825	86,686	68%	468	432	328	7,424	13,410	55%	308	7,376	13,770	54%	5,854	11,514	51%
MAJ_RES_8_D_20% AH	3.00	Residential-led mixed use town centre scheme	Existing shopping centre	Multi-phased	58%	5-18	293	878	55,937	82,812	68%	488	390	328	7,424	13,410	55%	308	7,376	13,770	54%	5,854	11,514	51%
MAJ_RES_9_D_35% AH	3.00	Residential-led mixed use scheme	Industrial land	Multi-phased	49%	6-10	238	713	47,840	71,822	67%	490	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,060	1,280	83%
MAJ_RES_9_D_25% AH	3.00	Residential-led mixed use scheme	Industrial land	Multi-phased	49%	6-10	227	680	45,146	70,840	64%	457	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,060	1,280	83%
MAJ_RES_9_D_20% AH	3.00	Residential-led mixed use scheme	Industrial land	Multi-phased	49%	6-10	232	697	45,960	69,850	66%	474	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,060	1,280	83%
MAJ_RES_SS_1_D	5.50	Residential-led mixed use scheme (Strategic Site)	Industrial land/retail park	Multi-phased	47%	6-20	243	1,338	87,297	127,896	68%	1006	332	N/A	N/A	N/A	N/A	396	9,480	17,010	56%	2,896	3,500	83%
MAJ_RES_SS_2_D	4.00	Residential scheme	Public land fmr social infrastructure use	Multi-phased	34%	6-10	185	740	47,691	70,794	67%	740	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	1,000	80%

Table D.4: PBSA Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSA_1_D_35% AH	0.38	PBSA & C3 use residential	Industrial/employment use	7-12	50	3,433	5,256	65%	232	5,280	10,170	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_1_D_25% AH	0.38	PBSA & C3 use residential	Industrial/employment use	5-12	33	2,251	3,636	62%	232	5,280	10,170	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_1_D_20% AH	0.38	PBSA & C3 use residential	Industrial/employment use	4-12	24	1,613	2,826	57%	232	5,280	10,170	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_2_D	0.33	Medium sized PBSA scheme	Industrial/employment use	9-14	N/A	N/A	N/A	N/A	305	8,596	16,386	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Tabl D.5: PBSL Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSL_1_D_35% AH	0.38	PBSL & C3 use residential	Industrial/employment use	7-12	50	3,433	5,256	65%	N/A	N/A	N/A	N/A	264	6,320	13,065	48%	N/A	N/A	N/A
PBSL_1_D_25% AH	0.38	PBSL & C3 use residential	Industrial/employment use	5-12	33	2,251	3,636	62%	N/A	N/A	N/A	N/A	264	6,320	13,065	48%	N/A	N/A	N/A
PBSL_1_D_20% AH	0.38	PBSL & C3 use residential	Industrial/employment use	4-12	24	1,613	2,826	57%	N/A	N/A	N/A	N/A	264	6,320	13,065	48%	N/A	N/A	N/A
PBSL_2_D	0.33	Medium sized PBSL scheme	Industrial/employment use	7-12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	293	7,026	14,199	49%	N/A	N/A	N/A
PBSL_3_D	0.20	Small PBSL scheme	Industrial/employment use	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	220	5,260	10,170	52%	N/A	N/A	N/A

Value Band E – Residential Development Typologies

Table E.1: Minor Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MIN_RES_1_E	96	Single new-build dwelling house	Rear garden plot/Corner plot	50%	3	1	136	136	100%	N/A	N/A	N/A
MIN_RES_2_E	720	2x terraced 3-storey townhouses	Detached house (smaller plot)	13%	3	2	272	272	100%	N/A	N/A	N/A
MIN_RES_3_E	810	4x terraced 3-storey townhouses	Detached house	71%	3	4	544	544	100%	N/A	N/A	N/A
MIN_RES_4_E	810	New-build block providing 8x residential units	Detached house	35%	4	8	582	744	78%	N/A	N/A	N/A
MIN_RES_5_E	810	New-build block providing 9x residential units	Detached house	35%	5	9	654	846	77%	N/A	N/A	N/A
MIN_RES_6_E	1,170	New-build block providing 6x residential units & 2x terraced townhouses	Detached house (larger plot)	32%	3	8	710	837	85%	N/A	N/A	N/A
MIN_RES_7_E	490	New-build block providing 3x residential units with adjoining house	Semi-detached house	37%	3	4	355	419	85%	N/A	N/A	N/A
MIN_RES_8_E	490	New-build block providing 4x residential units with adjoining house	Semi-detached house	37%	4	5	427	511	84%	N/A	N/A	N/A
MIN_RES_9_E	490	New-build block providing 6x residential units	Semi-detached house	49%	3	6	415	530	78%	N/A	N/A	N/A
MIN_RES_10_E	280	New-build block providing 7x residential units	Highstreet shop	75%	5	7	447	577	77%	128	189	68%
MIN_RES_11_E	900	New-build block providing 6x residential units & 3x terraced townhouses	Vacant plot/car parking	43%	3	9	823	938	88%	N/A	N/A	N/A

Table E.2: Medium Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MED_RES_1_E	350	New-build block providing 10x residential units	Vacant Plot	80%	5	10	686	878	78%	N/A	N/A	N/A
MED_RES_2_E	1,320	New-build block providing 10x residential units & 5 terraced townhouses	Small-scale employment use/vacant land	38%	3-5	15	1,348	1,540	88%	N/A	N/A	N/A
MED_RES_3_E	450	New-build block providing 18x residential units	Small-scale employment use/vacant land	100%	5	18	1,208	1,677	72%	80	80	100%
MED_RES_4_E	1,500	Two new-build blocks providing 28x residential units	Small-scale employment use/vacant land	30%	4	28	1,983	2,687	74%	80	80	N/A
MED_RES_5_E	875	New-build block providing 32x residential units	Vacant plot/Small-scale employment use	72%	5	32	2,092	2,835	74%	N/A	N/A	N/A
MED_RES_6_E	875	New-build block providing 42x residential units	Vacant plot/Small-scale employment use	72%	7	42	2,647	3,654	72%	N/A	N/A	N/A

Table E.3: Major Residential Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Delivery	Site Coverage	Storey height range	DpHA (gross)	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of BfS Residential Units	Total Number of BtR Residential Units	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MAJ_RES_1_E_100% Market	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	6	195	144	8,997	13,122	69%	144	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_E_35% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	5-6	159	118	7,911	11,664	68%	118	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_E_25% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	4-5	139	103	6,836	10,206	67%	103	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_E_20% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	3-5	130	96	6,295	9,477	66%	96	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_2_E_100% Market	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-10	252	126	8,804	12,390	71%	126	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_E_35% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-10	248	124	8,768	12,390	71%	124	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_E_25% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-9	210	105	7,560	10,770	70%	105	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_E_20% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-9	210	105	7,560	10,770	70%	105	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_E_100% Market	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-12	290	168	11,187	16,405	68%	168	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_E_35% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-14	307	178	12,124	17,782	68%	178	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_E_25% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-14	333	193	12,977	18,835	69%	193	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_E_20% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-12	278	161	10,749	15,919	68%	161	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%

MAJ_RES_4_E_100% Market	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	6-14	368	210	13,250	20,349	65%	0	210	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_E_35% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	7-16	418	238	15,364	23,376	66%	0	238	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_E_25% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	6-14	361	206	13,293	20,349	65%	0	206	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_E_20% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	6-12	314	179	11,482	18,081	64%	0	179	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_5_E_20% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	375	563	36,618	53,359	69%	563	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_6_E_20% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	380	570	35,985	51,951	69%	0	570	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_7_E_20% AH	4.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	46%	5-20	253	1,138	75,060	125,679	60%	764	374	280	8,256	15,130	55%	308	7,376	13,540	54%	10,018	26,967	37%
MAJ_RES_8_E_20% AH	9.00	Residential-led mixed use town centre scheme	Existing shopping centre	Multi-phased	49%	7-20	277	2,492	158,566	233,900	68%	1,108	1,384	420	9,528	16,650	57%	440	10,532	18,630	57%	8,126	14,354	57%
MAJ_RES_9_E_20% AH	3.00	Residential-led mixed use scheme	Industrial land	Multi-phased	49%	6-10	232	697	45,960	69,850	66%	474	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,060	1,280	83%
MAJ_RES_SS_1_E	5.50	Residential-led mixed use scheme (Strategic Site)	Industrial land/retail park	Multi-phased	53%	6-20	227	1,249	84,322	122,909	69%	989	260	N/A	N/A	N/A	N/A	396	9,480	17,010	56%	2,016	2,460	82%

Table E.4: PBSA Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSA_1_E_35% AH	0.38	PBSA & C3 use residential	Industrial/employment use	7-12	50	3,433	5,256	65%	232	5,280	10,170	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_1_E_25% AH	0.38	PBSA & C3 use residential	Industrial/employment use	5-12	33	2,251	3,636	62%	232	5,280	10,170	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_1_E_20% AH	0.38	PBSA & C3 use residential	Industrial/employment use	4-12	24	1,613	2,826	57%	232	5,280	10,170	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PBSA_2_E	0.33	Medium sized PBSA scheme	Industrial/employment use	9-14	N/A	N/A	N/A	N/A	305	8,596	16,386	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table E.5: PBSL Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSL_1_E_35% AH	0.38	PBSL & C3 use residential	Industrial/employment use	7-12	50	3,433	5,256	65%	N/A	N/A	N/A	N/A	264	6,320	13,065	48%	N/A	N/A	N/A
PBSL_1_E_25% AH	0.38	PBSL & C3 use residential	Industrial/employment use	5-12	33	2,251	3,636	62%	N/A	N/A	N/A	N/A	264	6,320	13,065	48%	N/A	N/A	N/A
PBSL_1_E_20% AH	0.38	PBSL & C3 use residential	Industrial/employment use	4-12	24	1,613	2,826	57%	N/A	N/A	N/A	N/A	264	6,320	13,065	48%	N/A	N/A	N/A
PBSL_2_E	0.33	Medium sized PBSL scheme	Industrial/employment use	7-12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	293	7,026	14,199	49%	N/A	N/A	N/A
PBSL_3_E	0.20	Small PBSL scheme	Industrial/employment use	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	220	5,260	10,170	52%	N/A	N/A	N/A

Value Band F – Residential Development Typologies

Table F.1: Minor Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MIN_RES_1_F	96	Single new-build dwelling house	Rear garden plot/Corner plot	50%	3	1	136	136	100%	N/A	N/A	N/A
MIN_RES_2_F	720	2x terraced 3-storey townhouses	Detached house (smaller plot)	13%	3	2	272	272	100%	N/A	N/A	N/A
MIN_RES_3_F	810	4x terraced 3-storey townhouses	Detached house	71%	3	4	544	544	100%	N/A	N/A	N/A
MIN_RES_4_F	810	New-build block providing 8x residential units	Detached house	35%	4	8	582	744	78%	N/A	N/A	N/A
MIN_RES_5_F	810	New-build block providing 9x residential units	Detached house	35%	5	9	654	846	77%	N/A	N/A	N/A
MIN_RES_6_F	1,170	New-build block providing 6x residential units & 2x terraced townhouses	Detached house (larger plot)	32%	3	8	710	837	85%	N/A	N/A	N/A
MIN_RES_7_F	490	New-build block providing 3x residential units with adjoining house	Semi-detached house	37%	3	4	355	419	85%	N/A	N/A	N/A
MIN_RES_8_F	490	New-build block providing 4x residential units with adjoining house	Semi-detached house	37%	4	5	427	511	84%	N/A	N/A	N/A
MIN_RES_9_F	490	New-build block providing 6x residential units	Semi-detached house	49%	3	6	415	530	78%	N/A	N/A	N/A
MIN_RES_10_F	280	New-build block providing 7x residential units	Highstreet shop	75%	5	7	447	577	77%	128	189	68%
MIN_RES_11_F	900	New-build block providing 6x residential units & 3x terraced townhouses	Vacant plot/car parking	43%	3	9	823	938	88%	N/A	N/A	N/A

Table F.2: Medium Residential Development Typologies

Development Typology ID	Site Area (sqm)	Development Typology Description	Site Typology Description	Site Coverage	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MED_RES_1_F	350	New-build block providing 10x residential units	Vacant Plot	80%	5	10	686	878	78%	N/A	N/A	N/A
MED_RES_2_F	1,320	New-build block providing 10x residential units & 5 terraced townhouses	Small-scale employment use/vacant land	38%	3-5	15	1,348	1,540	88%	N/A	N/A	N/A
MED_RES_3_F	450	New-build block providing 18x residential units	Small-scale employment use/vacant land	100%	5	18	1,208	1,677	72%	80	80	100%
MED_RES_4_F	1,500	Two new-build blocks providing 28x residential units	Small-scale employment use/vacant land	30%	4	28	1,983	2,687	74%	80	80	N/A
MED_RES_5_F	875	New-build block providing 32x residential units	Vacant plot/Small-scale employment use	72%	5	32	2,092	2,835	74%	N/A	N/A	N/A
MED_RES_6_F	875	New-build block providing 42x residential units	Vacant plot/Small-scale employment use	72%	7	42	2,647	3,654	72%	N/A	N/A	N/A

Table F.3: Major Residential Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Delivery	Site Coverage	Storey height range	DpHA (gross)	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of BfS Residential Units	Total Number of BtR Residential Units	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
MAJ_RES_1_F_100% Market	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	6	195	144	8,997	13,122	69%	144	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_F_35% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	5-6	159	118	7,911	11,664	68%	118	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_F_25% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	4-5	139	103	6,836	10,206	67%	103	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_1_F_20% AH	0.74	Low density residential scheme	Industrial/ employment uses	Single phase	33%	3-5	130	96	6,295	9,477	66%	96	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_2_F_100% Market	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-10	252	126	8,804	12,390	71%	126	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_F_35% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-10	248	124	8,768	12,390	71%	124	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_F_25% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-9	210	105	7,560	10,770	70%	105	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_2_F_20% AH	0.50	Medium density residential scheme (includes 8x townhouses)	Industrial/ employment uses	Single phase	38%	3-9	210	105	7,560	10,770	70%	105	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%

MAJ_RES_3_F_100% Market	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-12	290	168	11,187	16,405	68%	168	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_F_35% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-14	307	178	12,124	17,782	68%	178	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_F_25% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-14	333	193	12,977	18,835	69%	193	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_3_F_20% AH	0.58	Higher density residential scheme	Industrial/ employment uses	Single phase	42%	5-12	278	161	10,749	15,919	68%	161	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	160	200	80%
MAJ_RES_4_F_100% Market	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	6-14	368	210	13,250	20,349	65%	0	210	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_F_35% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	7-16	418	238	15,364	23,376	66%	0	238	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_F_25% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	6-14	361	206	13,293	20,349	65%	0	206	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_4_F_20% AH	0.57	Higher density BTR residential scheme	Industrial/ employment uses	Single phase	65%	6-12	314	179	11,482	18,081	64%	0	179	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAJ_RES_5_F_20% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	375	563	36,618	53,359	69%	563	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_6_F_20% AH	1.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	64%	5-15	380	570	35,985	51,951	69%	0	570	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,718	10,094	47%
MAJ_RES_7_F_20% AH	4.50	Residential-led scheme & supermarket re-provision	Existing supermarket	Multi-phased	46%	5-20	253	1,138	75,060	125,679	60%	764	374	280	8,256	15,130	55%	308	7,376	13,540	54%	10,018	26,967	37%
MAJ_RES_8_F_20% AH	3.00	Residential-led mixed use scheme	Industrial land	Multi-phased	49%	6-10	232	697	45,960	69,850	66%	474	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,060	1,280	83%

Table F.4: PBSA Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSA_1_F	0.33	Medium sized PBSA scheme	Industrial/employment use	9-14	N/A	N/A	N/A	N/A	305	8,596	16,386	52%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table F.5: PBSL Development Typologies

Development Typology ID	Site Area (HA)	Development Typology Description	Site Typology Description	Storey height range	Total Number of Residential Units	Total Residential (NSA) sqm	Total Residential (GIA) sqm	Residential Net to Gross	Total Number of PBSA Units	Total PBSA (NIA) sqm	Total PBSA (GIA sqm)	PBSA Net to Gross	Total Number of PBSL Units	Total PBSL (NIA) sqm	Total PBSL (GIA sqm)	PBSL Net to Gross	Total non-residential floorspace (NIA) sqm	Total non-residential floorspace (GIA) sqm	Total non-residential Net to Gross
PBSL_1_F	0.33	Medium sized PBSL scheme	Industrial/employment use	7-12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	293	7,026	14,199	49%	N/A	N/A	N/A

ANNEX 4 – INPUT ASSUMPTIONS: SUPPLEMENTARY INFORMATION

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Introduction

1. This annex explains the methodology used to determine affordable housing values, CIL costs and Building Safety Levy costs for the viability London Plan Viability Study (LPVS). It sets out the assumptions applied to Social Rent, Key Worker Living Rent and Shared Ownership homes, the approach to value affordable housing through discounted cash flow (DCF) modelling, and the assumptions in respect to CIL and the Building Safety Levy which have been established for each of the study's six value bands. These assumptions inform the viability testing undertaken as part of the LPVS.

Detailed Methodology for Affordable Housing Values

Social Rent

2. Social Rent homes play a critical role in meeting the housing need of low-income households. Social rents are calculated on a formula basis as outlined in the Rent Standard published by the Regulator of Social Housing. The latest version was published in February 2026 and has come into effect from 1 April 2026. Rents may increase by up to CPI +1% each year.

Key Worker Living Rent

3. Key Worker Living Rent was introduced by the Mayor through the Planning and Housing Practice Note published in January 2026 as a new intermediate housing product. Key Worker Living Rent homes are specially designed to support middle-income Londoners, especially key workers, with household incomes up to £75,000.
4. The GLA has published benchmark rents for Key Worker Living Rent homes by number of bedrooms and borough for 2026 and will update these annually. They represent the maximum monthly rent chargeable in each borough including service charges. These benchmarks are based on 40 per cent of the average net income of London's key worker households and are adjusted to reflect borough-level market rents and property size. The monthly benchmark rates are capped at £1,750 for 2026-27.
5. Assumptions for weekly rents are informed by the published benchmark rates, with estimated service charges deducted. These are set out in the table below

Table 1: Weekly rents for KWLR homes by Value Band (with service charge deducted)

Value Band	A	B	C	D	E	F
1B2P	£314	£265	£260	£230	£219	£194
2B3P	N/A	N/A	£289	£254	£241	£226
2B4P	£353	£293	£283	£248	£236	£220
3B4P	N/A	N/A	£312	£281	£261	£251
3B5P	£349	£322	£306	£275	£255	£244
3B6P	£344	£316	£301	£269	£250	£239

London Shared Ownership

6. Shared ownership is an intermediate affordable housing product that allows a home buyer to purchase a share of a new home, and pay rent on the remaining, unsold share. Shared owners may subsequently buy further shares in their homes in the process known as 'staircasing'. As per the 21st London Plan Annual Monitoring Report published in January 2026, the maximum household income threshold to access Shared Ownership homes remains set at £90,000. Housing costs for shared ownership homes, including service charges, are capped at 40 per cent of the maximum household income threshold of £90,000.

Affordable Housing Investment Values

7. For the purpose of the LPVS, a discounted cash flow (DCF) model has been used to establish the investment value of affordable housing units, which replicates the approach typically adopted by Registered Providers (RP) when considering bids to acquire new housing stock. The long-term DCF model is assumed to extend for a 45-year period and assesses the total rental income generated by the affordable housing units, accounting for inflation at assumed CPI+1%. A range of operating cost assumptions that reflect the RP's costs of managing the affordable housing units are then deducted from the cashflow, these include management and maintenance costs, allowances for major repairs, voids and bad debts. The net cashflow is then capitalised by a discount factor to arrive at the value of the income stream to the RP. Acquiring costs are then deducted to arrive the price that a RP can afford to pay for the affordable housing units.

8. The table below sets out the operating assumptions of the DCF model for each affordable housing product type.

Table 2: Operating Assumptions of Affordable Housing DCF Models

Assumption	Social Rent	Key Worker Living Rent	Shared Ownership
Rent Inflation	3% until 2036 2.5% thereafter	3% until 2036 2.5% thereafter	3% until 2036 2.5% thereafter
Cost Inflation	2.5%	2.5%	2.5%
Discount Rate	5%	5.5%	5.5%
Management Cost (per unit)	£600	£600	£150
Maintenance Cost (per unit)	£700	£700	£500 (first 10 years only)
Major Repairs	0.8% of £2,310/sqm rebuild cost commencing in year 6	0.8% of £2,310/sqm rebuild cost commencing in year 6	N/A
Voids	2%	2%	0%
Bad Debts	1%	1%	0.5%
Staircasing	N/A	N/A	50% Yrs 5-25

Community Infrastructure Levy and Building Safety Levy

Community Infrastructure Levy (CIL)

9. In accordance with the national policy guidance on viability assessment, allowances for CIL payments have been included as cost inputs within the viability modelling. These include an estimate of CIL at the borough level as well as the Mayoral CIL 2 rates and cover a range of use classes including: Residential (Class C3), Purpose-Built Student Accommodation (PBSA) and Purpose-Built Shared Living (PBSL) (Sui Generis), Office (Use Class E), Retail (Class E), Supermarket (Class E). A nil rate has been applied to industrial uses (Class B2 & B8) across all Value Bands.

10. The CIL rates assumed are based on borough CIL charging schedules, with indexation applied using the formula set out in CIL regulation 121C Paragraph 2(e)(iii). The RICS CIL index figure for 2026 is 400. As the Value Bands span across multiple boroughs, the CIL rates assumed have been estimated to reflect the typical development scenarios that are likely to come forward during the plan period, and therefore may under or overstate CIL liability in certain locations. The CIL assumptions are set out in the tables below.

Table 3: Assumed Residential CIL rates by Value Bands (£ per sqm)

Value Bands	A	B	C	D	E	F
Borough CIL	£590	£475	£422	£335	£159	£110
MCIL2	£97	£97	£97	£73	£73	£30
Total	£687	£572	£519	£408	£232	£140

Table 4: Assumed Purpose-Built Student Accommodation/Purpose-Built Shared Living CIL rates by Value Bands (£ per sqm)

Value Bands	A	B	C	D	E	F
Borough CIL	N/A	£126	£150	£357	£218	£210
MCIL2	N/A	£0	£0	£0	£0	£0
Total	N/A	£126	£150	£357	£218	£210

Table 5: Assumed Office CIL rates by Value Bands (£ per sqm)

Value Bands	A	B	C	D	E	F
Borough CIL	£221	£126	£132	£120	£0	£0
MCIL2	£224	£224	£224	£0	£0	£0
Total	£445	£350	£356	£120	£0	£0

Table 6: Assumed Retail CIL rates by Value Bands (£ per sqm)

Value Bands	A	B	C	D	E	F
Borough CIL	£221	£126	£38	£120	£50	£16
MCIL2	£200	£200	£200	£0	£0	£0
Total	£421	£326	£238	£120	£50	£16

Table 7: Assumed Supermarket CIL rates by Value Bands (£ per sqm)

Value Bands	A	B	C	D	E	F
Borough CIL	N/A	N/A	£38	£156	£167	£275
MCIL2	N/A	N/A	£200	£0	£0	£0
Total	N/A	N/A	£238	£156	£167	£275

11. Within the Study, CIL rates have been applied to all chargeable floorspace and exclude affordable housing floorspace to reflect social housing relief under Regulation 49 of the CIL Regulations. The LPVS also models indicative CIL relief of 80 per cent as a sensitivity

alongside the addition of grant funding to assess how these combined measures impact upon typology viability profiles.

12. A detailed analysis on Borough CIL rates is set out in Annex 10, from which it is recommended that London Boroughs consider undertaking focused reviews of their adopted CIL Charging Schedules in respect to higher density residential C3 Use development in order to help support the viability profiles of these schemes.

Building Safety Levy

13. Allowances for the Building Safety Levy have been included as a cost input in the viability modelling, reflecting the Building Safety Levy Regulations, which are due to come into operation in October 2026. This serves to introduce a charge on major residential developments and change of use to residential purposes that result in the creation of new residential floorspace. Government has set and listed levy rates for each local authority area, which will be charged per square metre of chargeable floorspace. For the purposes of viability modelling, representative rates have been adopted across the Value Bands, informed by Borough level levy rates. As the Value Bands span different boroughs, the rates assumed may therefore under or overstate BSL liability in certain locations. The Building Safety Levy assumptions are set out below.

Table 8: Assumed Building Safety Levy rates by Value Bands (£ per sqm)

Value Band	**A**	**B**	**C**	**D**	**E**	**F**
Brownfield Land	£49	£44	£36	£31	£27	£21
Greenfield Land	£98	£87	£72	£61	£55	£42

ANNEX 5 – BENCHMARK LAND VALUES

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Overview

1. The tables overleaf set out the Existing Use Value (EUV) and Benchmark Land Values (BLV) for the LPVS's residential, PBSA, PBSL, greenbelt residential, industrial and office typologies within each value band category.

The tables set out the following:

- Typology ID: the unique identifier for the development typology tested within the viability model. The Typology ID's can be checked against Annex 3 for detailed list of the development typologies parameters.
- Site Area (ha): the assumed site area in hectares for the typology.
- Existing Use: the representative existing land use assumed to occupy the site prior to redevelopment.
- Existing Use Value (EUV): the value of land in its existing use.
- EUV per hectare: the Existing Use Value expressed on a per hectare basis to facilitate comparison across different site sizes.
- EUV per square metre GIA: the Existing Use Value expressed as a value per square metre on the assumed existing land use's Gross Internal Area.
- Premium (%): the percentage of the Existing Use Value, which is then applied above the Existing Use Value to serve as the premium.
- Premium (£): the monetary value of the premium applied.
- Benchmark Land Value (BLV): the value to be established on the basis of the existing use value (EUV) plus a premium for the landowner
  i)

2. This annex should be read alongside the main LPVS report (please refer to section 4 Methodology, Overview Appraisal inputs) which explains the methodology for establishing the study's EUVs and BLVs.

Value Band A

Table A.1: Medium Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MED_RES_1_A	0.035	Petrol filling station	-	£2,250,000	£64,285,714	-	20%	£450,000	**£2,700,000**
MED_RES_2_A	0.09	Fmr social infrastructure	2,000	£5,000,000	£57,142,857	£2,500	20%	£1,000,000	**£6,000,000**
MED_RES_3_A	0.09	Fmr social infrastructure	2,000	£5,000,000	£57,142,857	£2,500	20%	£1,000,000	**£6,000,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 2**
MED_RES_1_A	0.035	Office & residential use	1,300	£6,010,000	£171,714,286	£4,623	20%	£1,202,000	**£7,212,000**
MED_RES_2_A	0.09	Foodstore and residential use	2,240	£10,140,000	£115,885,714	£4,527	20%	£2,028,000	**£12,168,000**
MED_RES_3_A	0.09	Foodstore and residential use	2,240	£10,140,000	£115,885,714	£4,527	20%	£2,028,000	**£12,168,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MED _RES_1_A	0.035	Office & residential use							
MED_RES_2_A	0.09	Retail & Residential	2,540	£26,320,000	£300,800,000	£10,362	20%	£5,264,000	**£31,584,000**
MED_RES_3_A	0.09	Retail & Residential	2,540	£26,320,000	£300,800,000	£10,362	20%	£5,264,000	**£31,584,000**

Value Band B

Table B.1: Minor Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MIN_RES_1_B	0.03	Industrial Open storage	-	**£175,000**	£6,730,769	-	20%	£35,000	**£210,000**
MIN_RES_2_B	0.06	Office Building	450	**£1,300,000**	£20,312,500	£2,889	20%	£260,000	**£1,560,000**
MIN_RES_3_B	0.05	Industrial Open storage	-	**£324,000**	£6,750,000	-	20%	£64,800	**£388,800**
MIN_RES_4_B	0.04	Industrial Open storage	-	**£236,000**	£6,742,857	-	20%	£47,200	**£283,200**

Table B.2: Medium Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MED_RES_1_B	0.04	Industrial open storage	-	**£236,000**	£6,742,857	-	20%	£47,200	**£283,200**
MED_RES_2_B	0.09	Industrial open storage	-	**£590,000**	£6,742,857	-	20%	£118,000	**£708,000**
MED_RES_3_B	0.09	Industrial open storage	-	**£590,000**	£6,742,857	-	20%	£118,000	**£708,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MED_RES_1_B	0.04								
MED_RES_2_B	0.09	Class E Use	770	**£2,190,000**	£25,028,571	£2,844	20%	£438,000	**£2,628,000**
MED_RES_3_B	0.09	Class E Use	770	**£2,190,000**	£25,028,571	£2,844	20%	£438,000	**£2,628,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MED_RES_1_B	0.04								
MED_RES_2_B	0.09	Class E Office	2,100	**£8,880,000**	£101,485,714	£4,229	0%	£0	**£8,880,000**
MED_RES_3_B	0.09	Class E Office	2,100	**£8,880,000**	£101,485,714	£4,229	0%	£0	**£8,880,000**

Table B.3: Major Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_1_B	0.74	Industrial open storage	-	**£3,530,000**	£4,770,270	-	20%	£706,000	**£4,236,000**
MAJ_RES_2_B	0.38	Industrial open storage	-	**£1,820,000**	£4,789,474	-	20%	£364,000	**£2,184,000**
MAJ_RES_3_B	0.34	Industrial open storage	-	**£1,630,000**	£4,794,118	-	20%	£326,000	**£1,956,000**
MAJ_RES_4_B	0.34	Industrial open storage	-	**£1,630,000**	£4,794,118	-	20%	£326,000	**£1,956,000**
MAJ_RES_5_B	1.00	Class E & Sui Gen (meanwhile uses)	5,500	**£9,530,000**	£9,530,000	£1,733	20%	£1,906,000	**£11,436,000**
MAJ_RES_6_B	1.50	Class E & Sui Gen (meanwhile uses)	8,250	**£14,300,000**	£9,533,333	£1,733	20%	£2,860,000	**£17,160,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MAJ_RES_1_B	0.74	Class E (retail & car parking)	3,100	**£8,555,000**	£11,560,811	£2,760	20%	£1,711,000	**£10,266,000**
MAJ_RES_2_B	0.38	Industrial & open storage	1,720	**£8,220,000**	£21,631,579	£4,779	20%	£1,644,000	**£9,864,000**
MAJ_RES_3_B	0.34	Industrial & open storage	1,720	**£7,350,000**	£21,617,647	£4,273	20%	£1,470,000	**£8,820,000**
MAJ_RES_4_B	0.34	Industrial & open storage	1,720	**£7,350,000**	£21,617,647	£4,273	20%	£1,470,000	**£8,820,000**
MAJ_RES_5_B	1.00	Class E & industrial	10,000	**£22,350,000**	£22,350,000	£2,235	20%	£4,470,000	**£26,820,000**
MAJ_RES_6_B	1.50	Class E & industrial	15,000	**£33,525,000**	£22,350,000	£2,235	20%	£6,705,000	**£40,230,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MAJ_RES_1_B	0.74								
MAJ_RES_2_B	0.38	Class E Office	4,500	**£17,600,000**	£46,315,789	£3,911	20%	£3,520,000	**£21,120,000**
MAJ_RES_3_B	0.34	Class E Office	4,000	**£15,742,000**	£46,300,000	£3,936	20%	£3,148,400	**£18,890,400**
MAJ_RES_4_B	0.34	Class E Office	4,000	**£15,742,000**	£46,300,000	£3,936	20%	£3,148,400	**£18,890,400**
MAJ_RES_5_B	1.00	Class E (offices)& C3 uses	20,000	**£87,350,000**	£87,350,000	£4,368	20%	£17,470,000	**£104,820,000**
MAJ_RES_6_B	1.50	Class E (offices)& C3 uses	28,000	**£131,000,000**	£87,333,333	£4,679	20%	£26,200,000	**£157,200,000**

Table B.4: PBSA Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSA_1_B	0.36	Industrial open storage	-	**£1,724,000**	£4,788,889	-	20%	£344,800	**£2,068,800**
PBSA_2_B	0.66	Industrial open storage	-	**£3,165,000**	£4,795,455	-	20%	£633,000	**£3,798,000**
PBSA_3_B	0.38	Industrial open storage	-	**£1,820,000**	£4,789,474	-	20%	£364,000	**£2,184,000**
PBSA_4_B	0.34	Industrial open storage	-	**£1,630,000**	£4,794,118	-	20%	£326,000	**£1,956,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSA_1_B	0.36	Industrial & open storage	1,720	**£7,780,000**	£21,611,111	£4,523	20%	£1,556,000	**£9,336,000**
PBSA_2_B	0.66	Industrial & open storage	3,000	**£14,260,000**	£21,606,061	£4,753	20%	£2,852,000	**£17,112,000**
PBSA_3_B	0.38	Industrial & open storage	1,720	**£8,220,000**	£21,631,579	£4,779	20%	£1,644,000	**£9,864,000**
PBSA_4_B	0.34	Industrial & open storage	1,720	**£7,350,000**	£21,617,647	£4,273	20%	£1,470,000	**£8,820,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSA_1_B	0.36	Class E Office	7,500	**£26,000,000**	£72,222,222	£3,467	0%	£0	**£26,000,000**
PBSA_2_B	0.66	Class E Office	12,500	**£42,000,000**	£63,636,364	£3,360	0%	£0	**£42,000,000**
PBSA_3_B	0.38	Class E Office	8,000	**£28,500,000**	£75,000,000	£3,563	0%	£0	**£28,500,000**
PBSA_4_B	0.34	Class E Office	7,200	**£24,500,000**	£72,058,824	£3,403	0%	£0	**£24,500,000**

Table B.5: PBSL Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSL_1_B	0.36	Industrial open storage	-	**£1,724,000**	£4,788,889	-	20%	£344,800	**£2,068,800**
PBSL_2_B	0.38	Industrial open storage	-	**£1,820,000**	£4,789,474	-	20%	£364,000	**£2,184,000**
PBSL_3_B	0.34	Industrial open storage	-	**£1,630,000**	£4,794,118	-	20%	£326,000	**£1,956,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSL_1_B	0.36	Industrial & open storage	1,720	**£7,780,000**	£21,611,111	£4,523	20%	£1,556,000	**£9,336,000**
PBSL_2_B	0.38	Industrial & open storage	1,820	**£8,220,000**	£21,631,579	£4,516	20%	£1,644,000	**£9,864,000**
PBSL_3_B	0.34	Industrial & open storage	1,720	**£7,350,000**	£21,617,647	£4,273	20%	£1,470,000	**£8,820,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSL_1_B	0.36	Class E Office	7,500	**£26,000,000**	£72,222,222	£3,467	0%	£0	**£26,000,000**
PBSL_2_B	0.38	Class E Office	8,000	**£28,500,000**	£75,000,000	£3,563	0%	£0	**£28,500,000**
PBSL_3_B	0.34	Class E Office	7,200	**£24,500,000**	£72,058,824	£3,403	0%	£0	**£24,500,000**

Value Band C

Table C.1: Minor Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MIN_RES_1_C	0.01	Vacant Plot/garages	48	**£120,000**	£12,500,000	£2,500	20%	£24,000	**£144,000**
MIN_RES_2_C	0.01	3-storey House	186	**£1,500,000**	£166,666,667	£8,065	0%	£0	**£1,500,000**
MIN_RES_3_C	0.05	Office Building	450	**£1,300,000**	£28,888,889	£2,889	20%	£260,000	**£1,560,000**
MIN_RES_4_C	0.03	Vacant Plot/garages	96	**£240,000**	£8,571,429	£2,500	20%	£48,000	**£288,000**
MIN_RES_5_C	0.09	Industrial Unit	210	**£475,000**	£5,277,778	£2,262	20%	£95,000	**£570,000**
MIN_RES_6_C	0.09	Industrial Unit	210	**£475,000**	£5,277,778	£2,262	20%	£95,000	**£570,000**

Table C.2: Medium Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MED_RES_1_C	0.04	Vacant Plot/garages	96	**£240,000**	£6,857,143	£2,500	20%	£48,000	**£288,000**
MED_RES_2_C	0.13	Open storage	-	**£650,000**	£4,924,242	-	20%	£130,000	**£780,000**
MED_RES_3_C	0.05	Vacant Plot/garages	144	**£360,000**	£8,000,000	£2,500	20%	£72,000	**£432,000**
MED_RES_4_C	0.15	Open storage	-	**£750,000**	£5,000,000	-	20%	£150,000	**£900,000**
MED_RES_5_C	0.09	Car wash/MOT garage	180	**£1,350,000**	£15,428,571	£7,500	20%	£270,000	**£1,620,000**
MED_RES_6_C	0.09	Car wash/MOT garage	180	**£1,350,000**	£15,428,571	£7,500	20%	£270,000	**£1,620,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MED_RES_1_C	0.04								
MED_RES_2_C	0.13	Car wash/MOT garage	340	**£1,730,000**	£13,106,061	£5,088	20%	£346,000	**£2,076,000**
MED_RES_3_C	0.05	Office Building	450	**£1,300,000**	£28,888,889	£2,889	20%	£260,000	**£1,560,000**
MED_RES_4_C	0.15	Car wash/MOT garage	390	**£2,000,000**	£13,333,333	£5,128	20%	£400,000	**£2,400,000**
MED_RES_5_C	0.09	Petrol filling station	100	**£2,930,000**	£33,485,714	£29,300	20%	£586,000	**£3,516,000**
MED_RES_6_C	0.09	Petrol filling station	100	**£2,930,000**	£33,485,714	£29,300	20%	£586,000	**£3,516,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MED_RES_1_C	0.04								
MED_RES_2_C	0.13								
MED_RES_3_C	0.05								
MED_RES_4_C	0.15	Office Buildings	2,000	**£2,280,000**	£15,200,000	£1,140	20%	£456,000	**£2,736,000**
MED_RES_5_C	0.09	Office/Warehouse	1,030	**£4,100,000**	£46,857,143	£3,981	20%	£820,000	**£4,920,000**
MED_RES_6_C	0.09	Office/Warehouse	1,030	**£4,100,000**	£46,857,143	£3,981	20%	£820,000	**£4,920,000**

Table C.3: Major Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_1_C	0.74	fmr C2 Use & F1 Use	3,340	**£3,500,000**	£4,729,730	£1,048	20%	£700,000	**£4,200,000**
MAJ_RES_2_C	0.38	Small supermarket	950	**£3,500,000**	£9,210,526	£3,684	20%	£700,000	**£4,200,000**
MAJ_RES_3_C	0.34	Small supermarket	920	**£3,150,000**	£9,264,706	£3,424	20%	£630,000	**£3,780,000**
MAJ_RES_4_C	0.34	Small supermarket	920	**£3,150,000**	£9,264,706	£3,424	20%	£630,000	**£3,780,000**
MAJ_RES_5_C	1.50	Supermarket	3,750	**£20,000,000**	£13,333,333	£5,333	0%	£0	**£20,000,000**
MAJ_RES_6_C	1.50	Supermarket	3,750	**£20,000,000**	£13,333,333	£5,333	0%	£0	**£20,000,000**
MAJ_RES_7_C	4.50	Large Supermarket	8,825	**£55,600,000**	£12,355,556	£6,300	0%	£0	**£55,600,000**
MAJ_RES_8_C	3.00	Industrial & open storage	6,800	**£5,000,000**	£1,666,667	£735	20%	£1,000,000	**£6,000,000**
MAJ_RES_SS_1_C	4.00	fmr Social Infrastructure use	14,400	**£23,100,000**	£5,775,000	£1,604	20%	£4,620,000	**£27,720,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MAJ_RES_1_C	0.74	Car parking	-	**£4,430,000**	£5,986,486	-	20%	£886,000	**£5,316,000**
MAJ_RES_2_C	0.38	Industrial unit	1,500	**£5,050,000**	£13,289,474	£3,367	20%	£1,010,000	**£6,060,000**
MAJ_RES_3_C	0.34	Industrial unit	1,350	**£4,500,000**	£13,235,294	£3,333	20%	£900,000	**£5,400,000**
MAJ_RES_4_C	0.34	Industrial unit	1,350	**£4,500,000**	£13,235,294	£3,333	0%	£0	**£4,500,000**
MAJ_RES_5_C	1.50	Supermarket	3,750	**£28,260,000**	£18,840,000	£7,536	0%	£0	**£28,260,000**
MAJ_RES_6_C	1.50	Supermarket	3,750	**£28,260,000**	£18,840,000	£7,536	20%	£5,652,000	**£33,912,000**
MAJ_RES_7_C	4.50								
MAJ_RES_8_C	3.00	Industrial park	10,150	**£30,000,000**	£10,000,000	£2,956	20%	£6,000,000	**£36,000,000**
MAJ_RES_SS_1_C	4.00								

Typology ID	Site Area (HA)	EUV 3 (Use/Type)	EUV 3 (GIA sqm floorspace)	EUV 3 (Value)	EUV 3 per HA	EUV 3 psm GIA	Premium (20%)	Premium (£)	BLV 3
MAJ_RES_1_C	0.74								
MAJ_RES_2_C	0.38	College Building	7,000	**£19,150,000**	£50,394,737	£2,736	20%	£3,830,000	**£22,980,000**
MAJ_RES_3_C	0.34	College Building	6,200	**£17,140,000**	£50,411,765	£2,765	20%	£3,428,000	**£20,568,000**
MAJ_RES_4_C	0.34	College Building	6,200	**£17,140,000**	£50,411,765	£2,765	20%	£3,428,000	**£20,568,000**
MAJ_RES_5_C	1.50								
MAJ_RES_6_C	1.50								
MAJ_RES_7_C	4.50								
MAJ_RES_8_C	3.00	Industrial Park	20,400	**£47,100,000**	£15,700,000	£2,309	20%	£9,420,000	**£56,520,000**
MAJ_RES_SS_1_C	4.00								

Table C.4: Strategic Site Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_SS_1_C	4.00	fmr Social Infrastructure use	14,400	**£23,100,000**	£5,775,000	£1,604	20%	£4,620,000	**£27,720,000**

Table C.5: PBSA Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSA_1_C	0.36	Open storage	-	**£4,800,000**	£13,333,333	-	20%	£960,000	**£5,760,000**
PBSA_2_C	0.66	Retail & car parking	2,860	**£7,600,000**	£11,515,152	£2,657	20%	£1,520,000	**£9,120,000**
PBSA_3_C	0.38	Small supermarket	950	**£3,500,000**	£9,210,526	£3,684	20%	£700,000	**£4,200,000**
PBSA_4_C	0.34	Small supermarket	920	**£3,150,000**	£9,264,706	£3,424	20%	£630,000	**£3,780,000**
PBSA_5_C	0.33	Small supermarket	920	**£3,150,000**	£9,692,308	£3,424	20%	£630,000	**£3,780,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSA_1_C	0.36	College Building	6,500	**£18,150,000**	£50,416,667	£2,792	20%	£3,630,000	**£21,780,000**
PBSA_2_C	0.66	College Building	12,500	**£33,264,000**	£50,400,000	£2,661	20%	£6,652,800	**£39,916,800**
PBSA_3_C	0.38	Open storage	-	**£5,050,000**	£13,289,474	-	20%	£1,010,000	**£6,060,000**
PBSA_4_C	0.34	Open storage	-	**£4,500,000**	£13,235,294	-	20%	£900,000	**£5,400,000**
PBSA_5_C	0.33	Open storage	-	**£4,500,000**	£13,846,154	-	20%	£900,000	**£5,400,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSA_1_C	0.36	Office Buildings	7,760	**£36,500,000**	£101,388,889	£4,704	0%	£0	**£36,500,000**
PBSA_2_C	0.66	Office Buildings	15,320	**£66,900,000**	£101,363,636	£4,367	0%	£0	**£66,900,000**
PBSA_3_C	0.38	College Building	7,000	**£19,150,000**	£50,394,737	£2,736	20%	£3,830,000	**£22,980,000**
PBSA_4_C	0.34	College Building	6,200	**£17,140,000**	£50,411,765	£2,765	20%	£3,428,000	**£20,568,000**
PBSA_5_C	0.33	College Building	6,200	**£17,140,000**	£52,738,462	£2,765	20%	£3,428,000	**£20,568,000**

Table C.6: PBSL Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSL_1_C	0.36	Industrial unit	1,350	**£4,800,000**	£13,333,333	£3,556	20%	£960,000	**£5,760,000**
PBSL_2_C	0.38	Small supermarket	950	**£3,500,000**	£9,210,526	£3,684	20%	£700,000	**£4,200,000**
PBSL_3_C	0.34	Small supermarket	920	**£3,150,000**	£9,264,706	£3,424	20%	£630,000	**£3,780,000**
PBSL_4_C	0.33	Small supermarket	920	**£3,150,000**	£9,692,308	£3,424	20%	£630,000	**£3,780,000**
PBSL_5_C	0.25	Industrial unit	1,000	**£3,460,000**	£13,840,000	£3,460	20%	£692,000	**£4,152,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSL_1_C	0.36	College Building	6,500	**£18,150,000**	£50,416,667	£2,792	20%	£3,630,000	**£21,780,000**
PBSL_2_C	0.38	Industrial unit	1,500	**£5,050,000**	£13,289,474	£3,367	20%	£1,010,000	**£6,060,000**
PBSL_3_C	0.34	Industrial unit	1,350	**£4,500,000**	£13,235,294	£3,333	20%	£900,000	**£5,400,000**
PBSL_4_C	0.33	Industrial unit	1,350	**£4,500,000**	£13,846,154	£3,333	20%	£900,000	**£5,400,000**
PBSL_5_C	0.25	Office Building	2,260	**£3,800,000**	£15,200,000	£1,681	20%	£760,000	**£4,560,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSL_1_C	0.36	Office Buildings	7,760	**£36,500,000**	£101,388,889	£4,704	0%	£0	**£36,500,000**
PBSL_2_C	0.38	College Building	7,000	**£19,150,000**	£50,394,737	£2,736	20%	£3,830,000	**£22,980,000**
PBSL_3_C	0.34	College Building	6,200	**£17,140,000**	£50,411,765	£2,765	20%	£3,428,000	**£20,568,000**
PBSL_4_C	0.33	College Building	6,200	**£17,140,000**	£52,738,462	£2,765	20%	£3,428,000	**£20,568,000**
PBSL_5_C	0.25								

Value Band D

Table D.1: Minor Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MIN_RES_1_D	0.01	Vacant Plot/garages	48	**£120,000**	£12,500,000	£2,500	20%	£24,000	**£144,000**
MIN_RES_2_D	0.01	3-storey House	186	**£1,250,000**	£138,888,889	£6,720	0%	£0	**£1,250,000**
MIN_RES_3_D	0.05	Office building	450	**£880,000**	£19,555,556	£1,956	20%	£176,000	**£1,056,000**
MIN_RES_4_D	0.03	Vacant Plot/garages	96	**£240,000**	£8,571,429	£2,500	20%	£48,000	**£288,000**
MIN_RES_5_D	0.09	Car parking	-	**£191,500**	£2,127,778	-	20%	£38,300	**£229,800**
MIN_RES_6_D	0.09	Car parking	-	**£191,500**	£2,127,778	-	20%	£38,300	**£229,800**

Table D.2: Medium Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MED_RES_1_D	0.04	Vacant Plot/garages	96	**£240,000**	£6,857,143	£2,500	20%	£48,000	**£288,000**
MED_RES_2_D	0.13	Industrial Unit	2,260	**£660,000**	£5,000,000	£292	20%	£132,000	**£792,000**
MED_RES_3_D	0.05	Vacant Plot/garages	144	**£360,000**	£8,000,000	£2,500	20%	£72,000	**£432,000**
MED_RES_4_D	0.15	Industrial Unit	2,280	**£750,000**	£5,000,000	£329	20%	£150,000	**£900,000**
MED_RES_5_D	0.09	Car parking	-	**£191,500**	£2,188,571	-	20%	£38,300	**£229,800**
MED_RES_6_D	0.09	Car parking	-	**£191,500**	£2,188,571	-	20%	£38,300	**£229,800**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MED_RES_1_D	0.04								
MED_RES_2_D	0.13	Open storage	-	**£890,000**	£6,742,424	-	20%	£178,000	**£1,068,000**
MED_RES_3_D	0.05								
MED_RES_4_D	0.15	Open storage	-	**£1,030,000**	£6,866,667	-	20%	£206,000	**£1,236,000**
MED_RES_5_D	0.09	Car wash & MOT garage	130	**£860,000**	£9,828,571	£6,615	20%	£172,000	**£1,032,000**
MED_RES_6_D	0.09	Car wash & MOT garage	130	**£860,000**	£9,828,571	£6,615	20%	£172,000	**£1,032,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MED_RES_1_D	0.04								
MED_RES_2_D	0.13								
MED_RES_3_D	0.05								
MED_RES_4_D	0.15	Open storage	-	**£3,225,000**	£21,500,000	-	20%	£645,000	**£3,870,000**
MED_RES_5_D	0.09	Industrial unit	930	**£3,000,000**	£34,285,714	£3,226	20%	£600,000	**£3,600,000**
MED_RES_6_D	0.09	Industrial unit	930	**£3,000,000**	£34,285,714	£3,226	20%	£600,000	**£3,600,000**

Table D.3: Major Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_1_D	0.74	Builders merchant/open storage	1,220	**£2,770,000**	£3,743,243	£2,270	20%	£554,000	**£3,324,000**
MAJ_RES_2_D	0.50	Industrial warehousing	2,026	**£3,050,000**	£6,100,000	£1,505	20%	£610,000	**£3,660,000**
MAJ_RES_3_D	0.58	Industrial warehousing	2,350	**£3,480,000**	£6,000,000	£1,481	20%	£696,000	**£4,176,000**
MAJ_RES_4_D	0.57	Industrial warehousing	2,350	**£3,480,000**	£6,105,263	£1,481	20%	£696,000	**£4,176,000**
MAJ_RES_5_D	1.50	Supermarket	3,750	**£13,650,000**	£9,100,000	£3,640	0%	£0	**£13,650,000**
MAJ_RES_6_D	1.50	Supermarket	3,750	**£13,650,000**	£9,100,000	£3,640	0%	£0	**£13,650,000**
MAJ_RES_7_D	4.50	Large Supermarket	8,825	**£55,600,000**	£12,355,556	£6,300	0%	£0	**£55,600,000**
MAJ_RES_8_D	3.00	Town Centre Shopping Centre	9,730	**£25,200,000**	£8,400,000	£2,590	20%	£5,040,000	**£30,240,000**
MAJ_RES_9_D	3.00	Industrial & open storage	4,000	**£10,200,000**	£3,400,000	£2,550	20%	£2,040,000	**£12,240,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MAJ_RES_1_D	0.74	Office	1,915	**£3,040,000**	£4,108,108	£1,588	20%	£608,000	**£3,648,000**
MAJ_RES_2_D	0.50	Office, retail & industrial	3,210	**£4,080,000**	£8,160,000	£1,271	20%	£816,000	**£4,896,000**
MAJ_RES_3_D	0.58	Office, retail & industrial	3,720	**£4,650,000**	£8,017,241	£1,250	20%	£930,000	**£5,580,000**
MAJ_RES_4_D	0.57	Office, retail & industrial	3,720	**£4,650,000**	£8,157,895	£1,250	20%	£930,000	**£5,580,000**
MAJ_RES_5_D	1.50	Supermarket	3,750	**£20,000,000**	£13,333,333	£5,333	20%	£4,000,000	**£24,000,000**
MAJ_RES_6_D	1.50	Supermarket	3,750	**£20,000,000**	£13,333,333	£5,333	20%	£4,000,000	**£24,000,000**
MAJ_RES_7_D	4.50								
MAJ_RES_8_D	3.00								
MAJ_RES_9_D	3.00	Industrial Park	6,900	**£17,730,000**	£5,910,000	£2,570	20%	£3,546,000	**£21,276,000**

Typology ID	Site Area (HA)	EUV 3 (Use/Type)	EUV 3 (GIA sqm floorspace)	EUV 3 (Value)	EUV 3 per HA	EUV 3 psm GIA	Premium (20%)	Premium (£)	BLV 3
MAJ_RES_1_D	0.74								
MAJ_RES_2_D	0.50	Retail, industrial & car parking	5,100	**£10,650,000**	£21,300,000	£2,088	20%	£2,130,000	**£12,780,000**
MAJ_RES_3_D	0.58	Retail, industrial & car parking	6,120	**£12,300,000**	£21,206,897	£2,010	20%	£2,460,000	**£14,760,000**
MAJ_RES_4_D	0.57	Retail, industrial & car parking	6,120	**£12,300,000**	£21,578,947	£2,010	20%	£2,460,000	**£14,760,000**
MAJ_RES_5_D	1.50	Supermarket	3,750	**£28,260,000**	£18,840,000	£7,536	0%	£0	**£28,260,000**
MAJ_RES_6_D	1.50	Supermarket	3,750	**£28,260,000**	£18,840,000	£7,536	0%	£0	**£28,260,000**
MAJ_RES_7_D	4.50								
MAJ_RES_8_D	3.00								
MAJ_RES_9_D	3.00	Industrial, offices and residential	8,600	**£36,250,000**	£12,083,333	£4,215	20%	£7,250,000	**£43,500,000**

Table D.4: Strategic Site Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_SS_1_D	5.50	Leisure Park	15,000	**£25,500,000**	£4,636,364	£1,700	20%	£5,100,000	**£30,600,000**
MAJ_RES_SS_2_D	4.00	fmr Social Infrastructure use	14,400	**£23,100,000**	£5,775,000	£1,604	20%	£4,620,000	**£27,720,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MAJ_RES_SS_1_D	5.50	Retail Park	33,400	**£107,250,000**	£19,500,000	£3,211	20%	£21,450,000	**£128,700,000**
MAJ_RES_SS_2_D	4.00								

Table D.5: PBSL Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSA_1_D	0.38	Industrial Unit	1,800	**£2,175,000**	£5,723,684	£1,208	20%	£435,000	**£2,610,000**
PBSA_2_D	0.33	Industrial Unit	1,600	**£1,890,000**	£5,815,385	£1,181	20%	£378,000	**£2,268,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSA_1_D	0.38	Retail, offices & industrial	2,100	**£3,080,000**	£8,105,263	£1,467	20%	£616,000	**£3,696,000**
PBSA_2_D	0.33	Retail, offices & industrial	2,000	**£2,675,000**	£8,230,769	£1,338	20%	£535,000	**£3,210,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSA_1_D	0.38	Hotel	3,125	**£16,200,000**	£42,631,579	£5,184	20%	£3,240,000	**£19,440,000**
PBSA_2_D	0.33	Hotel	2,812	**£14,500,000**	£44,615,385	£5,156	20%	£2,900,000	**£17,400,000**

Table D.6: PBSA Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSL_1_D	0.38	Industrial Unit	1,800	**£2,175,000**	£5,723,684	£1,208	20%	£435,000	**£2,610,000**
PBSL_2_D	0.33	Industrial Unit	1,600	**£1,890,000**	£5,815,385	£1,181	20%	£378,000	**£2,268,000**
PBSL_3_D	0.25	Car Parking	-	**£550,000**	£2,200,000	-	20%	£110,000	**£660,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSL_1_D	0.38	Retail, offices & industrial	2,100	**£3,080,000**	£8,105,263	£1,467	20%	£616,000	**£3,696,000**
PBSL_2_D	0.33	Retail, offices & industrial	2,000	**£2,675,000**	£8,230,769	£1,338	20%	£535,000	**£3,210,000**
PBSL_3_D	0.25	Town centre: Class E Building	1,860	**£3,850,000**	£15,400,000	£2,070	20%	£770,000	**£4,620,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSL_1_D	0.38	Hotel	3,125	**£16,200,000**	£42,631,579	£5,184	20%	£3,240,000	**£19,440,000**
PBSL_2_D	0.33	Hotel	2,812	**£14,500,000**	£44,615,385	£5,156	20%	£2,900,000	**£17,400,000**
PBSL_3_D	0.25								

Value Band E

Table E.1: Minor Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MIN_RES_1_E	0.01	Vacant Plot/garages	48	**£120,000**	£12,000,000	£2,500	20%	£24,000	**£144,000**
MIN_RES_2_E	0.07	Detached House	150	**£840,000**	£12,000,000	£5,600	0%	£0	**£840,000**
MIN_RES_3_E	0.08	Detached House	150	**£840,000**	£10,500,000	£5,600	0%	£0	**£840,000**
MIN_RES_4_E	0.08	Detached House	150	**£840,000**	£10,500,000	£5,600	0%	£0	**£840,000**
MIN_RES_5_E	0.08	Detached House	150	**£840,000**	£10,500,000	£5,600	0%	£0	**£840,000**
MIN_RES_6_E	0.12	Detached House	200	**£1,080,000**	£9,000,000	£5,400	0%	£0	**£1,080,000**
MIN_RES_7_E	0.05	Semi-detached House	130	**£660,000**	£13,200,000	£5,077	0%	£0	**£660,000**
MIN_RES_8_E	0.05	Semi-detached House	130	**£660,000**	£13,200,000	£5,077	0%	£0	**£660,000**
MIN_RES_9_E	0.05	Semi-detached House	130	**£660,000**	£13,200,000	£5,077	0%	£0	**£660,000**
MIN_RES_10_E	0.03	High street shop	85	**£300,000**	£10,000,000	£3,529	20%	£60,000	**£360,000**
MIN_RES_11_E	0.09	Vacant Plot/garages	144	**£360,000**	£4,000,000	£2,500	20%	£72,000	**£432,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MIN_RES_1_E	0.01								
MIN_RES_2_E	0.07	Detached House	150	**£930,000**	£13,285,714	£6,200	0%	£0	**£930,000**
MIN_RES_3_E	0.08	Detached House	150	**£930,000**	£11,625,000	£6,200	0%	£0	**£930,000**
MIN_RES_4_E	0.08	Detached House	150	**£930,000**	£11,625,000	£6,200	0%	£0	**£930,000**
MIN_RES_5_E	0.08	Detached House	150	**£930,000**	£11,625,000	£6,200	0%	£0	**£930,000**
MIN_RES_6_E	0.12	Detached House	200	**£1,200,000**	£10,000,000	£6,000	0%	£0	**£1,200,000**
MIN_RES_7_E	0.05	Semi-detached House	130	**£720,000**	£14,400,000	£5,538	0%	£0	**£720,000**
MIN_RES_8_E	0.05	Semi-detached House	130	**£720,000**	£14,400,000	£5,538	0%	£0	**£720,000**

MIN_RES_9_E	0.05	Semi-detached House	130	**£720,000**	£14,400,000	£5,538	0%	£0	**£720,000**
MIN_RES_10_E	0.03								
MIN_RES_11_E	0.09								
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MIN_RES_1_E	0.01								
MIN_RES_2_E	0.07	Detached House	150	**£960,000**	£13,714,286	£6,400	0%	£0	**£960,000**
MIN_RES_3_E	0.08	Detached House	150	**£960,000**	£12,000,000	£6,400	0%	£0	**£960,000**
MIN_RES_4_E	0.08	Detached House	150	**£960,000**	£12,000,000	£6,400	0%	£0	**£960,000**
MIN_RES_5_E	0.08	Detached House	150	**£960,000**	£12,000,000	£6,400	0%	£0	**£960,000**
MIN_RES_6_E	0.12	Detached House	200	**£1,440,000**	£12,000,000	£7,200	0%	£0	**£1,440,000**
MIN_RES_7_E	0.05	Semi-detached House	130	**£840,000**	£16,800,000	£6,462	0%	£0	**£840,000**
MIN_RES_8_E	0.05	Semi-detached House	130	**£840,000**	£16,800,000	£6,462	0%	£0	**£840,000**
MIN_RES_9_E	0.05	Semi-detached House	130	**£840,000**	£16,800,000	£6,462	0%	£0	**£840,000**
MIN_RES_10_E	0.03								
MIN_RES_11_E	0.09								

Table E.2: Medium Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MED_RES_1_E	0.04	Vacant Plot/garages	96	**£240,000**	£6,000,000	£2,500	20%	£48,000	**£288,000**
MED_RES_2_E	0.13	Office building	1,000	**£580,000**	£4,461,538	£580	20%	£116,000	**£696,000**
MED_RES_3_E	0.05	MOT garage & car wash	85	**£500,000**	£10,000,000	£5,882	20%	£100,000	**£600,000**
MED_RES_4_E	0.15	Office building	1,190	**£650,000**	£4,333,333	£546	20%	£130,000	**£780,000**
MED_RES_5_E	0.09	Industrial unit	300	**£500,000**	£5,555,556	£1,667	20%	£100,000	**£600,000**
MED_RES_6_E	0.09	Industrial unit	300	**£500,000**	£5,555,556	£1,667	20%	£100,000	**£600,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MED_RES_1_E	0.04								
MED_RES_2_E	0.13	Open storage yard	-	**£890,000**	£6,846,154	-	20%	£178,000	**£1,068,000**
MED_RES_3_E	0.05								
MED_RES_4_E	0.15	Open storage yard	-	**£1,030,000**	£6,866,667	-	20%	£206,000	**£1,236,000**
MED_RES_5_E	0.09	Open storage yard	-	**£612,000**	£6,800,000	-	20%	£122,400	**£734,400**
MED_RES_6_E	0.09	Open storage yard	-	**£612,000**	£6,800,000	-	20%	£122,400	**£734,400**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
MED_RES_1_E	0.04								
MED_RES_2_E	0.13	Fmr public house	1,050	**£1,105,000**	£8,500,000	£1,052	20%	£221,000	**£1,326,000**
MED_RES_3_E	0.05								
MED_RES_4_E	0.15	Fmr public house	1,100	**£1,270,000**	£8,466,667	£1,155	20%	£254,000	**£1,524,000**
MED_RES_5_E	0.09	Retail & residential	500	**£2,000,000**	£22,222,222	£4,000	20%	£400,000	**£2,400,000**
MED_RES_6_E	0.09	Retail & residential	500	**£2,000,000**	£22,222,222	£4,000	20%	£400,000	**£2,400,000**

Table E.3: Major Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_1_E	0.74	Open storage	-	**£1,920,000**	£2,594,595	-	20%	£384,000	**£2,304,000**
MAJ_RES_2_E	0.50	Multi-storey car park	8,800	**£1,560,000**	£3,120,000	£177	20%	£312,000	**£1,872,000**
MAJ_RES_3_E	0.58	Multi-storey car park	8,800	**£1,560,000**	£2,689,655	£177	20%	£312,000	**£1,872,000**
MAJ_RES_4_E	0.57	Multi-storey car park	8,800	**£1,560,000**	£2,736,842	£177	20%	£312,000	**£1,872,000**
MAJ_RES_5_E	1.50	Supermarket	3,750	**£13,650,000**	£9,100,000	£3,640	0%	£0	**£13,650,000**
MAJ_RES_6_E	1.50	Supermarket	3,750	**£13,650,000**	£9,100,000	£3,640	0%	£0	**£13,650,000**
MAJ_RES_7_E	4.50	Large Supermarket	8,825	**£55,600,000**	£12,355,556	£6,300	0%	£0	**£55,600,000**
MAJ_RES_8_E	9.00	Town Centre Shopping Centre	52,000	**£59,000,000**	£6,555,556	£1,135	20%	£11,800,000	**£70,800,000**
MAJ_RES_9_E	3.00	Industrial Park & open storage	5,000	**£12,000,000**	£4,000,000	£2,400	20%	£2,400,000	**£14,400,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MAJ_RES_1_E	0.74	Multi-storey car park	13,000	**£2,310,000**	£3,121,622	£178	20%	£462,000	**£2,772,000**
MAJ_RES_2_E	0.50	Industrial unit & yard	3,800	**£7,160,000**	£14,320,000	£1,884	20%	£1,432,000	**£8,592,000**
MAJ_RES_3_E	0.58	Car showroom	1,600	**£5,680,000**	£9,793,103	£3,550	20%	£1,136,000	**£6,816,000**
MAJ_RES_4_E	0.57	Car showroom	1,600	**£5,680,000**	£9,964,912	£3,550	20%	£1,136,000	**£6,816,000**
MAJ_RES_5_E	1.50	Supermarket	3,750	**£20,000,000**	£13,333,333	£5,333	0%	£0	**£20,000,000**
MAJ_RES_6_E	1.50	Supermarket	3,750	**£20,000,000**	£13,333,333	£5,333	0%	£0	**£20,000,000**
MAJ_RES_7_E	4.50								
MAJ_RES_8_E	9.00	Town Centre Shopping Centre	18,550	**£66,500,000**	£7,388,889	£3,585	20%	13,300,000	**£79,800,000**
MAJ_RES_9_E	3.00	Industrial park	18,500	**£32,400,000**	£10,800,000	£1,751	20%	£6,480,000	**£38,880,000**

Typology ID	Site Area (HA)	EUV 3 (Use/Type)	EUV 3 (GIA sqm floorspace)	EUV 3 (Value)	EUV 3 per HA	EUV 3 psm GIA	Premium (20%)	Premium (£)	BLV 3
MAJ_RES_1_E	0.74								
MAJ_RES_2_E	0.50	Offices & industrial	3,800	**£8,755,000**	£17,510,000	£2,304	20%	£1,751,000	**£10,506,000**
MAJ_RES_3_E	0.58	Offices	5,520	**£10,850,000**	£18,706,897	£1,966	20%	£2,170,000	**£13,020,000**
MAJ_RES_4_E	0.57	Offices	5,520	**£10,850,000**	£19,035,088	£1,966	20%	£2,170,000	**£13,020,000**
MAJ_RES_5_E	1.50	Supermarket	3,750	**£28,260,000**	£18,840,000	£7,536	0%	£0	**£28,260,000**
MAJ_RES_6_E	1.50	Supermarket	3,750	**£28,260,000**	£18,840,000	£7,536	0%	£0	**£28,260,000**
MAJ_RES_7_E	4.50								
MAJ_RES_8_E	9.00	Town Centre Shopping Centre	18,550	**£66,500,000**	£7,388,889	£3,585	0%	£0	**£66,500,000**
MAJ_RES_9_E	3.00								

Table E.4: Strategic Site Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_SS_1_E	5.50	Leisure Park	15,000	**£25,500,000**	£4,636,364	£1,700	20%	£5,100,000	**£30,600,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
MAJ_RES_SS_1_E	5.50	Retail Park	20,000	**£38,500,000**	£7,000,000	£1,925	20%	£7,700,000	**£46,200,000**

Table E.5: PBSL Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSL_1_E	0.38	Open storage	-	**£1,000,000**	£2,631,579	-	20%	£200,000	**£1,200,000**
PBSL_2_E	0.33	Open storage	-	**£870,000**	£2,636,364	-	20%	£174,000	**£1,044,000**
PBSL_3_E	0.25	Office building	1,200	**£650,000**	£2,600,000	£542	20%	£130,000	**£780,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSL_1_E	0.38	Car showroom	1,550	**£3,740,000**	£9,842,105	£2,413	20%	£748,000	**£4,488,000**
PBSL_2_E	0.33	Retail, offices and industrial	550	**£2,640,000**	£8,000,000	£4,800	20%	£528,000	**£3,168,000**
PBSL_3_E	0.25	Public House	1,220	**£1,984,000**	£7,936,000	£1,626	20%	£396,800	**£2,380,800**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSL_1_E	0.38	Industrial & F1/2 uses	3,000	**£7,800,000**	£20,526,316	£2,600	20%	£1,560,000	**£9,360,000**
PBSL_2_E	0.33	Offices fmr warehouses	1,500	**£5,400,000**	£16,363,636	£3,600	20%	£1,080,000	**£6,480,000**
PBSL_3_E	0.25								

Table E.6: PBSA Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSA_1_E	0.38	Open storage	-	**£1,000,000**	£2,631,579	-	20%	£200,000	**£1,200,000**
PBSA_2_E	0.33	Open storage	-	**£870,000**	£2,636,364	-	20%	£174,000	**£1,044,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (GIA sqm floorspace)**	**EUV 2 (Value)**	**EUV 2 per HA**	**EUV 2 psm GIA**	**Premium**	**Premium (£)**	**BLV 2**
PBSA_1_E	0.38	Car showroom	1,550	**£3,740,000**	£9,842,105	£2,413	20%	£748,000	**£4,488,000**
PBSA_2_E	0.33	Retail, offices and industrial	550	**£2,640,000**	£8,000,000	£4,800	20%	£528,000	**£3,168,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (GIA sqm floorspace)**	**EUV 3 (Value)**	**EUV 3 per HA**	**EUV 3 psm GIA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
PBSA_1_E	0.38	Industrial & F1/2 uses	3,000	**£7,800,000**	£20,526,316	£2,600	20%	£1,560,000	**£9,360,000**
PBSA_2_E	0.33	Offices fmr warehouses	1,500	**£5,400,000**	£16,363,636	£3,600	20%	£1,080,000	**£6,480,000**

Value Band F

Table F.1: Minor Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MIN_RES_1_F	0.01	Vacant Plot/garages	48	**£90,000**	£9,000,000	£1,875	20%	£18,000	**£108,000**
MIN_RES_2_F	0.07	Detached House	150	**£700,000**	£10,000,000	£4,667	0%	£0	**£700,000**
MIN_RES_3_F	0.08	Detached House	150	**£700,000**	£8,750,000	£4,667	0%	£0	**£700,000**
MIN_RES_4_F	0.08	Detached House	150	**£700,000**	£8,750,000	£4,667	0%	£0	**£700,000**
MIN_RES_5_F	0.08	Detached House	150	**£700,000**	£8,750,000	£4,667	0%	£0	**£700,000**
MIN_RES_6_F	0.12	Semi-detached House	200	**£900,000**	£7,500,000	£4,500	0%	£0	**£900,000**
MIN_RES_7_F	0.05	Semi-detached House	130	**£550,000**	£11,000,000	£4,231	0%	£0	**£550,000**
MIN_RES_8_F	0.05	Semi-detached House	130	**£550,000**	£11,000,000	£4,231	0%	£0	**£550,000**
MIN_RES_9_F	0.05	Semi-detached House	130	**£550,000**	£11,000,000	£4,231	0%	£0	**£550,000**
MIN_RES_10_F	0.03	High street shop	85	**£190,000**	£6,333,333	£2,235	20%	£38,000	**£228,000**
MIN_RES_11_F	0.09	Vacant Plot/garages	144	**£270,000**	£3,000,000	£1,875	20%	£54,000	**£324,000**

Table F.2: Medium Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MED_RES_1_F	0.04	Vacant Plot/garages	96	**£180,000**	£4,500,000	£1,875	20%	£36,000	**£216,000**
MED_RES_2_F	0.13	Office Building	1,000	**£550,000**	£4,230,769	£550	20%	£110,000	**£660,000**
MED_RES_3_F	0.05	Vacant Plot/garages	98	**£183,750**	£3,675,000	£1,875	20%	£36,750	**£220,500**
MED_RES_4_F	0.15	Office Building	1,190	**£650,000**	£4,333,333	£546	20%	£130,000	**£780,000**
MED_RES_5_F	0.09	Vacant Plot/garages	144	**£270,000**	£3,000,000	£1,875	20%	£54,000	**£324,000**
MED_RES_6_F	0.09	Vacant Plot/garages	144	**£270,000**	£3,000,000	£1,875	20%	£54,000	**£324,000**

Table F.3: Major Residential Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
MAJ_RES_1_F	0.74	Leisure Centre	13,000	**£2,245,000**	£3,033,784	£173	20%	£449,000	**£2,694,000**
MAJ_RES_2_F	0.50	Car wash & Class E unit	610	**£1,250,000**	£2,500,000	£2,049	20%	£250,000	**£1,500,000**
MAJ_RES_3_F	0.58	Car wash & Class E unit	610	**£1,250,000**	£2,155,172	£2,049	20%	£250,000	**£1,500,000**
MAJ_RES_4_F	0.57	Car wash & Class E unit	610	**£1,250,000**	£2,192,982	£2,049	20%	£250,000	**£1,500,000**
MAJ_RES_5_F	1.50	Supermarket	3,750	**£13,650,000**	£9,100,000	£3,640	0%	£0	**£13,650,000**
MAJ_RES_6_F	1.50	Supermarket	3,750	**£13,650,000**	£9,100,000	£3,640	0%	£0	**£13,650,000**
MAJ_RES_7_F	4.50	Large Supermarket	8,825	**£55,600,000**	£12,355,556	£6,300	0%	£0	**£55,600,000**
MAJ_RES_8_F	3.00	Industrial	9,100	**£16,500,000**	£5,500,000	£1,813	20%	£3,300,000	**£19,800,000**

Table F.4: PBSL Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSA_1_F	0.33	Light Industrial & open storage	1,000	**£1,650,000**	£5,000,000	£1,650	20%	£330,000	**£1,980,000**

Table F.5: PBSA Typologies: EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (GIA sqm floorspace)	EUV 1 (Value)	EUV 1 per HA	EUV 1 psm GIA	Premium (20%)	Premium (£)	BLV 1
PBSL_1_F	0.33	Light Industrial & open storage	1,000	**£1,650,000**	£5,000,000	£1,650	20%	£330,000	**£1,980,000**

Table G.1: Greenbelt - EUV and BLV overviews

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (Value)	EUV 1 per HA	Premium (20%)	Premium (£)	BLV 1
GB_RES_1	0.25	Greenfield	**£10,000**	£40,000	0%	£0	**£10,000**
GB_RES_2	0.76	Greenfield	**£28,000**	£36,842	0%	£0	**£28,000**
GB_RES_3	0.81	Greenfield	**£30,000**	£37,037	0%	£0	**£30,000**
GB_RES_4	1.25	Greenfield	**£46,000**	£36,800	0%	£0	**£46,000**
GB_RES_5	2.5	Greenfield	**£92,500**	£37,000	0%	£0	**£92,500**
GB_RES_6	2.0	Greenfield	**£74,000**	£37,000	0%	£0	**£74,000**
GB_RES_7	2.5	Greenfield	**£92,500**	£37,000	0%	£0	**£92,500**
GB_RES_SS_1	14	Greenfield	**£518,000**	£37,000	0%	£0	**£518,000**
GB_RES_SS_2	15	Greenfield	**£555,000**	£37,000	0%	£0	**£555,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (Value)**	**EUV 2 per HA**	**Premium**	**Premium (£)**	**BLV 2**
GB_RES_1	0.25	Greenfield (Paddock)	**£25,000**	£100,000	0%	£0	**£25,000**
GB_RES_2	0.76	Greenfield (Paddock)	**£76,000**	£100,000	0%	£0	**£76,000**
GB_RES_3	0.81	Greenfield (Paddock)	**£81,000**	£100,000	0%	£0	**£81,000**
GB_RES_4	1.25	Industrial element & Greenfield	**£166,500**	£133,200	0%	£0	**£166,500**
GB_RES_5	2.5	Industrial element & Greenfield	**£1,530,000**	£612,000	0%	£0	**£1,530,000**
GB_RES_6	2.0	Industrial element & Greenfield	**£1,480,000**	£420,000	0%	£0	**£1,480,000**
GB_RES_7	2.5	Industrial element & Greenfield	**£1,530,000**	£612,000	0%	£0	**£1,530,000**
GB_RES_SS_1	14	Industrial element & Greenfield	**£3,960,000**	£282,857	0%	£0	**£3,960,000**
GB_RES_SS_2	15	Industrial element & Greenfield	**£4,060,000**	£270,667	0%	£0	**£4,060,000**

Industrial Typologies: EUV and BLV overviews

Table I.1: Value Band D

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (Value)	EUV 1 per HA	Premium (20%)	Premium (£)	BLV 1
INDUSTRIAL_1_D	2.00	Greenfield	**£74,000**	£37,000	0%	£0	**£74,000**
INDUSTRIAL_2_D	4.00	Greenfield	**£148,000**	£37,000	0%	£0	**£148,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (Value)**	**EUV 2 per HA**	**Premium**	**Premium (£)**	**BLV 2**
INDUSTRIAL_1_D	2.00	Industrial Park	**£5,500,000**	£2,750,000	20%	£1,100,000	**£6,600,000**
INDUSTRIAL_2_D	4.00	Industrial Park	**£8,500,000**	£2,125,000	20%	£1,700,000	**£10,200,000**

Table I.2: Value Band E

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (Value)	EUV 1 per HA	Premium (20%)	Premium (£)	BLV 1
INDUSTRIAL_1_E	2.00	Greenfield	**£74,000**	£37,000	0%	£0	**£74,000**
INDUSTRIAL_2_E	4.00	Greenfield	**£148,000**	£37,000	0%	£0	**£148,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (Value)**	**EUV 2 per HA**	**Premium**	**Premium (£)**	**BLV 2**
INDUSTRIAL_1_E	2.00	Industrial Park	**£4,750,000**	£2,375,000	20%	£950,000	**£5,700,000**
INDUSTRIAL_2_E	4.00	Industrial Park	**£7,750,000**	£1,937,500	20%	£1,550,000	**£9,300,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (Value)**	**EUV 3 per HA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
INDUSTRIAL_1_E	2.00	Retail Park	**£20,000,000**	£10,000,000	20%	£4,000,000	**£24,000,000**
INDUSTRIAL_2_E	4.00	Retail Park	**£40,000,000**	£10,000,000	20%	£8,000,000	**£48,000,000**

Table I.3: Value Band F

Typology ID	Site Area (HA)	EUV 1 (Use/Type)	EUV 1 (Value)	EUV 1 per HA	Premium (20%)	Premium (£)	BLV 1
INDUSTRIAL_1_F	2.00	Greenfield	**£74,000**	£37,000	0%	£0	**£74,000**
INDUSTRIAL_2_F	4.00	Greenfield	**£148,000**	£37,000	0%	£0	**£148,000**
Typology ID	**Site Area (HA)**	**EUV 2 (Use/Type)**	**EUV 2 (Value)**	**EUV 2 per HA**	**Premium**	**Premium (£)**	**BLV 2**
INDUSTRIAL_1_F	2.00	Industrial Park	**£4,250,000**	£2,125,000	20%	£850,000	**£5,100,000**
INDUSTRIAL_2_F	4.00	Industrial Park	**£6,750,000**	£1,687,500	20%	£1,350,000	**£8,100,000**
Typology ID	**Site Area (HA)**	**EUV 3 (Use/Type)**	**EUV 3 (Value)**	**EUV 3 per HA**	**Premium (20%)**	**Premium (£)**	**BLV 3**
INDUSTRIAL_1_F	2.00	Retail Park	**£20,000,000**	£10,000,000	20%	£4,000,000	**£24,000,000**
INDUSTRIAL_2_F	4.00	Retail Park	**£40,000,000**	£10,000,000	20%	£8,000,000	**£48,000,000**

Office typologies: EUV and BLV overviews

Table O.1: Value Band A

Typology ID	Site Area HA	Description	GIA sqm	EUV	EUV (psm)	EUV per HA	Premium (%)	Premium (£)	BLV
OFFICE 1	0.16	Office Building	1,860	**£11,200,000**	£6,022	£70,000,000	20%	£2,240,000	**£13,440,000**
OFFICE 2	0.15	Office Building	6,930	**£32,000,000**	£4,618	£213,333,333	20%	£6,400,000	**£38,400,000**
OFFICE 3	0.42	Office Building	7,200	**£35,000,000**	£4,861	£83,333,333	20%	£7,000,000	**£42,000,000**
OFFICE 4	0.30	Office Building	18,000	**£92,500,000**	£5,139	£308,333,333	0%	£0	**£92,500,000**

Table O.2: Value Band B

Typology ID	Site Area HA	Description	GIA sqm	EUV	EUV (psm)	EUV per HA	Premium (%)	Premium (£)	BLV
OFFICE 1	0.16	Office Building	1,860	**£6,000,000**	£3,226	£37,500,000	0%	£0	**£6,000,000**
OFFICE 2	0.15	Office Building	6,930	**£24,000,000**	£3,463	£160,000,000	20%	£4,800,000	**£28,800,000**
OFFICE 3	0.42	Office Building	7,200	**£27,500,000**	£3,819	£65,476,190	20%	£5,500,000	**£33,000,000**

Table O.3: Value Band C

Typology ID	Site Area HA	Description	GIA sqm	EUV	EUV (psm)	EUV per HA	Premium (%)	Premium (£)	BLV
OFFICE 1	0.16	Office Building	1,860	**£5,750,000**	£3,091	£35,937,500	0%	£0	**£5,750,000**

Table O.4: Value Band D

Typology ID	Site Area HA	Description	GIA sqm	EUV	EUV (psm)	EUV per HA	Premium (%)	Premium (£)	BLV
OFFICE 1	0.16	Office Building	1,860	**£5,000,000**	£2,688	£31,250,000	0%	£0	**£5,000,000**

ANNEX 6 – DELIVERY, BUILD OUT RATES AND AFFORDABLE HOUSING

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

CONTENTS

1. SUMMARY 2

2. TENURE DIVERSITY AND BUILDOUT 2

3. DELIVERY STATUS AND AFFORDABLE HOUSING 3

4. LEVEL OF AFFORDABLE HOUSING AND BUILDOUT RATES 9

5. THE ROLE OF AFFORDABLE HOUSING IN SUPPORTING DELIVERY 12

6. EXAMPLES OF POLICY APPROACHES TO AFFORDABLE HOUSING PROVISION . 14

1. Summary

1.1 This annex sets out the methodology and findings of a monitoring exercise undertaken to analyse the delivery and buildout rates of residential developments that are referable to the Mayor. In line with the findings of the Letwin Independent Review of Build Out, the exercise demonstrates that tenure diversity, specifically higher levels of affordable housing, have a significant impact on supporting delivery and buildout rates. This is driven by reduced exposure to market absorption rates alongside access to grant funding and other public sector interventions that support affordable housing and overall delivery.

1.2 The analysis indicates that schemes with higher levels of affordable housing are more likely to be built out and delivered faster, particularly in the current market conditions, as well as addressing housing need. This shows the importance of maximising the level of affordable housing at 20 per cent and above to help support delivery. Conversely, schemes with a low level of or nil affordable housing are less likely to be delivered and may be delayed or built out at a slower rate than schemes with more affordable housing. This can be achieved by making best use of development subsidy through the planning process, as well as affordable housing grant where this is available and provides value for money.

1.3 The findings of this analysis also demonstrate the importance of delivery models that facilitate the provision of higher levels of affordable housing which both help to meet housing need and support delivery, particularly where more speculative market models are less likely to achieve this. This may include public sector involvement through land acquisition, the use of public land, infrastructure provision, securing consents, public/ private and direct delivery models which help to re-risk schemes and facilitate the provision of sustainable development and communities.

2. Tenure Diversity and Buildout

2.1 Following an investigation into large sites in areas of high housing demand in England, the Letwin Independent Review of Build Out published in October 2018[1] established that market 'absorption rates' are a fundamental driver of build out rates. This refers to the rate at which newly constructed homes can be sold into the local market without materially disturbing the market price. As such, diversification of typologies and tenures,

[1] Ministry of Housing, Communities and Local Government and HM Treasury, Independent Review of Build Out: Final Report, 29 October 2018

including a higher proportion of affordable housing, can offset the current constraints on build out posed by poor market absorption rates and substantially accelerate housing delivery.

2.2 This principle is reflected in the NPPF, which acknowledges the role of mixed tenure sites, including affordable housing, in supporting timely build out rates[2]. In 2025, government also published a working paper on Speeding Up Build Out which identified that sites with more affordable housing are built out more quickly on average due to the bulk sale of affordable homes at below market rates.[3]

2.3 Similar findings are reported in the Housebuilding Market Study published by the Competition and Markets Authority (CMA) in February 2024[4], which recommends allowing LPAs to require greater tenure diversity for larger sites to support faster buildout. In particular, the study finds that under the speculative model of delivery, housebuilders are incentivised to build homes at a rate that is slower than the pace at which they could build them out, instead delivering them at a rate that is consistent with market absorption rates to support high selling prices. This is reinforced by the way housebuilders compete for land, where bids reflect a price that is based on their estimate of the value of the homes, taking into account the costs of development and target rates of return.

2.4 These findings pose significant implications for housing delivery under current market conditions, where market sales absorption rates are further constrained by higher costs of borrowing, a lack of affordability and a slowdown in forward sales from overseas buyers. This is coupled by further challenges such as a higher interest rate environment, along with build cost inflation and new national regulatory requirements, which affect more complex higher-density development in London.

3. Delivery Status and Affordable Housing

3.1 An analysis has been undertaken to assess whether there is a relationship between the level of affordable housing in permitted schemes and whether these have come forward

[2] Ministry of Housing, Communities and Local Government, National Planning Policy Framework, Para 71

[3] This also identified a range of other factors that help to support faster build out including: areas where more permissions are available, there are fewer physical constraints to building and where no single firm has dominant market power; areas with higher demand for new housing; and mixed tenure sites with a component of build to rent. Absorption constraints were also found to be less pronounced on small sites, and rates differed for blocks of flats compared with schemes with houses. Similar issues were identified in research by Lichfields which assessed large schemes outside London.

[4] Competition and Markets Authority, Housebuilding Market Study Final Report, 26 February 2024.

for development. To inform this, schemes have been reviewed that were considered by the Mayor at stage 2/3 of the referral process from 2020 to 2024.5

3.2 These have been assessed to determine whether construction has commenced or completed as at the beginning of 2026.6 Additional analysis has been undertaken which considers overall unit-weighted delivery by the level of affordable housing and delivery status.

3.3 The extent of any correlation between the level of affordable housing and delivery has been reviewed and how this has changed over the period assessed. The analysis also considers whether delivery rates differ for schemes where affordable housing has been increased after the grant of planning permission. The extent of any correlation between the level of affordable housing and delivery has also been reviewed by different Value Band areas.

Delivery status of referable applications

3.4 The analysis showed that 353 approved schemes were considered by the Mayor at Stage 2/ 3 of the referral process between 2020 and 2024. Of these, construction has commenced or completed at 144 of the schemes. Eight of these schemes are part built, with private homes or other aspects of the scheme on hold. As would be expected, a larger proportion of schemes that have been considered in more recent years are yet to commence, reflecting the lead in time for the construction of developments that have more recently received planning permission.

3.5 In addition to the issues raised above, the delivery of approved homes is also influenced by a range of factors that extend beyond the planning process, including land ownership, the scale and type of development and infrastructure/ utility delivery. Sites may be held by landowners or sold following the grant of permission, and re-designed, amended or be subject to a new permission.[7] Permissions may be held until market conditions improve, which is a particular issue currently following various macro-economic shocks and declining conditions including Covid-19 pandemic, higher build cost inflation from 2021 and interest rates from 2022, amplified by market instability and higher finance costs following the war in Ukraine and the 2022 'mini-budget'.

[5] This is the last five years for which data is available, and also reflects that very few schemes approved in 2025 are likely to have come forward given normal lead in times for development. The analysis was informed by artificial intelligence which was used to assist with assessing commencement / completion data by affordable housing categories, value bands and delivery rates, and has been verified as being accurate.

[6] Based on information available in Molior, acknowledging that some schemes may have progressed further since the exercise.

[7] In some cases consent is sought to increase value rather than to enable practical delivery.

3.6 However, past delivery trends indicate that even in more buoyant economic conditions, there were limitations to the number of private for-sale homes that could be 'absorbed' by the market, with completions remaining relatively unchanged when compared with the planning pipeline which increased significantly over the last twenty years.[8]

3.7 Amongst these factors, this analysis assesses the role of tenure diversity in supporting build out, and whether there is a link between the level of affordable housing in a scheme and the likelihood of it coming forward for development.

Assessment of delivery rates and level of affordable housing

3.8 The analysis showed that nearly three quarters of schemes permitted with 0-19% affordable housing have not commenced. By comparison more than 40% of schemes with 20% or more affordable housing have commenced or are completed, increasing to nearly half (47%) when assessed on a unit basis (all tenures).[9]

Figure 1: Percentage of schemes commenced



3.9 Figure 2 assesses the likelihood of permissions being commenced or completed by scheme and based on the number of units for different levels of affordable housing. By unit numbers, the rate is 10% higher for schemes with 20-34% affordable housing (38%)

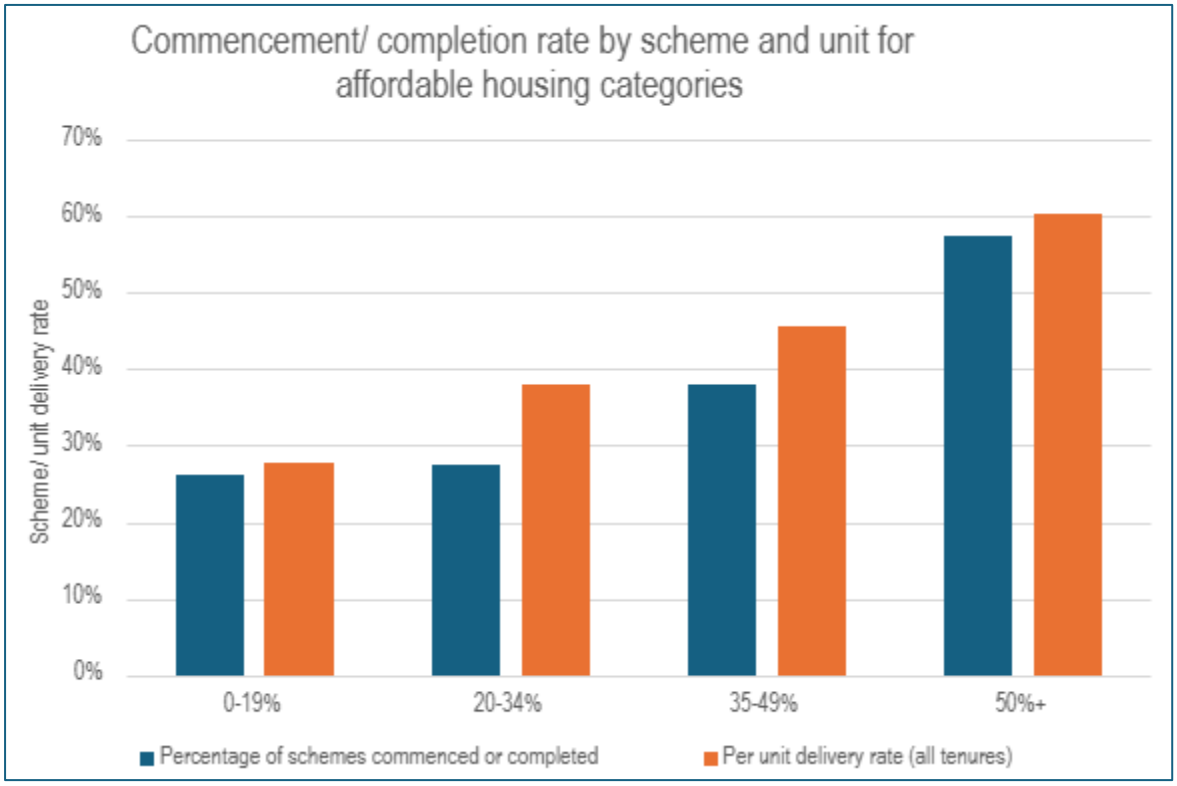
[8] Section 9: Housing Delivery: from Planning Approval to Build-Out, in Affordable Housing in Planning Applications Referred to the Mayor of London, GLA January 2026.

[9] The number of schemes with 0-19% is relatively small, however, the overall analysis overall gives a clear indication that schemes with a lower level or no affordable housing are not more likely to progress compared with those with a higher level of affordable housing.

compared with those with less than 20% (28%). This increases further for schemes with 35-49% (46% by unit), and for those with 50%+ (60%).

3.10 This indicates that schemes with a higher level of affordable housing are more likely to have commenced or completed, and that these also account for a higher proportion of homes in schemes that have commenced or completed. This highlights the importance of enabling delivery through development and public subsidy at higher levels wherever this can be viably supported, including on public land.

Figure 2: Percentage of schemes commenced/complete by affordable housing percentage

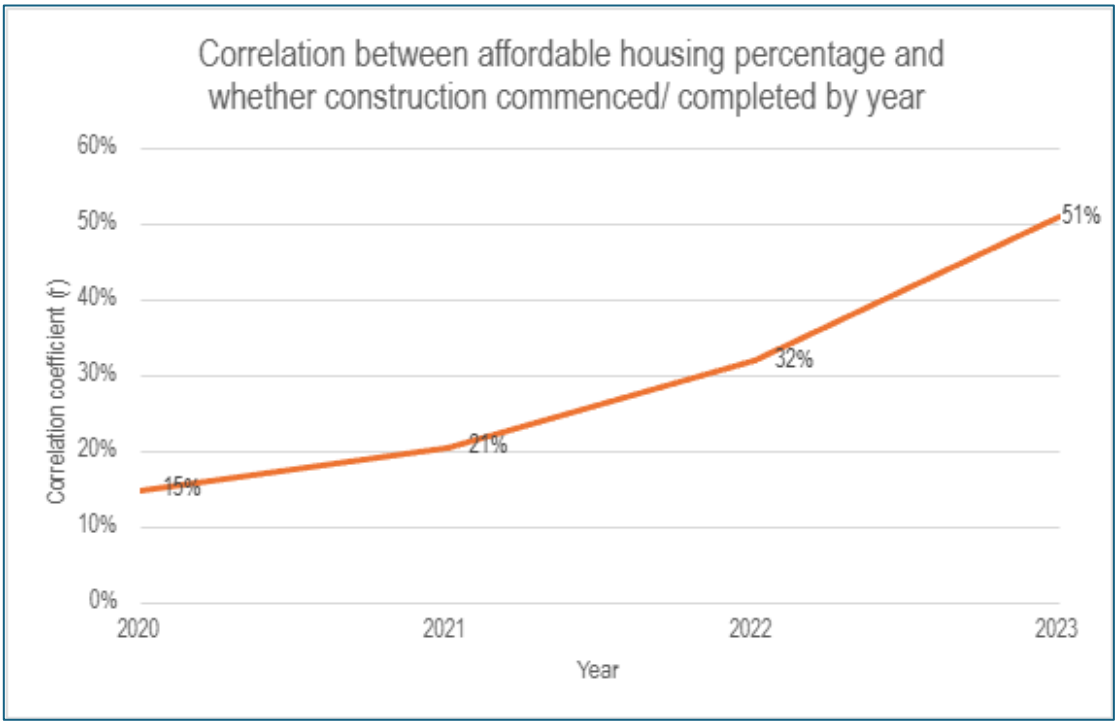


3.11 Analysis of these schemes shows the link between the level of affordable housing provided and the likelihood of the development coming forward. Specifically, developments with a lower level of affordable housing are less likely to have been commenced or completed, compared with those that include more affordable housing.

3.12 Figure 3 also shows a positive correlation between the level of affordable housing and whether the scheme was commenced or completed for schemes considered in each year, and that this has been accelerating in recent years, with the relationship particularly marked for schemes approved in 2022 and 2023.[10]

[10] This is based on the year that the application was considered by the Mayor. 2024 data not included due to small sample size of schemes under construction given proximity to the date of consent.

Figure 3: Correlation between affordable housing and commencement year



3.13 This reflects the slow down in demand, sales rates and delivery of market homes in recent years. This indicates that in the current market conditions the level of affordable housing in a scheme is an even more relevant factor in whether the scheme is likely to come forward.[11]

Schemes where the level of affordable housing increased after planning consent

3.14 Out of those schemes where construction has commenced or completed, more than a quarter (37) involved an increase in affordable housing provision following the grant of planning consent.[12]

3.15 Of those schemes where the level of affordable homes has been increased construction has commenced or completed in all but two. In all cases the level of affordable housing was increased to 35% or more and in more than half of these schemes (23) all of the private units were converted to affordable, with the scheme becoming 100% affordable housing.

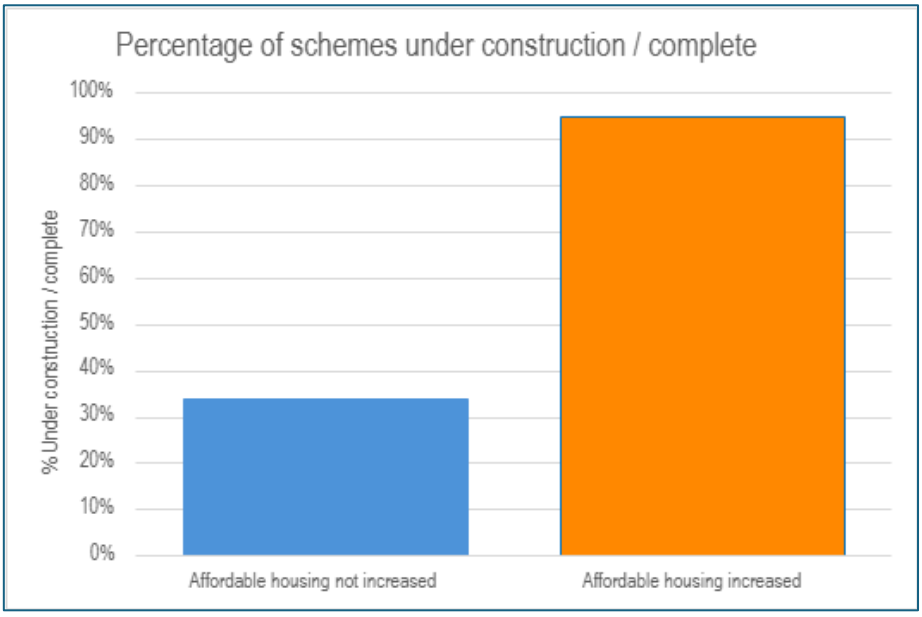
3.16 Figure 4 shows that these schemes achieved a much higher rate of delivery for schemes where affordable housing had increased, albeit with a smaller sample size. This may

[11] This is also demonstrated by an assessment of schemes considered by the Mayor between 2022 and 2024, which shows that only 3 schemes from this period with less than 20% affordable housing have been implemented and are under currently construction, compared with 48 schemes with higher levels of affordable housing that are under construction of completed.

[12] Construction is currently on hold for two of these.

reflect the role of RP/ council purchase, or other delivery mechanisms that increased affordable housing which supported delivery. This does not necessarily mean that increasing affordable housing automatically causes delivery, however it shows that where this was possible, the scheme was very likely to have commenced or completed.

Figure 4: Percentage of schemes with increased affordable housing commencement



3.17 In four cases the affordable component has been built out or is under construction, however the market housing has been delayed or is on hold. This is a further indication that while affordable housing can be built out, there is a lack of demand for market housing which is more likely to be delayed or stalled.

3.18 This is also indicative of the early delivery of affordable housing which is typical in development programmes, while market housing tends to be spread out over a longer period. This is considered further in the analysis of development programmes and build out below.

Affordable housing and delivery by value band

3.19 An analysis of affordable housing and delivery status by area indicates a positive correlation across all of the value bands used in the study.[13] The strongest relationship is in the lowest value band F, where the correlation between the level of affordable housing and the scheme commencing or completing in 0.52.

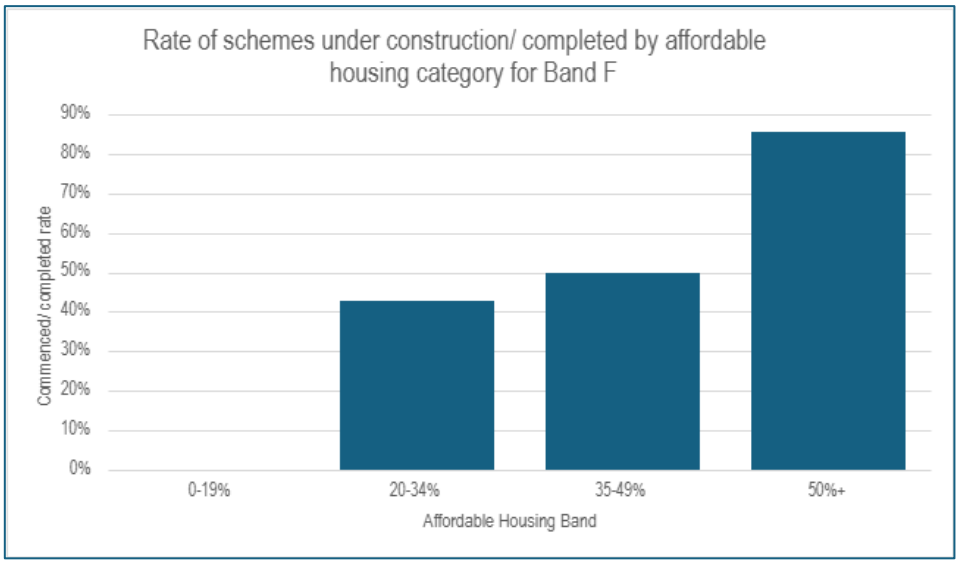
[13] The number of schemes in Band A is too small to calculate a meaningful correlation, as all four schemes in that band had commenced or completed.

Table 1: Correlation between affordable housing percentage and whether construction commenced/completed

Value band	Correlation between affordable housing percentage and whether construction commenced/ completed by Value Band	Commencement/ Completion rate
A	n/a	100%
B	27%	18%
C	38%	47%
D	21%	45%
E	15%	42%
F	52%	59%

3.20 Within Band F, none of the five schemes with less than 20% affordable housing had commenced. Although this is a small sample, the data does not provide any indication that schemes with low levels of affordable housing are more likely to commence or complete, whereas schemes with higher levels of affordable housing were much more likely to have commenced or completed.

Figure 5: Affordable housing and completion/commandment comparison band F



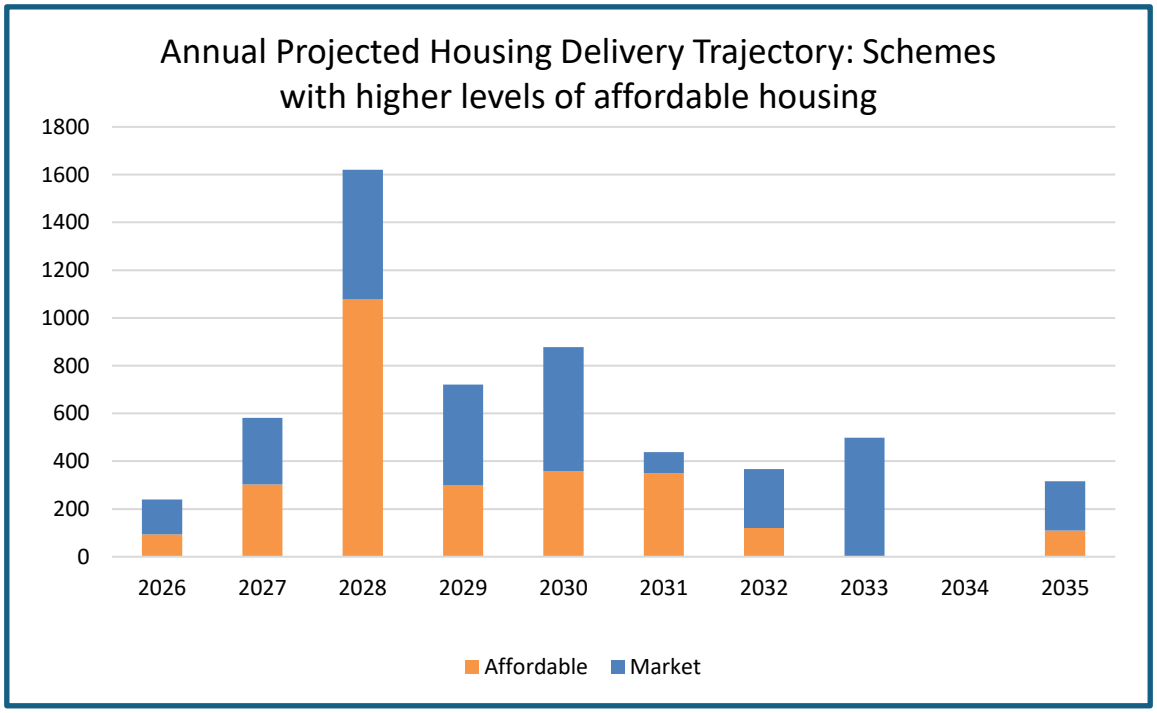
4. Level of Affordable Housing and Buildout Rates

4.1 Acknowledging the constraints that lower market absorption rates can pose on build out rates, the study seeks to further understand the potential role of affordable housing in accelerating scheme delivery. To enable this, an exercise was conducted to examine the buildout rates for referable developments with lower and higher levels of affordable housing.

4.2 Cases were drawn from a sample of sites that have been approved following referral to the Mayor. Projected housing delivery information for future phases was based upon construction phasing plans submitted in planning applications.

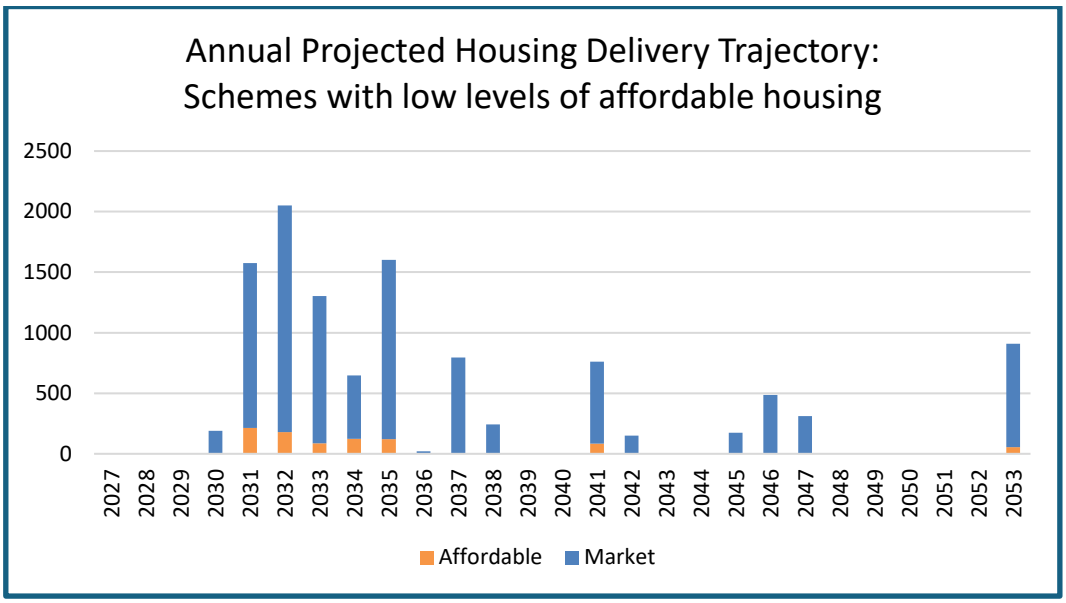
4.3 The following chart shows the combined projected delivery for six sites providing between 38 and 60% affordable housing. A number of these sites are on public land, although not exclusively. The following chart shows that delivery in these schemes is scheduled to take place from 2027, with a peak in 2028 and construction completing over a ten year period. The affordable housing delivery is frontloaded with the majority taking place in the first half of the period.

Figure 6: Annual Projected Housing Delivery – High Affordable



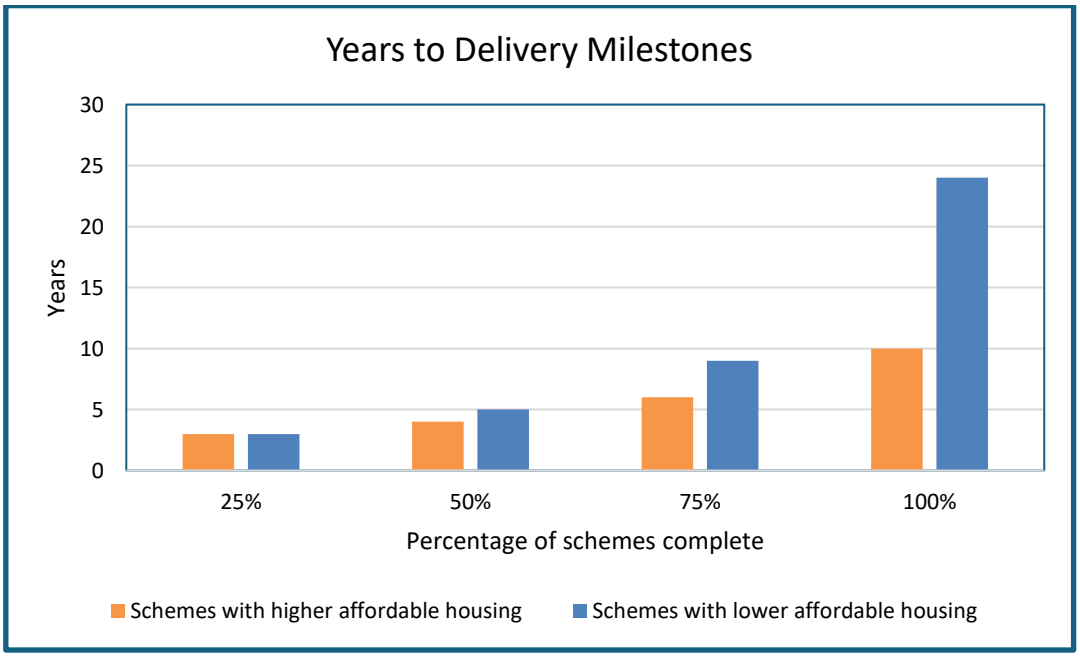
4.4 Build out rates for a sample of schemes with 5-12% affordable housing were also reviewed, based on information submitted as part of the planning process. The following chart shows that completions in these schemes are not due to commence until 2030, with peaks occurring during the early-mid 2030s. The delivery period (from first completions) spans a 18-26 year period continuing into the 2040s and until 2053.

Figure 7: Annual Projected Housing Delivery – Low Affordable



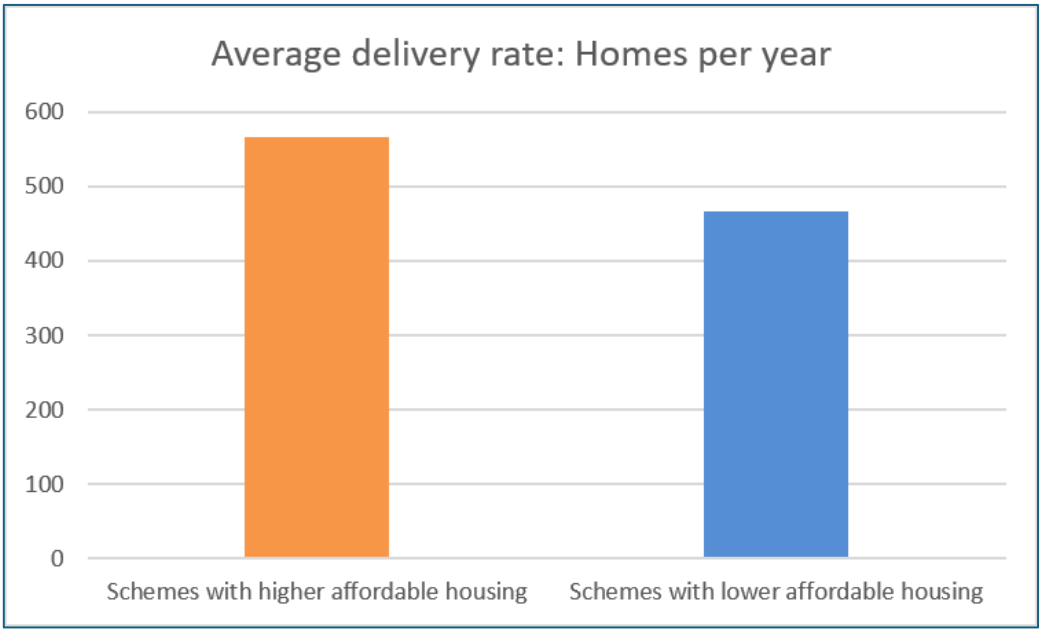
4.5 It is important to note that the schemes with higher levels of affordable housing were generally permitted earlier than the group with lower levels of affordable housing which contributes to the earlier delivery shown in figure 7 to some extent. However, when adjusting for the dates of permission, the schemes with higher levels of affordable housing are projected to build out earlier reaching 50% completion within four years of first delivery, 75% in 6 years and 100% in 10 years. The lower affordable housing schemes however reach 50% delivery after 5 years, 75% after nine and 100% after 24 years.

Figure 8: Year to delivery affordable housing high and low comparison



4.6 The longer build out period for the schemes with a lower level of affordable housing also reflects that some of these are larger than those with higher levels of affordable housing. However, figure 9 adjusts for this by assessing the delivery rates for each group per year. This shows that the schemes with a higher level of affordable housing achieve a higher average delivery rate of 566 homes per year, compared with 467 per year for those with a lower level of affordable housing, which is c.100 additional homes/ 20% more per year.

Figure 9: Average delivery rate comparison high and low affordable housing



4.7 Analysis of buildout rates demonstrates the effect of affordable housing in supporting faster build out rates. These results are consistent with the findings of the Letwin Review and other studies, which conclude that schemes with more varied typology and tenure, including a higher proportion of affordable housing, achieve faster build out rates.

5. The role of affordable housing in supporting delivery

5.1 This analysis demonstrates the importance of maximising affordable housing in planning consents through a combination of development subsidy and public subsidy, where available and this provides value for money. It also highlights the role that switching market housing (where suitable) to affordable housing plays, particularly in weaker market conditions as a demand-side policy intervention that supports and speed up delivery. This is because affordable housing, and in particular social rent, is not subject to

the same sales absorption and affordability constraints as market housing which determine the timing, speed and whether market residential development is built out.

5.2 Given the range of issues that influence whether a scheme is built out, the analysis does not indicate that higher affordable housing levels is the sole factor in causing schemes to commence or complete. However, it does show that simply reducing affordable housing to very low levels does not provide any guarantee that development will come forward and is in fact likely to have the opposite effect, particularly in the current market conditions.

5.3 It also indicates the important role that higher levels of affordable housing within London's residential pipeline have played in supporting delivery and ensuring that development is less susceptible to challenging market conditions which mean that there are few schemes with predominantly market housing that are currently coming forward.

5.4 While affordable housing reduces the gross development value within a development appraisal, and consequentially the residual land value, this can be mitigated by other factors. Affordable housing has the effect of re-risking development, giving greater certainty to developers through forward funding or bulk purchase, supporting absorption and requiring lower levels of developer return, due to there being greater levels of demand given the extent of housing need in London. Where policy requirements have been properly taken into account when purchasing sites, land costs will be lower. Public sector or Registered Provider intervention, acquisition and funding can also support delivery.

5.5 Affordable housing is also often built out as the first component of a development and supports development cashflow through forward sale to a Registered Provider or the Council.[14] This can be sold quicker, reducing finance costs, and in larger developments may help to fund site infrastructure.[15] It also incurs lower costs such as for marketing and Community Infrastructure Levy. Higher levels of affordable housing can also be supported by public subsidy where this provides value for money.

5.6 While the viability testing process assesses hypothetically whether affordable housing provision may negatively affect delivery, the analysis in this and other reports shows that in practical terms, the opposite can be true – schemes with higher affordable housing

[14] Government has recently published a policy statement setting out a roadmap for Section 106 affordable housing delivery, and the Mayor has issued guidance to help address challenges in the S106 market.

[15] Edward Shepherd and Tim White, Who should own the value of land? Housing, power and the deep politics of land value capture (UK Collaborative Centre for Housing Evidence, 2026).

tend to have higher rates of commencement or completion and build rates out than schemes with lower affordable housing. This is an important finding for informing strategic policies which seek to both address housing need and increase overall housing delivery. It also provides important evidence to inform affordable housing policies, indicating that in locations where testing suggests that viability is weaker, setting affordable housing thresholds that result in very low levels of affordable housing is likely to be counterproductive to housing delivery.

5.7 This points to the need for setting clear policy requirements that provide certainty to the market and are reflected in land values, while also applying active delivery mechanisms. Alongside this it is vital that the viability assessment process is capable of determining the point at which development is and is not likely to be delivered, through objective and realistic appraisals that assist decision makers when considering schemes and assessing the planning balance. Without this there is a greater risk of higher land prices being paid that do not fully reflect Development Plan policies and that affordable housing is treated as a residual through the viability testing process or subsequent scheme changes.

5.8 The likely outcome of this is that land permissioned with low levels of affordable housing both fails to be built out, or is developed at a slower rate, as the applicant waits for market prices to increase. This effectively restricts the use of the site and the ability of authorities to plan for and provide the housing needed, including addressing the significant levels of homelessness being experienced by thousands of Londoners and reducing council temporary accommodation costs.

5.9 The higher delivery and build out rates associated with schemes with greater levels of affordable housing, and where affordable housing is increased after permission is granted, also highlights the importance of integrating planning policy with public funding, acquisitions and partnerships to support delivery to maximise affordable housing and overall delivery.

6. Examples of policy approaches to affordable housing provision

6.1 The provision of affordable housing and conversion of market units to affordable homes is a counter-cyclical approach similar to that taken following the 2008/9 global financial

crisis through the National Clearing House which enabled housebuilders to sell market homes for affordable housing.[16]

6.2 In 2024, under the London Housing Kickstart Fund the Mayor also allocated £100m to convert market homes to affordable housing. The 2026-2036 Affordable Homes Programme also allows for a proportion of funding to convert unsold new-build market homes to affordable housing.

6.3 More recent sales data shows that switching market homes to affordable housing is already a notable source of sales accounting for more than 3,000 additional affordable properties in London since January 2024.[17] Analysis of previous housing delivery in London and England also shows that higher affordable housing provision is likely to be one of the only routes to significantly increasing overall housing delivery.[18]

6.4 These principles are also reflected in the package of emergency measures brought forward by government and the Mayor to support housebuilding in London, which introduce a time-limited relief from borough CIL and grant funding to support schemes that provide affordable housing at or above the relevant affordable housing thresholds.

6.5 The Mayor's Support for Housebuilding London Plan Guidance (LPG) recognises the particular role that affordable housing plays in meeting housing need and in supporting overall delivery. On the contrary, it also notes that schemes permitted with a low level of affordable housing may not effectively meet housing need and delivery of these schemes may also be delayed and subject to slow build out rates, due to the high proportion of market housing. As such, it strongly encourages applicants to provide affordable housing at levels above the relevant affordable housing thresholds under the new time-limited planning route, and at 35 per cent or more where possible, using affordable housing grant and time-limited CIL relief where available and necessary.

6.6 It also states that a higher level of grant may be available to enable the delivery affordable housing at levels above 20 per cent, that schemes providing 35 per cent or more affordable housing should explore the availability of grant and that CIL relief would only be made available to schemes providing at least 20 per cent affordable housing, with

[16] Communities and Local Government Committee (2009) *Housing and the Credit Crunch: Follow-up*, written evidence from the Department for Communities and Local Government, HC 101. London: House of Commons. Similar approaches have been undertaken internationally such as the Nation Building Economic Stimulus Plan in Australia. Plibersek, T. (2009) 'Nation Building Economic Stimulus Plan – Social Housing Initiative Stage Two', media release, Australian Government, 1 September 2009.
[17] Molior Residential Development in London (March 2026).
[18] House of Commons Housing, Communities and Local Government Committee, Building more social housing, Third Report of Session 2019–21, HC 173, 27 July 2020.

higher levels for schemes delivering up to 35 per cent.[19] The LPG also noted that the Mayor remains committed to the principles underpinning the Fast Track Route and to maintaining a higher threshold in the medium to long term.

6.7 In addition, as part of the Social and Affordable Homes Programme 2026-2036 (SAHP), government has announced availability of £2.5 billion of low-interest loans over 2026-2030 for registered providers to support the delivery of affordable housing. These measures form part of the Government's and Mayor's interventions to support affordable housing delivery and the S106 affordable housing market as set out in the roadmap for Section 106 delivery in England.

6.8 The analysis in this Annex also highlights the role that public sector involvement can play in the planning and development process through the use of public land, development corporations such as Mayoral Development Corporations (MDCs) and joint master planning exercises by improving buildout rates through greater affordable housing provision and by derisking development and increasing control over delivery[20].

6.9 Acquiring sites and securing planning consent would allow public sector bodies to embed planning policy requirements and enforce governance over the long term, as any amendments sought by third party developers would require the approval of the applicant for the outline permission. Project governance can be further enforced by entering into development agreements or joint ventures with developing partners, which de-risks the development for developers and allows for tighter control over construction programme and methodology by incorporating quantifiable development milestones.

[19] Background Information to the Supporting Housebuilding LPG (November 2025) published by the GLA also notes that the measures, including lower time limited affordable housing thresholds were brought forward in the context of recent applications being granted with very low levels of affordable housing, including at appeal, which may not effectively meet housing need. These circumstances were likely to lead to a reduction in affordable housing delivery and warranted intervention to encourage greater and earlier housing delivery, and higher levels of affordable housing provision than would otherwise be the case.

[20] Delivery on public land can also facilitate higher levels of affordable housing and/or be brought forward with the involvement of development corporations or wider public sector support.

ANNEX 7 – PLACEMAKING PREMIUM ANALYSIS

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Summary

1. This annex sets out the methodology used to define and apply a placemaking premium within the London Plan Viability Study (LPVS).
2. A placemaking premium reflects the potential uplift in residential values associated with improvements to accessibility, urban environment, and place quality delivered at a significant scale over time.
3. The placemaking premium is based on a combination of a literature review, case study analysis, and calibrated assumptions.
4. Including a placemaking premium allows the study to consider how long-term regeneration, infrastructure investment, and coordinated placemaking may influence development viability and housing delivery for longer-term phased development typologies.

Definition of Placemaking Premium

5. The placemaking premium is defined as the additional uplift in residential sales values above baseline market conditions.
6. This premium reflects the combined impact of multiple factors, including:
    - Transport infrastructure investment and improved connectivity
    - Delivery of high quality public realm and local amenities
    - Large scale regeneration and coordinated development delivered over extended timeframes
    - Enhanced perception and desirability of an area over time
7. The placemaking premium is distinct from general house price growth and broader market cycles. It represents a location specific uplift that arises where investment and development activity materially improves the attractiveness and functionality of a place.
8. For the purposes of this study, the placemaking premium is treated as a composite effect rather than a single driver and is applied selectively to phased development typologies where these conditions are likely to be present.

Evidence Base and Literature Review

9. A literature review was undertaken to summarise existing work prepared by government, transport agencies, academia, and the private sector relating to transport investment, regeneration, and land value uplift. The review included the following documents:
    - Transport for London (2017) Land Value Capture Final Report.
    - GVA & Crossrail Ltd (2018) Crossrail Property Impact & Regeneration Study

- MHCLG (2022) The Additionality of Housing Supply Interventions: Research Report.
- RICS professional guidance, UK Placemaking and value 1st edition, February 2016
- Savills Development: The Value of Placemaking (2016)
- CBRE (2023) The effect of regeneration on local residential property values
- London School of Economics (2004) Valuing Rail Access Using Transport Innovations

10. The review identified several consistent findings:

- Transport infrastructure investment can generate measurable uplift in residential values, particularly in locations experiencing significant improvements in accessibility.
- The scale of uplift is generally proportionate to the scale of the transport intervention, with major infrastructure projects typically generating stronger and more sustained impacts than smaller connectivity upgrades.
- Value uplift may begin at the point of announcement and continue through construction, delivery, and occupation phases as market confidence and certainty increase over time.
- Residential value uplift is generally strongest within walkable catchments of major transport nodes and tends to diminish with distance from stations and key infrastructure.
- Regeneration and placemaking interventions can contribute to additional value growth above baseline market trends, particularly where development is delivered at scale and supported by improvements in public realm, amenities, and environmental quality.
- The strongest value growth outcomes are typically associated with coordinated regeneration programmes combining transport investment, housing delivery, public realm enhancement, and wider place making initiatives.
- The magnitude of uplift varies significantly depending on local context, scale of intervention, baseline market strength, existing desirability, and wider macroeconomic conditions.
- However, the literature generally identified that major transport and regeneration interventions can generate a one off residential value uplift broadly in the order of approximately 5-10%, alongside an ongoing placemaking premium typically in the region of approximately 1–2% on additional annual growth above baseline market trends.

These findings formed the basis for the assumptions and case study methodology applied within this study.

Case Study Methodology

11. A case study methodology was developed to estimate an indicative placemaking premium associated with large scale regeneration and master planned development in London.

12. The methodology seeks to identify whether major regeneration schemes experienced residential sales value growth above surrounding market trends over the lifecycle of the

development. The difference between scheme level growth and the wider market is treated as an indicative placemaking premium.

13. Case study schemes were selected based on the following criteria:

- Large scale residential regeneration schemes delivered over extended timeframes
- Significant investment in public realm, accessibility, and place making
- Coordinated or master planned development structures
- Availability of observable residential sales data over multiple years
- Representation across a range of London value bands and market contexts

14. For each case study, residential sales values were collected across the lifespan of the scheme to calculate an indicative compound annual growth rate (CAGR) for the development. To establish a comparative market benchmark, equivalent residential growth rates were also calculated for, the broader postcode district in which the scheme is located and the wider borough housing market.

15. A blended benchmark growth rate was then derived using the midpoint between the postcode level growth rate and borough level growth rate. This approach was adopted because, in some instances, the scale and prominence of the case study developments meant they were capable of materially influencing residential value growth within the immediate postcode area. Reliance solely on postcode level growth rates therefore risked overstating underlying local market growth and the associated placemaking uplift, as the development itself may have significantly contributed to value changes recorded within the postcode. Conversely, reliance solely on borough wide growth rates risked understating the performance of the surrounding local market and immediate regeneration context, particularly where wider borough conditions did not fully reflect the characteristics of the local area surrounding the scheme.

16. The blended midpoint approach was therefore used to establish a more balanced and representative benchmark against which the additional uplift associated with placemaking, regeneration activity, and transport investment could be assessed.

17. The placemaking premium was subsequently derived by calculating the differential between:

- The observed scheme level growth rate; and
- The blended local market growth benchmark.

18. This approach allows the analysis to isolate, at a broad level, the extent to which major regeneration schemes may have outperformed surrounding market conditions over time.

19. The methodology recognises that value uplift is influenced by a range of interacting factors and does not seek to attribute all uplift solely to placemaking interventions. Rather, the resulting differential is treated as an indicative composite premium.

20. The resulting placemaking premium provides an evidence-based input for testing alternative viability and growth scenarios within the wider study.

Results - Case Studies

Table 1: Case study sales value growth comparative analysis

Scheme/Precinct	Developer	Borough	Post code	LPVS Value Band	Units sold	Average scheme unit size (sqm)	Scheme length (years)	Scheme Annual Growth Rate	Borough Annual Growth Rate	Post code Annual Growth Rate	Growth Differential (Annual)
Elephant Park	Lendlease	Southwark	SE1	Band C	1,518	756	9	4.60%	2.00%	1.50%	2.80%
Woodberry Down	Berkeley Homes	Hackney	N4	Band D	1,674	770	13	5.24%	4.98%	4.21%	0.64%
Hendon Waterside	Barratt homes	Barnett	NW2	Band D	930	708	12	5.96%	2.55%	4.24%	2.75%
Kidbrooke Village	Berkeley Homes	Greenwich	SE3	Band E	1,711	764	12	4.30%	2.03%	3.41%	2.26%
Nine Elms	Ballymore, Barratt, Bellway Homes, Mount Anvil	Wandsworth& Lambeth	SW8, SW11	Band C	2,518	880	9	8.86%	4.98%	5.11%	3.81%
Stratford	L&Q, Lendlease	Newham	E15, E20	Band E	1,576	806	9	2.00%	3.71%	3.74%	-1.72%
Acton gardens	Acton LLP	Ealing	W3	Band D	669	817	10	4.86%	3.19%	2.60%	1.96%
Kings Cross Central	Argent	Camden	N1C	Band C	721	892	12	6.90%	2.30%	4.80%	3.35%
Colindale	Redrow	Barnet	NW9	Band E	2,180	702	10	4.50%	2.55%	4.24%	1.90%

21. The case study analysis identified a range of observed growth differentials across the selected regeneration schemes and market contexts.

22. Several schemes demonstrated sustained residential value growth materially above surrounding borough and postcode level market trends, suggesting that large scale placemaking and regeneration can contribute to additional value growth beyond baseline market conditions.

Table 2: Case study sales growth premium London wide

Value Band	**Annual Growth**	**Placemaking Premium (Annual)**
Band E	2.76%	0.81%
Band D	3.57%	1.78%
Band C	3.09%	3.32%
London Wide (Calibrated)	**3%**	**1% (Calibrated)**

23. The case study analysis identified a range of observed placemaking premiums across different regeneration schemes and market contexts.

24. Given the variation across case studies, a direct average of results was not considered appropriate for application within the viability modelling. Instead, the findings were used to inform a calibrated London wide placemaking premium assumption that reflects:

- The broader range of observed outcomes across London.
- The differing market contexts and regeneration conditions represented within the case studies

25. Based on the evidence review and case study analysis, an indicative additional annual growth assumption of 1% was adopted within the modelling of multi-phased development to represent the potential impact of placemaking and long-term regeneration on residential values over time.

26. This calibrated assumption sits within the range of observed outcomes identified through the case study analysis but adopts a conservative position for the purposes of viability testing.

Application in Viability Modelling

27. The calibrated London wide placemaking premium was applied within the modelling as an additional 1% annual growth assumption (above the assumed general sales value growth rate) for multi-phased development typologies and applied after the delivery of the first development phase.

ANNEX 8 – OFFICE AFFORDABLE WORKSPACE VIABILITY ANALYSIS

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Introduction and Background

1. This annex document to the London Plan Viability Study (LPVS) sets out the viability testing of affordable workspace policies in relation to office (Class E(g)(i) and E(g)(ii)) developments.
2. The Draft London Plan encourages Boroughs to bring forward affordable workspace policies in their Local Plans which would apply to Class E floorspace. The intention is that the affordable workspace policies would be informed by borough-level area-wide viability testing undertaken at the plan-making stage.
3. Affordable workspace can be delivered onsite as part of a wider development, or a payment in lieu contribution towards off-site affordable workspace can be provided if barriers to onsite delivery exist.
4. Affordable workspace is normally secured as a planning obligation within a Section 106 Agreement, which stipulates (but not limited to) the amount of affordable workspace floorspace, the level of discount to the rent and the duration of the rental discount. After completion, boroughs typically take the head lease for the affordable workspace unit and then sublet the space to an approved Affordable Workspace Provider.

Affordable Workspace Policies

5. The LPVS models the viability impact of both onsite affordable workspace provision and a financial contribution towards offsite affordable workspace.
6. In relation of on-site affordable workspace provision, the LPVS models 10 per cent of gross Class E (g)(i) office and Class E(g)(ii) research and development floorspace as affordable workspace, at discounts to open market rent of 25%, 50% and 75% into perpetuity and also for a term of 15 years before a reversion to open market rent.
7. A standard Term and Reversion valuation has been adopted in respect to the scenario modelling discounted rents for a 15 year period before a reversion to open market rent following the conclusion of the 15 year term.
8. The offsite affordable workspace contribution has been calculated on the basis of the difference in capitalised value of 10% of office floorspace at open market rent, and the capitalised value of the floorspace as affordable workspace (modelling the different affordable workspace permutations). The resultant affordable workspace financial contribution is included as a development cost in the appraisals.
9. It is important to note that the affordable workspace provision has been modelled on a gross floorspace basis. Where the 10% affordable workspace requirement is applied to net

additional Class E floorspace (i.e. only applying to uplift amount in Class E floorspace arising through redevelopment) the viability impact of the policy would be reduced.

Office Typologies

10. The LPVS testing adopts the use of four office development typologies. The tables below provide an overview of each office typology and identify the Value Bands in which the office typology was tested.

Table 1 – Office_1 Development typology (7-storey new-build office scheme)

Office Typology	**Area (HA)**	**Building Footprint GEA sqm**	**Retail NIA sqm**	**Retail GIA sqm**	**Office NIA sqm**	**Office GIA sqm**
Office_1	0.16	1,200	250	313	5,530	7,517
	Total no. storeys	**New-build GIA sqm**	**Refurbished GIA sqm**	**Retail Net to Gross (%)**	**Office Net to Gross (%)**	**Total Building Net to Gross (%)**
	7	7,830	0	80%	74%	74%
	Value Band A	**Value Band B**	**Value Band C**	**Value Band D**	**Value Band E**	**Value Band F**
	Tested	Tested	Tested	Tested	Not tested	Not tested

Table 2 – Office_2 Development typology (14-storey part new-build, part refurbishment office scheme)

Office Typology	**Area (HA)**	**Building Footprint GEA sqm**	**Retail NIA sqm**	**Retail GIA sqm**	**Office NIA sqm**	**Office GIA sqm**
Office_2	0.15	1,000	0	0	8,228	11,580
	Total no. storeys	**New-build GIA sqm**	**Refurbished GIA sqm**	**Retail Net to Gross (%)**	**Office Net to Gross (%)**	**Total Building Net to Gross (%)**
	14	4,650	6,930	n/a	71%	71%
	Value Band A	**Value Band B**	**Value Band C**	**Value Band D**	**Value Band E**	**Value Band F**
	Tested	Tested	Not tested	Not tested	Not tested	Not tested

Table 3 – Office_3 Development typology (15-storey new-build lab enabled office scheme)

Office Typology	Area (HA)	Building Footprint GEA sqm	Retail NIA sqm	Retail GIA sqm	Office NIA sqm	Office GIA sqm
Office_3	0.42	3,000	2,000	2,500	28,767	38,350
	Total no. storeys	**New-build GIA sqm**	**Refurbished GIA sqm**	**Retail Net to Gross (%)**	**Office Net to Gross (%)**	**Total Building Net to Gross (%)**
	15	40,850	0	80%	75%	75%
	Value Band A	**Value Band B**	**Value Band C**	**Value Band D**	**Value Band E**	**Value Band F**
	Tested	Tested	Not tested	Not tested	Not tested	Not tested

Table 4 – Office_4 Development typology (32-storey new-build office scheme)

Office Typology	Area (HA)	Building Footprint GEA sqm	Retail NIA sqm	Retail GIA sqm	Office NIA sqm	Office GIA sqm
Office_4	0.30	3,000	1,200	1,500	35,669	48,850
	Total no. storeys	**New-build GIA sqm**	**Refurbished GIA sqm**	**Retail Net to Gross (%)**	**Office Net to Gross (%)**	**Total Building Net to Gross (%)**
	32	50,350	0	80%	73%	73%
	Value Band A	**Value Band B**	**Value Band C**	**Value Band D**	**Value Band E**	**Value Band F**
	Tested	Not tested	Not tested	Not tested	Not tested	Not tested

11. The adopted appraisal input assumptions for the viability testing are set out in the Phase 1 report. The Benchmark Land Value assumptions adopted in the viability testing are set out in Annex 5.

Value Band A Viability Testing Results:

Table Reference:	1.1.1					
Policy Reference:	100% Open Market Rent (No affordable workspace contribution)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£22,509,484	£25,506,870	£28,504,257	£31,501,643	£34,499,029
	-2.5%	£21,760,390	£24,757,777	£27,755,163	£30,752,549	£33,749,935
	0%	£21,011,297	£24,008,683	£27,006,069	£30,003,456	£33,000,842
	2.5%	£20,262,203	£23,259,590	£26,256,976	£29,254,362	£32,251,748
	5%	£19,513,110	£22,510,496	£25,507,882	£28,505,268	£31,502,655

Table Reference:	1.1.2					
Policy Reference:	75% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£22,928,891	£25,626,538	£28,324,186	£31,021,833	£33,719,481
	-2.5%	£22,179,797	£24,877,445	£27,575,092	£30,272,740	£32,970,388
	0%	£21,430,703	£24,128,351	£26,825,999	£29,523,646	£32,221,294
	2.5%	£20,681,610	£23,379,258	£26,076,905	£28,774,553	£31,472,200
	5%	£19,932,516	£22,630,164	£25,327,812	£28,025,459	£30,723,107

Table Reference:	1.1.3					
Policy Reference:	75% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£22,133,174	£25,130,560	£28,127,946	£31,125,332	£34,122,719
	-2.5%	£21,384,080	£24,381,466	£27,378,853	£30,376,239	£33,373,625
	0%	£20,634,987	£23,632,373	£26,629,759	£29,627,145	£32,624,531
	2.5%	£19,885,893	£22,883,279	£25,880,665	£28,878,052	£31,875,438
	5%	£19,136,799	£22,134,186	£25,131,572	£28,128,958	£31,126,344

Table Reference:	**1.1.4**
Policy Reference:	50% Open Market Rent for 15 yrs (onsite affordable workspace)
Typology Reference:	OFFICE_1A

BLV 1: £13,440,000	**OFFICE_1A**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£22,061,980	£24,759,627	£27,457,275	£30,154,923	£32,852,570
	-2.5%	£21,312,886	£24,010,534	£26,708,181	£29,405,829	£32,103,477
	0%	£20,563,793	£23,261,440	£25,959,088	£28,656,735	£31,354,383
	2.5%	£19,814,699	£22,512,347	£25,209,994	£27,907,642	£30,605,289
	5%	£19,065,605	£21,763,253	£24,460,901	£27,158,548	£29,856,196

Table Reference:	**1.1.5**
Policy Reference:	50% Open Market Rent for 15 yrs (Financial contribution)
Typology Reference:	OFFICE_1A

BLV 1: £13,440,000	**OFFICE_1A**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£20,805,524	£23,802,910	£26,800,296	£29,797,682	£32,795,069
	-2.5%	£20,056,430	£23,053,816	£26,051,203	£29,048,589	£32,045,975
	0%	£19,307,337	£22,304,723	£25,302,109	£28,299,495	£31,296,881
	2.5%	£18,558,243	£21,555,629	£24,553,015	£27,550,402	£30,547,788
	5%	£17,809,149	£20,806,536	£23,803,922	£26,801,308	£29,798,694

Table Reference:	**1.1.6**
Policy Reference:	25% Open Market Rent for 15 yrs (onsite affordable workspace)
Typology Reference:	OFFICE_1A

BLV 1: £13,440,000	**OFFICE_1A**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£21,195,069	£23,892,717	£26,590,365	£29,288,012	£31,985,660
	-2.5%	£20,445,976	£23,143,623	£25,841,271	£28,538,919	£31,236,566
	0%	£19,696,882	£22,394,530	£25,092,177	£27,789,825	£30,487,473
	2.5%	£18,947,789	£21,645,436	£24,343,084	£27,040,731	£29,738,379
	5%	£18,198,695	£20,896,343	£23,593,990	£26,291,638	£28,989,285

Table Reference:	**1.1.7**
Policy Reference:	25% Open Market Rent for 15 yrs (Financial contribution)
Typology Reference:	OFFICE_1A

BLV 1: £13,440,000	**OFFICE_1A**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£19,477,873	£22,475,259	£25,472,645	£28,470,032	£31,467,418
	-2.5%	£18,728,779	£21,726,165	£24,723,552	£27,720,938	£30,718,324
	0%	£17,979,686	£20,977,072	£23,974,458	£26,971,844	£29,969,231
	2.5%	£17,230,592	£20,227,978	£23,225,365	£26,222,751	£29,220,137
	5%	£16,481,498	£19,478,885	£22,476,271	£25,473,657	£28,471,043

Table Reference:	**1.1.8**
Policy Reference:	75% Open Market Rent into Perpetuity (Onsite affordable workspace)
Typology Reference:	OFFICE_1A

BLV 1: £13,440,000	**OFFICE_1A**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£21,578,510	£24,524,176	£27,469,841	£30,415,507	£33,361,172
	-2.5%	£20,829,417	£23,775,082	£26,720,748	£29,666,413	£32,612,079
	0%	£20,080,323	£23,025,989	£25,971,654	£28,917,320	£31,862,985
	2.5%	£19,331,230	£22,276,895	£25,222,561	£28,168,226	£31,113,892
	5%	£18,582,136	£21,527,802	£24,473,467	£27,419,132	£30,364,798

Table Reference:	1.1.9					
Policy Reference:	75% OMR into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£20,902,647	£23,900,033	£26,897,420	£29,894,806	£32,892,192
	-2.5%	£20,153,554	£23,150,940	£26,148,326	£29,145,712	£32,143,098
	0%	£19,404,460	£22,401,846	£25,399,232	£28,396,619	£31,394,005
	2.5%	£18,655,366	£21,652,753	£24,650,139	£27,647,525	£30,644,911
	5%	£17,906,273	£20,903,659	£23,901,045	£26,898,431	£29,895,818

Table Reference:	1.1.10					
Policy Reference:	50% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£20,094,284	£22,957,492	£25,820,700	£28,683,909	£31,547,117
	-2.5%	£19,345,190	£22,208,398	£25,071,607	£27,934,815	£30,798,024
	0%	£18,596,096	£21,459,305	£24,322,513	£27,185,722	£30,048,930
	2.5%	£17,847,003	£20,710,211	£23,573,420	£26,436,628	£29,299,836
	5%	£17,097,909	£19,961,118	£22,824,326	£25,687,534	£28,550,743

Table Reference:	1.1.11					
Policy Reference:	50% Open Market Rent into Perp (Financial contribution)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£18,344,470	£21,341,856	£24,339,242	£27,336,628	£30,334,014
	-2.5%	£17,595,376	£20,592,762	£23,590,148	£26,587,535	£29,584,921
	0%	£16,846,282	£19,843,669	£22,841,055	£25,838,441	£28,835,827
	2.5%	£16,097,189	£19,094,575	£22,091,961	£25,089,347	£28,086,734
	5%	£15,348,095	£18,345,481	£21,342,868	£24,340,254	£27,337,640

Table Reference:	1.1.12					
Policy Reference:	25% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£18,604,236	£21,384,664	£24,165,092	£26,945,520	£29,725,948
	-2.5%	£17,855,143	£20,635,571	£23,415,999	£26,196,427	£28,976,855
	0%	£17,106,049	£19,886,477	£22,666,905	£25,447,333	£28,227,761
	2.5%	£16,356,955	£19,137,383	£21,917,811	£24,698,239	£27,478,667
	5%	£15,607,862	£18,388,290	£21,168,718	£23,949,146	£26,729,574

Table Reference:	1.1.13					
Policy Reference:	25% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_1A					
BLV 1:	OFFICE_1A	Rent: Gross Rent				
£13,440,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£15,786,292	£18,783,678	£21,781,064	£24,778,451	£27,775,837
	-2.5%	£15,037,198	£18,034,585	£21,031,971	£24,029,357	£27,026,743
	0%	£14,288,105	£17,285,491	£20,282,877	£23,280,264	£26,277,650
	2.5%	£13,539,011	£16,536,397	£19,533,784	£22,531,170	£25,528,556
	5%	£12,789,918	£15,787,304	£18,784,690	£21,782,076	£24,779,463

Table Reference:	1.2.1					
Policy Reference:	100% Market Rent (No affordable workspace contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,898,905	£34,359,211	£38,819,517	£43,279,822	£47,740,128
	-2.5%	£29,302,201	£33,762,506	£38,222,812	£42,683,118	£47,143,424
	0%	£28,705,496	£33,165,802	£37,626,108	£42,086,414	£46,546,720
	2.5%	£28,108,792	£32,569,098	£37,029,404	£41,489,709	£45,950,015
	5%	£27,512,088	£31,972,393	£36,432,699	£40,893,005	£45,353,311

Table Reference:	1.2.2					
Policy Reference:	75% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£30,092,405	£34,406,907	£38,721,409	£43,035,910	£47,350,412
	-2.5%	£29,495,701	£33,810,203	£38,124,704	£42,439,206	£46,753,708
	0%	£28,898,997	£33,213,498	£37,528,000	£41,842,502	£46,157,003
	2.5%	£28,302,292	£32,616,794	£36,931,296	£41,245,797	£45,560,299
	5%	£27,705,588	£32,020,090	£36,334,591	£40,649,093	£44,963,595

Table Reference:	1.2.3					
Policy Reference:	75% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,706,777	£34,166,541	£38,626,305	£43,086,069	£47,545,833
	-2.5%	£29,110,073	£33,569,837	£38,029,601	£42,489,365	£46,949,128
	0%	£28,513,369	£32,973,133	£37,432,896	£41,892,660	£46,352,424
	2.5%	£27,916,664	£32,376,428	£36,836,192	£41,295,956	£45,755,720
	5%	£27,319,960	£31,779,724	£36,239,488	£40,699,252	£45,159,015

Table Reference:	1.2.4					
Policy Reference:	50% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,672,275	£33,986,777	£38,301,278	£42,615,780	£46,930,282
	-2.5%	£29,075,571	£33,390,072	£37,704,574	£42,019,076	£46,333,577
	0%	£28,478,866	£32,793,368	£37,107,870	£41,422,371	£45,736,873
	2.5%	£27,882,162	£32,196,664	£36,511,165	£40,825,667	£45,140,169
	5%	£27,285,458	£31,599,959	£35,914,461	£40,228,963	£44,543,464

Table Reference:	1.2.5					
Policy Reference:	50% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,063,359	£33,523,123	£37,982,887	£42,442,651	£46,902,415
	-2.5%	£28,466,655	£32,926,419	£37,386,183	£41,845,946	£46,305,710
	0%	£27,869,951	£32,329,714	£36,789,478	£41,249,242	£45,709,006
	2.5%	£27,273,246	£31,733,010	£36,192,774	£40,652,538	£45,112,302
	5%	£26,676,542	£31,136,306	£35,596,070	£40,055,833	£44,515,597

Table Reference:	1.2.6					
Policy Reference:	25% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,252,145	£33,566,646	£37,881,148	£42,195,650	£46,510,152
	-2.5%	£28,655,440	£32,969,942	£37,284,444	£41,598,946	£45,913,447
	0%	£28,058,736	£32,373,238	£36,687,740	£41,002,241	£45,316,743
	2.5%	£27,462,032	£31,776,534	£36,091,035	£40,405,537	£44,720,039
	5%	£26,865,327	£31,179,829	£35,494,331	£39,808,833	£44,123,334

Table Reference:	1.2.7					
Policy Reference:	25% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£28,419,941	£32,879,705	£37,339,469	£41,799,233	£46,258,996
	-2.5%	£27,823,237	£32,283,001	£36,742,764	£41,202,528	£45,662,292
	0%	£27,226,532	£31,686,296	£36,146,060	£40,605,824	£45,065,588
	2.5%	£26,629,828	£31,089,592	£35,549,356	£40,009,120	£44,468,883
	5%	£26,033,124	£30,492,888	£34,952,651	£39,412,415	£43,872,179

Table Reference:	1.2.8					
Policy Reference:	75% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,437,971	£33,872,670	£38,307,368	£42,742,067	£47,176,765
	-2.5%	£28,841,267	£33,275,965	£37,710,664	£42,145,362	£46,580,061
	0%	£28,244,563	£32,679,261	£37,113,960	£41,548,658	£45,983,356
	2.5%	£27,647,858	£32,082,557	£36,517,255	£40,951,954	£45,386,652
	5%	£27,051,154	£31,485,853	£35,920,551	£40,355,249	£44,789,948

Table Reference:	1.2.9					
Policy Reference:	75% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,110,428	£33,570,192	£38,029,955	£42,489,719	£46,949,483
	-2.5%	£28,513,723	£32,973,487	£37,433,251	£41,893,015	£46,352,779
	0%	£27,917,019	£32,376,783	£36,836,547	£41,296,311	£45,756,074
	2.5%	£27,320,315	£31,780,079	£36,239,842	£40,699,606	£45,159,370
	5%	£26,723,610	£31,183,374	£35,643,138	£40,102,902	£44,562,666

Table Reference:	1.2.10					
Policy Reference:	50% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£28,718,672	£33,113,409	£37,508,146	£41,902,884	£46,297,621
	-2.5%	£28,121,967	£32,516,705	£36,911,442	£41,306,179	£45,700,917
	0%	£27,525,263	£31,920,000	£36,314,738	£40,709,475	£45,104,212
	2.5%	£26,928,559	£31,323,296	£35,718,033	£40,112,771	£44,507,508
	5%	£26,331,854	£30,726,592	£35,121,329	£39,516,066	£43,910,804

Table Reference:	1.2.11					
Policy Reference:	50% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£27,870,660	£32,330,424	£36,790,188	£41,249,951	£45,709,715
	-2.5%	£27,273,956	£31,733,720	£36,193,483	£40,653,247	£45,113,011
	0%	£26,677,251	£31,137,015	£35,596,779	£40,056,543	£44,516,307
	2.5%	£26,080,547	£30,540,311	£35,000,075	£39,459,839	£43,919,602
	5%	£25,483,843	£29,943,607	£34,403,370	£38,863,134	£43,322,898

Table Reference:	1.2.12					
Policy Reference:	25% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£27,996,551	£32,351,171	£36,705,790	£41,060,410	£45,415,029
	-2.5%	£27,399,847	£31,754,466	£36,109,086	£40,463,705	£44,818,325
	0%	£26,803,142	£31,157,762	£35,512,381	£39,867,001	£44,221,620
	2.5%	£26,206,438	£30,561,058	£34,915,677	£39,270,297	£43,624,916
	5%	£25,609,734	£29,964,353	£34,318,973	£38,673,592	£43,028,212

Table Reference:	1.2.13					
Policy Reference:	25% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_2A					
BLV 1:	OFFICE_2A	Rent: Gross Rent				
£38,400,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£26,630,892	£31,090,656	£35,550,420	£40,010,184	£44,469,948
	-2.5%	£26,034,188	£30,493,952	£34,953,716	£39,413,479	£43,873,243
	0%	£25,437,484	£29,897,247	£34,357,011	£38,816,775	£43,276,539
	2.5%	£24,840,779	£29,300,543	£33,760,307	£38,220,071	£42,679,835
	5%	£24,244,075	£28,703,839	£33,163,603	£37,623,366	£42,083,130

Table Reference:	1.3.1					
Policy Reference:	100% Open Market Rent (no affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£23,642,098	£39,649,058	£55,656,018	£71,662,977	£87,669,937
	-2.5%	£16,976,055	£32,983,014	£48,989,974	£64,996,934	£81,003,894
	0%	£10,310,011	£26,316,971	£42,323,931	£58,330,890	£74,337,850
	2.5%	£3,643,968	£19,650,927	£35,657,887	£51,664,847	£67,671,807
	5%	-£3,330,804	£12,984,884	£28,991,844	£44,998,804	£61,005,763

Table Reference:	1.3.2					
Policy Reference:	75% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£25,871,327	£40,277,424	£54,683,520	£69,089,617	£83,495,714
	-2.5%	£19,205,283	£33,611,380	£48,017,477	£62,423,574	£76,829,671
	0%	£12,539,240	£26,945,337	£41,351,434	£55,757,530	£70,163,627
	2.5%	£5,873,196	£20,279,293	£34,685,390	£49,091,487	£63,497,584
	5%	-£851,825	£13,613,250	£28,019,347	£42,425,444	£56,831,540

Table Reference:	1.3.3					
Policy Reference:	75% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£21,550,896	£37,557,856	£53,564,815	£69,571,775	£85,578,735
	-2.5%	£14,884,852	£30,891,812	£46,898,772	£62,905,732	£78,912,692
	0%	£8,218,809	£24,225,769	£40,232,729	£56,239,688	£72,246,648
	2.5%	£1,552,766	£17,559,725	£33,566,685	£49,573,645	£65,580,605
	5%	-£5,724,616	£10,893,682	£26,900,642	£42,907,602	£58,914,561

Table Reference:	1.3.4					
Policy Reference:	50% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£21,421,432	£35,827,529	£50,233,626	£64,639,723	£79,045,820
	-2.5%	£14,755,389	£29,161,486	£43,567,582	£57,973,679	£72,379,776
	0%	£8,089,345	£22,495,442	£36,901,539	£51,307,636	£65,713,733
	2.5%	£1,423,302	£15,829,399	£30,235,496	£44,641,592	£59,047,689
	5%	-£5,872,819	£9,163,355	£23,569,452	£37,975,549	£52,381,646

Table Reference:	1.3.5					
Policy Reference:	50% Open Market Rent for 15 yrs (Financial contributions)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£14,413,557	£30,420,517	£46,427,477	£62,434,437	£78,441,396
	-2.5%	£7,747,514	£23,754,474	£39,761,433	£55,768,393	£71,775,353
	0%	£1,081,470	£17,088,430	£33,095,390	£49,102,350	£65,109,309
	2.5%	-£6,264,129	£10,422,387	£26,429,347	£42,436,306	£58,443,266
	5%	-£13,895,052	£3,756,343	£19,763,303	£35,770,263	£51,777,223

Table Reference:	1.3.6					
Policy Reference:	25% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£16,971,538	£31,377,635	£45,783,732	£60,189,829	£74,595,926
	-2.5%	£10,305,495	£24,711,591	£39,117,688	£53,523,785	£67,929,882
	0%	£3,639,451	£18,045,548	£32,451,645	£46,857,742	£61,263,839
	2.5%	-£3,335,945	£11,379,505	£25,785,602	£40,191,698	£54,597,795
	5%	-£10,966,815	£4,713,461	£19,119,558	£33,525,655	£47,931,752

Table Reference:	1.3.7					
Policy Reference:	25% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£7,276,218	£23,283,178	£39,290,138	£55,297,098	£71,304,058
	-2.5%	£610,175	£16,617,135	£32,624,095	£48,631,054	£64,638,014
	0%	-£6,803,642	£9,951,091	£25,958,051	£41,965,011	£57,971,971
	2.5%	-£14,434,565	£3,285,048	£19,292,008	£35,298,968	£51,305,927
	5%	-£22,065,488	-£3,741,395	£12,625,964	£28,632,924	£44,639,884

Table Reference:	1.3.8					
Policy Reference:	75% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£18,561,832	£34,286,555	£50,011,277	£65,736,000	£81,460,723
	-2.5%	£11,895,788	£27,620,511	£43,345,234	£59,069,957	£74,794,680
	0%	£5,229,745	£20,954,468	£36,679,191	£52,403,913	£68,128,636
	2.5%	-£1,554,533	£14,288,424	£30,013,147	£45,737,870	£61,462,593
	5%	-£9,146,333	£7,622,381	£23,347,104	£39,071,827	£54,796,549

Table Reference:	1.3.9					
Policy Reference:	75% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£14,455,459	£30,462,419	£46,469,379	£62,476,338	£78,483,298
	-2.5%	£7,789,416	£23,796,375	£39,803,335	£55,810,295	£71,817,255
	0%	£1,123,372	£17,130,332	£33,137,292	£49,144,252	£65,151,211
	2.5%	-£6,216,162	£10,464,289	£26,471,248	£42,478,208	£58,485,168
	5%	-£13,847,085	£3,798,245	£19,805,205	£35,812,165	£51,819,125

Table Reference:	1.3.10					
Policy Reference:	50% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£10,650,076	£25,935,257	£41,220,438	£56,505,619	£71,790,800
	-2.5%	£3,984,033	£19,269,214	£34,554,395	£49,839,575	£65,124,756
	0%	-£2,944,458	£12,603,170	£27,888,351	£43,173,532	£58,458,713
	2.5%	-£10,572,356	£5,937,127	£21,222,308	£36,507,489	£51,792,669
	5%	-£18,203,279	-£782,687	£14,556,264	£29,841,445	£45,126,626

Table Reference:	1.3.11					
Policy Reference:	50% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£222,683	£16,229,643	£32,236,603	£48,243,563	£64,250,523
	-2.5%	-£7,247,221	£9,563,600	£25,570,560	£41,577,519	£57,584,479
	0%	-£14,878,144	£2,897,556	£18,904,516	£34,911,476	£50,918,436
	2.5%	-£22,509,067	-£4,185,173	£12,238,473	£28,245,433	£44,252,392
	5%	-£30,139,990	-£11,816,095	£5,572,429	£21,579,389	£37,586,349

Table Reference:	1.3.12					
Policy Reference:	25% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_3A					
BLV 1:	OFFICE_3A	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£2,738,321	£17,583,960	£32,429,599	£47,275,238	£62,120,876
	-2.5%	-£4,367,457	£10,917,916	£25,763,555	£40,609,194	£55,454,833
	0%	-£11,998,380	£4,251,873	£19,097,512	£33,943,151	£48,788,790
	2.5%	-£19,629,302	-£2,642,218	£12,431,468	£27,277,107	£42,122,746
	5%	-£27,260,225	-£10,265,748	£5,765,425	£20,611,064	£35,456,703

Table Reference:	**1.3.13**					
Policy Reference:	25% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_3A					
BLV 1:	**OFFICE_3A**	Rent: Gross Rent				
£42,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	-£15,909,203	£1,996,868	£18,003,828	£34,010,787	£50,017,747
	-2.5%	-£23,540,126	-£5,216,232	£11,337,784	£27,344,744	£43,351,704
	0%	-£31,171,049	-£12,847,155	£4,671,741	£20,678,700	£36,685,660
	2.5%	-£38,801,972	-£20,478,078	-£2,172,086	£14,012,657	£30,019,617
	5%	-£46,432,895	-£28,109,000	-£9,785,106	£7,346,614	£23,353,573

Table Reference:	**1.4.1**					
Policy Reference:	100% Open Market Rent (no affordable workspace)					
Typology Reference:	OFFICE_4A					
BLV 1:	**OFFICE_4A**	Rent: Gross Rent				
£92,500,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£16,486,361	£34,316,817	£52,147,273	£69,977,729	£87,808,184
	-2.5%	£9,185,506	£27,015,962	£44,846,418	£62,676,874	£80,507,329
	0%	£1,884,651	£19,715,107	£37,545,563	£55,376,019	£73,206,474
	2.5%	-£5,910,969	£12,414,252	£30,244,708	£48,075,164	£65,905,619
	5%	-£14,235,831	£5,113,397	£22,943,853	£40,774,309	£58,604,764

12. Table 1.4.2 below sets out the sensitivity testing in relation to 'Office_4A' in which the rent per annum per square metre is increased to £1,184 and the net initial yield is sharpened to 4.75%. These adjustments are intended to model the uplift in rental value and a sharper net initial yield that a prime high-rise office building would command in Value Band A.

Table Reference:	**1.4.2**					
Policy Reference:	100% Open Market Rent p.a £1,184 psm & NIY at 4.75% (no affordable workspace)					
Typology Reference:	OFFICE_4A					
BLV 1:	**OFFICE_4A**	Rent: Gross Rent				
£92,500,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£88,650,926	£110,490,524	£132,330,122	£154,169,721	£176,009,319
	-2.5%	£81,350,071	£103,189,669	£125,029,267	£146,868,866	£168,708,464
	0%	£74,049,216	£95,888,814	£117,728,412	£139,568,011	£161,407,609
	2.5%	£66,748,361	£88,587,959	£110,427,557	£132,267,156	£154,106,754
	5%	£59,447,506	£81,287,104	£103,126,702	£124,966,300	£146,805,899

Analysis and findings

13. The results of the viability testing indicate that office developments in the Value Band A area should be able to support the requirement of affordable workspace contributions.

14. The impact between seeking onsite affordable workspace compared to a financial contribution towards offsite affordable workspace is minimal, with residual land values only decreasingly slightly when financial contributions are modelled for the affordable workspace policy permutations with lower discounts applied to open market rents. The difference in residual land value outputs between where onsite affordable workspace is modelled compared with a financial contribution is much greater when market rents are reduced to 25% of open market value, particularly on the basis of the discounted rent applying into perpetuity.

15. The testing also indicates that discounts of 75% applied to the market rent of 10% of floorspace (resulting in rents at 25% of open market value) into perpetuity have the most significant impact on viability when compared to the other modelled affordable workspace permutations, and may result in some schemes being rendered unviable.

16. The viability assessment does indicate that the application of affordable workspace policies should be considered carefully in light of the viability challenges in the current climate. The viability impact of affordable workspace policies will be reduced where they

are applied on a net additional Class E floorspace basis rather than on a gross floorspace basis.

17. It is recommended that boroughs undertake robust viability testing of emerging affordable workspace policies as part of the Local Plan plan-making process, to ensure that policies are viable and deliverable. This may include consideration of the development of proscribed floorspace thresholds for seeking affordable workspace and the types of affordable workspace requirement, and different affordable workspace requirements might need to be set for different spatial areas. A low-level tariff rate per square metre for off-site affordable workspace should be given consideration as a baseline position, with requirements for onsite affordable workspace sought for larger development or within spatially defined strategic locations.

18. Typology 'Office_4A', which is a large 32-storey office building is shown to generate a significantly negative residual land value on the basis of Value Band A rents and net initial yield, which does not pass a sense-check exercise. An additional sensitivity appraisal has therefore been undertaken for 'Office_4A' which increases the rent per square metre to £1,184 sqm (£110 per square foot) and adopts a sharper yield of 4.75%. The residual land value outputs for 'Office_4A' then aligned with expectations and the typology is shown to be viable with sufficient viability headroom to support affordable workspace contributions. The assumptions adopted in the sensitivity analysis of the 'Office_4A' development typology are judged to be broadly commensurate for a prime high-rise office building which would command premium rental values, attract tenants with strong covenant strength and also reflect a trophy asset status driving a sharper yield.

19. Office developments have been impacted by both higher construction costs and the higher costs of development finance. Office yields have also increased in the current higher interest rate environment alongside other investment asset classes. The viability testing highlights the importance of the City of London's 'City Cluster' as a strategic location for the delivery of substantial quantums of new office floorspace. High density office developments delivered in the City Cluster location can command the prime rental values and capital values needed to drive scheme viability and overcome the very high development costs associated with these forms of development.

20. Overall, the viability profiles of office developments in Value Band A are considered to be robust, with significant potential improvements in viability arising from future rental value growth (due to constrained supply) and a sharpening in office yields as the Bank of England tapers back the Base Rate.

Value Band B Viability Testing Results:

Table Reference:	2.1.1					
Policy Reference:	100% Open Market Rent (no affordable workspace contribution)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£8,237,782	£10,327,778	£12,417,774	£14,507,771	£16,597,767
	-2.5%	£7,532,337	£9,622,333	£11,712,329	£13,802,325	£15,892,321
	0%	£6,826,891	£8,916,887	£11,006,883	£13,096,879	£15,186,875
	2.5%	£6,121,445	£8,211,441	£10,301,437	£12,391,433	£14,481,429
	5%	£5,415,999	£7,505,995	£9,595,991	£11,685,987	£13,775,983

Table Reference:	2.1.2					
Policy Reference:	75% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£8,532,269	£10,413,266	£12,294,262	£14,175,259	£16,056,255
	-2.5%	£7,826,824	£9,707,820	£11,588,817	£13,469,813	£15,350,809
	0%	£7,121,378	£9,002,374	£10,883,371	£12,764,367	£14,645,364
	2.5%	£6,415,932	£8,296,929	£10,177,925	£12,058,921	£13,939,918
	5%	£5,710,486	£7,591,483	£9,472,479	£11,353,476	£13,234,472

Table Reference:	**2.1.3**
Policy Reference:	75% Open Market Rent for 15 yrs (Financial contribution)
Typology Reference:	OFFICE_1B

BLV 1: £6,000,000	**OFFICE_1B** Construction: Gross Cost	Rent: Gross Rent -10%	-5.0%	0%	5.0%	10%
	-5%	£7,974,625	£10,064,621	£12,154,617	£14,244,613	£16,334,609
	-2.5%	£7,269,179	£9,359,175	£11,449,171	£13,539,167	£15,629,163
	0%	£6,563,733	£8,653,730	£10,743,726	£12,833,722	£14,923,718
	2.5%	£5,858,288	£7,948,284	£10,038,280	£12,128,276	£14,218,272
	5%	£5,152,842	£7,242,838	£9,332,834	£11,422,830	£13,512,826

Table Reference:	**2.1.4**
Policy Reference:	50% Open Market Rent for 15 yrs (onsite affordable workspace)
Typology Reference:	OFFICE_1B

BLV 1: £6,000,000	**OFFICE_1B** Construction: Gross Cost	Rent: Gross Rent -10%	-5.0%	0%	5.0%	10%
	-5%	£7,904,810	£9,785,807	£11,666,803	£13,547,799	£15,428,796
	-2.5%	£7,199,364	£9,080,361	£10,961,357	£12,842,354	£14,723,350
	0%	£6,493,919	£8,374,915	£10,255,911	£12,136,908	£14,017,904
	2.5%	£5,788,473	£7,669,469	£9,550,466	£11,431,462	£13,312,459
	5%	£5,083,027	£6,964,023	£8,845,020	£10,726,016	£12,607,013

Table Reference:	**2.1.5**
Policy Reference:	50% Open Market Rent for 15 yrs (Financial contribution)
Typology Reference:	OFFICE_1B

BLV 1: £6,000,000	**OFFICE_1B** Construction: Gross Cost	Rent: Gross Rent -10%	-5.0%	0%	5.0%	10%
	-5%	£7,013,688	£9,103,684	£11,193,680	£13,283,676	£15,373,672
	-2.5%	£6,308,242	£8,398,238	£10,488,234	£12,578,230	£14,668,226
	0%	£5,602,796	£7,692,792	£9,782,788	£11,872,784	£13,962,780
	2.5%	£4,897,351	£6,987,347	£9,077,343	£11,167,339	£13,257,335
	5%	£4,191,905	£6,281,901	£8,371,897	£10,461,893	£12,551,889

Table Reference:	2.1.6					
Policy Reference:	25% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£7,277,350	£9,158,347	£11,039,343	£12,920,340	£14,801,336
	-2.5%	£6,571,904	£8,452,901	£10,333,897	£12,214,894	£14,095,890
	0%	£5,866,459	£7,747,455	£9,628,452	£11,509,448	£13,390,444
	2.5%	£5,161,013	£7,042,009	£8,923,006	£10,804,002	£12,684,999
	5%	£4,455,567	£6,336,564	£8,217,560	£10,098,556	£11,979,553

Table Reference:	2.1.7					
Policy Reference:	25% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£6,052,750	£8,142,746	£10,232,742	£12,322,738	£14,412,734
	-2.5%	£5,347,304	£7,437,300	£9,527,296	£11,617,292	£13,707,288
	0%	£4,641,858	£6,731,854	£8,821,850	£10,911,846	£13,001,842
	2.5%	£3,936,412	£6,026,409	£8,116,405	£10,206,401	£12,296,397
	5%	£3,230,967	£5,320,963	£7,410,959	£9,500,955	£11,590,951

Table Reference:	2.1.8					
Policy Reference:	75% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£7,606,218	£9,661,127	£11,716,036	£13,770,945	£15,825,854
	-2.5%	£6,900,772	£8,955,681	£11,010,590	£13,065,499	£15,120,408
	0%	£6,195,326	£8,250,235	£10,305,144	£12,360,053	£14,414,963
	2.5%	£5,489,880	£7,544,789	£9,599,699	£11,654,608	£13,709,517
	5%	£4,784,435	£6,839,344	£8,894,253	£10,949,162	£13,004,071

Table Reference:	2.1.9					
Policy Reference:	75% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£7,142,231	£9,232,227	£11,322,223	£13,412,219	£15,502,215
	-2.5%	£6,436,785	£8,526,781	£10,616,777	£12,706,773	£14,796,769
	0%	£5,731,339	£7,821,335	£9,911,331	£12,001,328	£14,091,324
	2.5%	£5,025,894	£7,115,890	£9,205,886	£11,295,882	£13,385,878
	5%	£4,320,448	£6,410,444	£8,500,440	£10,590,436	£12,680,432

Table Reference:	2.1.10					
Policy Reference:	50% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£6,564,588	£8,561,629	£10,558,670	£12,555,711	£14,552,752
	-2.5%	£5,859,143	£7,856,184	£9,853,224	£11,850,265	£13,847,306
	0%	£5,153,697	£7,150,738	£9,147,779	£11,144,819	£13,141,860
	2.5%	£4,448,251	£6,445,292	£8,442,333	£10,439,374	£12,436,414
	5%	£3,742,805	£5,739,846	£7,736,887	£9,733,928	£11,730,969

Table Reference:	2.1.11					
Policy Reference:	50% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_1B					
BLV 1:	OFFICE_1B	Rent: Gross Rent				
£6,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£5,348,899	£7,438,895	£9,528,891	£11,618,887	£13,708,883
	-2.5%	£4,643,453	£6,733,449	£8,823,445	£10,913,441	£13,003,437
	0%	£3,938,007	£6,028,003	£8,117,999	£10,207,995	£12,297,991
	2.5%	£3,232,562	£5,322,558	£7,412,554	£9,502,550	£11,592,546
	5%	£2,527,116	£4,617,112	£6,707,108	£8,797,104	£10,887,100

Table Reference:	**2.1.12**
Policy Reference:	25% Open Market Rent into Perpetuity (onsite affordable workspace)
Typology Reference:	OFFICE_1B

BLV 1: £6,000,000	**OFFICE_1B**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£5,517,419	£7,456,283	£9,395,148	£11,334,013	£13,272,878
	-2.5%	£4,811,973	£6,750,838	£8,689,702	£10,628,567	£12,567,432
	0%	£4,106,527	£6,045,392	£7,984,257	£9,923,121	£11,861,986
	2.5%	£3,401,081	£5,339,946	£7,278,811	£9,217,676	£11,156,540
	5%	£2,695,636	£4,634,500	£6,573,365	£8,512,230	£10,451,095

Table Reference:	**2.1.13**
Policy Reference:	25% Open Market Rent into Perpetuity (Financial contribution)
Typology Reference:	OFFICE_1B

BLV 1: £6,000,000	**OFFICE_1B**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£3,555,567	£5,645,563	£7,735,559	£9,825,555	£11,915,551
	-2.5%	£2,850,121	£4,940,117	£7,030,113	£9,120,109	£11,210,105
	0%	£2,144,675	£4,234,671	£6,324,667	£8,414,663	£10,504,659
	2.5%	£1,439,229	£3,529,225	£5,619,222	£7,709,218	£9,799,214
	5%	£733,784	£2,823,780	£4,913,776	£7,003,772	£9,093,768

Table Reference:	**2.2.1**
Policy Reference:	100% Market Rent (no affordable workspace contribution)
Typology Reference:	OFFICE_2B

BLV 1: £28,800,000	**OFFICE_2B**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£8,515,897	£11,625,947	£14,735,997	£17,846,047	£20,956,098
	-2.5%	£7,955,895	£11,065,945	£14,175,995	£17,286,045	£20,396,095
	0%	£7,395,892	£10,505,943	£13,615,993	£16,726,043	£19,836,093
	2.5%	£6,835,890	£9,945,940	£13,055,990	£16,166,041	£19,276,091
	5%	£6,275,888	£9,385,938	£12,495,988	£15,606,038	£18,716,089

21. Table 2.2.2 below outlines a sensitivity test in relation to 'Office_2B' in which the net initial yield is sharpened to 5%. This amendment to the yield is undertaken to illustrate the potential for an improvement in viability for the 'Office_2B' if market conditions improve and investment yields sharpen.

Table Reference:	**2.2.2**					
Policy Reference:	100% Open Market Rent, NIY at 5% (no affordable workspace)					
Typology Reference:	OFFICE_2B					
BLV 1: £24,000,000	**OFFICE_2B**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£11,630,776	£14,913,875	£18,196,974	£21,480,073	£24,763,172
	-2.5%	£11,070,774	£14,353,873	£17,636,972	£20,920,071	£24,203,170
	0%	£10,510,772	£13,793,871	£17,076,970	£20,360,069	£23,643,168
	2.5%	£9,950,769	£13,233,868	£16,516,968	£19,800,067	£23,083,166
	5%	£9,390,767	£12,673,866	£15,956,965	£19,240,064	£22,523,163

Table Reference:	**2.3.1**					
Policy Reference:	100% Open Market Rent (no affordable workspace contribution)					
Typology Reference:	OFFICE_3B					
BLV 1: £33,000,000	**OFFICE_3B**	Rent: Gross Rent				
	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£34,702,427	£50,709,387	£66,716,347	£82,723,307	£98,730,267
	-2.5%	£28,327,445	£44,334,405	£60,341,365	£76,348,325	£92,355,284
	0%	£21,952,463	£37,959,423	£53,966,383	£69,973,342	£85,980,302
	2.5%	£15,577,481	£31,584,441	£47,591,401	£63,598,360	£79,605,320
	5%	£9,202,499	£25,209,459	£41,216,418	£57,223,378	£73,230,338

Table Reference:	2.3.2					
Policy Reference:	75% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£36,931,656	£51,337,753	£65,743,850	£80,149,947	£94,556,044
	-2.5%	£30,556,674	£44,962,771	£59,368,868	£73,774,965	£88,181,061
	0%	£24,181,692	£38,587,789	£52,993,886	£67,399,982	£81,806,079
	2.5%	£17,806,710	£32,212,807	£46,618,903	£61,025,000	£75,431,097
	5%	£11,431,728	£25,837,824	£40,243,921	£54,650,018	£69,056,115

Table Reference:	2.3.3					
Policy Reference:	75% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£32,611,225	£48,618,185	£64,625,145	£80,632,105	£96,639,064
	-2.5%	£26,236,243	£42,243,203	£58,250,163	£74,257,123	£90,264,082
	0%	£19,861,261	£35,868,221	£51,875,181	£67,882,140	£83,889,100
	2.5%	£13,486,279	£29,493,239	£45,500,199	£61,507,158	£77,514,118
	5%	£7,111,297	£23,118,257	£39,125,216	£55,132,176	£71,139,136

Table Reference:	2.3.4					
Policy Reference:	50% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£32,481,761	£46,887,858	£61,293,955	£75,700,052	£90,106,149
	-2.5%	£26,106,779	£40,512,876	£54,918,973	£69,325,070	£83,731,167
	0%	£19,731,797	£34,137,894	£48,543,991	£62,950,088	£77,356,185
	2.5%	£13,356,815	£27,762,912	£42,169,009	£56,575,106	£70,981,203
	5%	£6,981,833	£21,387,930	£35,794,027	£50,200,124	£64,606,221

Table Reference:	2.3.5					
Policy Reference:	50% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£25,473,887	£41,480,846	£57,487,806	£73,494,766	£89,501,726
	-2.5%	£19,098,904	£35,105,864	£51,112,824	£67,119,784	£83,126,744
	0%	£12,723,922	£28,730,882	£44,737,842	£60,744,802	£76,751,762
	2.5%	£6,348,940	£22,355,900	£38,362,860	£54,369,820	£70,376,779
	5%	-£27,813	£15,980,918	£31,987,878	£47,994,837	£64,001,797

Table Reference:	2.3.6					
Policy Reference:	25% Open Market Rent for 15 yrs (onsite affordable workspace)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£28,031,867	£42,437,964	£56,844,061	£71,250,158	£85,656,255
	-2.5%	£21,656,885	£36,062,982	£50,469,079	£64,875,176	£79,281,273
	0%	£15,281,903	£29,688,000	£44,094,097	£58,500,194	£72,906,291
	2.5%	£8,906,921	£23,313,018	£37,719,115	£52,125,212	£66,531,309
	5%	£2,531,939	£16,938,036	£31,344,133	£45,750,230	£60,156,326

Table Reference:	2.3.7					
Policy Reference:	25% Open Market Rent for 15 yrs (Financial contribution)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£18,336,548	£34,343,508	£50,350,467	£66,357,427	£82,364,387
	-2.5%	£11,961,566	£27,968,526	£43,975,485	£59,982,445	£75,989,405
	0%	£5,586,584	£21,593,543	£37,600,503	£53,607,463	£69,614,423
	2.5%	-£846,990	£15,218,561	£31,225,521	£47,232,481	£63,239,441
	5%	-£8,071,462	£8,843,579	£24,850,539	£40,857,499	£56,864,459

Table Reference:	2.3.8					
Policy Reference:	75% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£29,622,161	£45,346,884	£61,071,607	£76,796,330	£92,521,052
	-2.5%	£23,247,179	£38,971,902	£54,696,625	£70,421,347	£86,146,070
	0%	£16,872,197	£32,596,920	£48,321,643	£64,046,365	£79,771,088
	2.5%	£10,497,215	£26,221,938	£41,946,660	£57,671,383	£73,396,106
	5%	£4,122,233	£19,846,956	£35,571,678	£51,296,401	£67,021,124

Table Reference:	2.3.9					
Policy Reference:	75% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£25,515,788	£41,522,748	£57,529,708	£73,536,668	£89,543,628
	-2.5%	£19,140,806	£35,147,766	£51,154,726	£67,161,686	£83,168,646
	0%	£12,765,824	£28,772,784	£44,779,744	£60,786,704	£76,793,663
	2.5%	£6,390,842	£22,397,802	£38,404,762	£54,411,721	£70,418,681
	5%	£15,860	£16,022,820	£32,029,780	£48,036,739	£64,043,699

Table Reference:	2.3.10					
Policy Reference:	50% Open Market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£21,710,406	£36,995,587	£52,280,767	£67,565,948	£82,851,129
	-2.5%	£15,335,424	£30,620,605	£45,905,785	£61,190,966	£76,476,147
	0%	£8,960,442	£24,245,622	£39,530,803	£54,815,984	£70,101,165
	2.5%	£2,585,459	£17,870,640	£33,155,821	£48,441,002	£63,726,183
	5%	-£4,209,253	£11,495,658	£26,780,839	£42,066,020	£57,351,201

Table Reference:	2.3.11					
Policy Reference:	50% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£11,283,013	£27,289,973	£43,296,932	£59,303,892	£75,310,852
	-2.5%	£4,908,031	£20,914,991	£36,921,950	£52,928,910	£68,935,870
	0%	-£1,588,243	£14,540,008	£30,546,968	£46,553,928	£62,560,888
	2.5%	-£8,848,232	£8,165,026	£24,171,986	£40,178,946	£56,185,906
	5%	-£16,145,964	£1,790,044	£17,797,004	£33,803,964	£49,810,924

Table Reference:	2.3.12					
Policy Reference:	25% Open market Rent into Perpetuity (onsite affordable workspace)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	£13,798,650	£28,644,289	£43,489,928	£58,335,567	£73,181,206
	-2.5%	£7,423,668	£22,269,307	£37,114,946	£51,960,585	£66,806,224
	0%	£1,048,686	£15,894,325	£30,739,964	£45,585,603	£60,431,242
	2.5%	-£5,968,467	£9,519,343	£24,364,982	£39,210,621	£54,056,259
	5%	-£13,266,199	£3,144,361	£17,990,000	£32,835,638	£47,681,277

Table Reference:	2.3.13					
Policy Reference:	25% Open Market Rent into Perpetuity (Financial contribution)					
Typology Reference:	OFFICE_3B					
BLV 1:	OFFICE_3B	Rent: Gross Rent				
£33,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	-£3,248,498	£13,057,197	£29,064,157	£45,071,117	£61,078,077
	-2.5%	-£10,545,673	£6,682,215	£22,689,175	£38,696,135	£54,703,094
	0%	-£17,843,405	£307,233	£16,314,193	£32,321,152	£48,328,112
	2.5%	-£25,141,137	-£6,817,243	£9,939,211	£25,946,170	£41,953,130
	5%	-£32,438,869	-£14,114,974	£3,564,228	£19,571,188	£35,578,148

Analysis and findings

22. The results of the viability testing show a mixed picture for the viability of affordable workspace contributions in Value Band B, despite the area encompassing the CAZ fringe and commanding strong office rental values.

23. The viability testing shows the viability challenges of delivering high density office development due to the comparatively high construction costs associated with tall buildings. Refurbishment and retrofitting of existing office buildings are likely to provide a more viable option in the current market, and developers have pursued this option in certain locations in recent years, by delivering high quality grade A office floorspace within the CAZ and CAZ fringe locations.

24. Overall, the viability testing in Value Band B indicates that affordable workspace requirements should be applied sensitivity and informed by robust viability testing when brining forward new Local Plan requirements. Consideration of proscribed floorspace thresholds for seeking affordable workspace, and the types of affordable workspace requirement, as well as consideration of varying affordable workspace requirements across different spatial areas should be undertaken when developing local affordable workspace policies. A low-level tariff rate per square metre for off-site affordable workspace should be given consideration as a baseline position, and this should be informed by local level viability testing. Onsite affordable workspace requirements sought for larger development or within spatially defined strategic locations should also be informed by local level viability testing.

Value Band C Viability Testing Results

Table Reference:	**3.1.1**					
Policy Reference:	100% Open Market Rent (no affordable workspace)					
Typology Reference:	OFFICE_1C					
BLV 1: £5,750,000	**OFFICE_1C** Construction: Gross Cost	Rent: Gross Rent				
		-10%	-5.0%	0%	5.0%	10%
	-5%	£189,737	£1,832,868	£3,475,999	£5,119,130	£6,762,261
	-2.5%	-£532,439	£1,148,542	£2,791,673	£4,434,804	£6,077,935
	0%	-£1,285,832	£464,216	£2,107,347	£3,750,478	£5,393,609
	2.5%	-£2,042,496	-£235,605	£1,423,021	£3,066,152	£4,709,283
	5%	-£2,799,160	-£982,339	£738,695	£2,381,826	£4,024,957

Analysis and findings

25. Only typology 'Office_1' has been tested in Value Band C as this is considered to be broadly representative of the type of office development likely to come forward in the area.

26. The viability testing for the 'Office_1' development typology indicates that the general viability of office development is challenging in the current market within Value Band C area. However, it is anticipated that development viability for office development will improve in the coming years as office rents are expected to increase (in response to the constrained supply) and a sharpening of office yields driving higher capital values as the Bank of England gradually tapers back the Base Rate.

27. Overall, in the current market environment, it is unlikely that office developments would be able to viably support significant affordable workspace contributions in the Value Band C area. However, should economic conditions improve in the coming years, the area may be able to support affordable workspace contributions where these are informed and shaped by Local Plan area-wide viability assessments.

Value Band D Viability Testing Results:

Table Reference:	**4.1.1**					
Policy Reference:	100% Open Market Rent (no affordable workspace)					
Typology Reference:	OFFICE_1_D					
BLV 1:	**OFFICE_1_D**	Rent: Gross Rent				
£5,000,000	Construction: Gross Cost	-10%	-5.0%	0%	5.0%	10%
	-5%	-£8,480,161	-£7,264,376	-£6,056,591	-£4,857,374	-£3,669,063
	-2.5%	-£9,233,742	-£8,013,978	-£6,801,548	-£5,596,925	-£4,402,214
	0%	-£9,987,450	-£8,764,158	-£7,548,071	-£6,339,676	-£5,139,566
	2.5%	-£10,743,917	-£9,517,694	-£8,297,975	-£7,085,245	-£5,880,010
	5%	-£11,500,947	-£10,271,403	-£9,048,155	-£7,831,798	-£6,622,762

Analysis and findings

28. Only 'Office_1' has been tested in Value Band D as this is considered to be broadly representative of the type of office development likely to come forward in the Value Band D area.

29. The results of the testing of the 'Office_1' development typology produces negative residual land values in the modelled sensitivities. The negative residual land value outputs are a consequence of the typology's development costs being higher than the typology's GDV. This therefore indicates that the viability of office developments in the current market will be challenging within Value Band D.

30. Viability testing of the 'Office_1' development typology has not been undertaken in value bands E and F, as it is clear that the lower office values in these locations will not support the viability of office developments. The general viability of office developments in Outer London is considered to be highly challenging in the current market. The structural changes witness in recent years in terms of hybrid working and the race to high quality best in class office floorspace in well connected locations has resulted in challenging office market for Outer London.

31. Whilst it has not been modelled in the LPVS, it is considered that small-scale high-quality office floorspace has the potential to be delivered through refurbishments of existing buildings in well connected town centre locations in Outer London.

Overall findings and conclusions

32. High office development values are required to support the viability of schemes delivering large quantities of new office floorspace. In the current market, such schemes will generally only be viable within the CAZ.

33. The viability of office development in Outer London is very challenging in the current market. and the area faces strong headwinds in terms of recent structural changes including the prevalence of hybrid working patterns, and the race to high quality amenity rich 'best in class' grade A office floorspace in well connected locations. Whilst some small-scale office buildings are expected to come forward in Outer London town centre locations, most likely through well designed conversions of existing buildings, the results of the viability testing point to the need to consolidate and centralise office development within the CAZ and CAZ fringe areas where viability is the strongest.

34. There is a significant strategic need for the delivery of new office floorspace in London to drive economic growth in a variety of sectors. It is anticipated that the CAZ and CAZ fringe locations will need to do the 'heavy lifting' in terms of new office floorspace supply. Further, there is a significant reservoir of existing secondary office floorspace within the CAZ and CAZ fringe locations which can play a significant role in delivering best in class office floorspace, through refurbishment and retrofit, as well as through comprehensive redevelopment.

35. The viability testing indicates that affordable workspace contributions should generally be capable of being viably delivered within Value Band A areas. However, the viability of affordable workspace provision in more constrained in Value Band B locations. Future growth in rental values (mainly driven by constrained supply), and the strengthening of office yields as the Bank of England's Base Rate is tapered downwards, should improve the viability of affordable workspace provision over time.

36. It is recommended that London boroughs undertake robust viability testing of emerging affordable workspace policies as part of the Local Plan preparation process to ensure that such policies are viable and deliverable. As part of policy development of affordable workspace policies, and their viability testing during the Plan-making process, consideration should be given to the introduction of prescribed floorspace thresholds that trigger affordable workspace requirements, as well as the most appropriate forms of affordable workspace provision. Boroughs should also consider whether differentiated affordable workspace requirements are justified across different spatial areas

37. A modest tariff rate-based contribution, charged on a per square metre basis for off-site affordable workspace provision, should be considered as a baseline approach. Requirements for onsite affordable workspace could be sought for larger development within strategically important locations informed by borough level spatial and strategic planning. In all cases, affordable workspace policies should be informed by borough level viability evidence prepared as part of the Local Plan-making process.

ANNEX 9 – INDUSTRIAL USES AND AFFORDABLE WORKSPACE VIABILITY ANALYSIS

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 12026

Introduction and background

1. This annex document to the London Plan Viability Study (LPVS) sets out the viability testing of affordable workspace policies in relation to industrial, warehousing and light industrial development under Class B2, Class B8 and Class E(g)(iii).

2. The Draft London Plan encourages boroughs to bring forward affordable workspace policies in their Local Plans which would apply to industrial floorspace. The intention is that the affordable workspace policies would be informed by borough-level area-wide viability testing undertaken at the plan-making stage. For the purposes of the viability testing, it has been assumed that the affordable workspace requirements for industrial uses would typically be a payment in lieu financial contribution rather than onsite delivery. Viability testing has only been undertaken in Value Bands D, E and F as it is considered that industrial developments comparable to the tested typologies are unlikely to come forward in Value Bands A, B and C.

Affordable workspace policies

3. The LPVS models the viability impact of financial contribution towards offsite affordable workspace for industrial, warehousing and light industrial uses under Class B2, Class B8 and Class E(g)(iii). Financial contributions towards affordable workspace were calculated on the basis of 10% of floorspace at discounted rents of 25%, 50% and 75% of open market value applied into perpetuity.

Industrial Typologies

4. The LPVS testing of affordable workspace policies adopts the use of two industrial development typologies. The tables overleaf provide an overview of each of the two industrial development typologies.

Table 1 – Industrial_1 Development typology (Two stacked light industrial units with a small industrial/warehousing unit)

Industrial_1	Site Area (HA)	Total Building Footprint GEA (sqm)	Yard/Loading Area (sqm)	Site Coverage (%)		
	2.00	8,224	4,000	61%		
Typology breakdown	NIA/GIA (sqm)	GIA (sqm)	No. Storeys	Storey Heights (m)	Building Height (m)	GEA (sqm) footprint
Unit 1 (B2/B8)	2,200	2,200	2	5	10	2,316

Unit 2 (E(g)(iii)	9,900	13,750	5	4	20	2,750
Unit 2 (E(g)(iii)	10,800	18,000	6	5	30	3,158

Table 2 – Industrial_2 Development typology (Industrial/warehousing intensification Class B2/B8)

Industrial_2	Site Area (HA)	Total Building Footprint GEA (sqm)	Yard/Loading Area (sqm)	Site Coverage (%)		
	4.00	18,737	4,000	57%		
Typology breakdown	NIA/GIA (sqm)	GIA (sqm)	No. Storeys	Storey Heights (m)	Building Height (m)	GEA (sqm) footprint
Unit 1 (B2/B8)	2,200	2,200	2	5	10	2,316
Unit 2 (B2/B8)	2,200	2,200	2	5	10	2,316
Unit 3 (B2/B8)	2,200	2,200	2	5	10	2,316
Unit 4 (B2/B8)	3,200	3,200	2	5	10	3,368
Unit 5 (B2/B8)	8,000	8,000	2	5	10	8,421

5. The adopted appraisal input assumptions for the viability testing are set out in the Phase 1 report. The industrial typologies have each been tested against a Benchmark Land Value scenario reflecting greenbelt land ('BLV') and a Benchmark Land Value scenario reflecting existing secondary industrial land ('BLV 2'). The Benchmark Land Value assumptions adopted in the viability testing are set out in Annex 5.

Value Band D Viability Testing Results

Table Reference:	1.1.1					
Policy Reference:	No Affordable Workspace Financial Contribution					
Typology Reference:	Industrial_1_D					
BLV 1:	**Industrial_1_D**	Rent: Gross Rent				
£74,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£66,327,520	-£64,647,185	-£62,966,789	-£61,286,474	-£59,615,600
	-2.5%	-£69,675,908	-£67,995,533	-£66,315,199	-£64,634,801	-£62,954,484
	0%	-£73,024,278	-£71,343,921	-£69,663,546	-£67,983,212	-£66,302,812
	2.5%	-£76,372,647	-£74,692,292	-£73,011,935	-£71,331,559	-£69,651,226
	5%	-£79,721,016	-£78,040,661	-£76,360,306	-£74,679,948	-£72,999,572
BLV 2:	**Industrial_1_D**	Rent: Gross Rent				
£6,600,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£66,327,520	-£64,647,185	-£62,966,789	-£61,286,474	-£59,615,600
	-2.5%	-£69,675,908	-£67,995,533	-£66,315,199	-£64,634,801	-£62,954,484
	0%	-£73,024,278	-£71,343,921	-£69,663,546	-£67,983,212	-£66,302,812
	2.5%	-£76,372,647	-£74,692,292	-£73,011,935	-£71,331,559	-£69,651,226
	5%	-£79,721,016	-£78,040,661	-£76,360,306	-£74,679,948	-£72,999,572

Table Reference:	1.2.1					
Policy Reference:	No Affordable Workspace PiL					
Typology Reference:	Industrial_2_D					
BLV 1:	**Industrial_2_D**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£26,530,884	£27,994,924	£29,458,963	£30,923,003	£32,387,043
	-2.5%	£25,801,507	£27,265,547	£28,729,587	£30,193,626	£31,657,666
	0%	£25,072,130	£26,536,170	£28,000,210	£29,464,250	£30,928,290
	2.5%	£24,342,753	£25,806,793	£27,270,833	£28,734,873	£30,198,913
	5%	£23,613,377	£25,077,416	£26,541,456	£28,005,496	£29,469,536
BLV 2:	**Industrial_2_D**	Rent: Gross Rent				
£10,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£26,530,884	£27,994,924	£29,458,963	£30,923,003	£32,387,043
	-2.5%	£25,801,507	£27,265,547	£28,729,587	£30,193,626	£31,657,666
	0%	£25,072,130	£26,536,170	£28,000,210	£29,464,250	£30,928,290
	2.5%	£24,342,753	£25,806,793	£27,270,833	£28,734,873	£30,198,913
	5%	£23,613,377	£25,077,416	£26,541,456	£28,005,496	£29,469,536

Table Reference:	1.2.2
Policy Reference:	AW PiL: 25% Rent Discount
Typology Reference:	Industrial_2_D

BLV 1: £148,000	**Industrial_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£24,468,769	£25,932,809	£27,396,849	£28,860,888	£30,324,928
	-2.5%	£23,739,392	£25,203,432	£26,667,472	£28,131,512	£29,595,551
	0%	£23,010,015	£24,474,055	£25,938,095	£27,402,135	£28,866,175
	2.5%	£22,280,639	£23,744,678	£25,208,718	£26,672,758	£28,136,798
	5%	£21,551,262	£23,015,302	£24,479,341	£25,943,381	£27,407,421

BLV 2: £10,200,000	**Industrial_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£24,468,769	£25,932,809	£27,396,849	£28,860,888	£30,324,928
	-2.5%	£23,739,392	£25,203,432	£26,667,472	£28,131,512	£29,595,551
	0%	£23,010,015	£24,474,055	£25,938,095	£27,402,135	£28,866,175
	2.5%	£22,280,639	£23,744,678	£25,208,718	£26,672,758	£28,136,798
	5%	£21,551,262	£23,015,302	£24,479,341	£25,943,381	£27,407,421

Table Reference:	1.2.3
Policy Reference:	AW PiL: 50% Rent Discount
Typology Reference:	Industrial_2_D

BLV 1: £148,000	**Industrial_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£22,406,654	£23,870,694	£25,334,734	£26,798,774	£28,262,813
	-2.5%	£21,677,277	£23,141,317	£24,605,357	£26,069,397	£27,533,437
	0%	£20,947,900	£22,411,940	£23,875,980	£25,340,020	£26,804,060
	2.5%	£20,218,524	£21,682,563	£23,146,603	£24,610,643	£26,074,683
	5%	£19,489,147	£20,953,187	£22,417,226	£23,881,266	£25,345,306

BLV 2: £10,200,000	**Industrial_2_D**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£22,406,654	£23,870,694	£25,334,734	£26,798,774	£28,262,813
	-2.5%	£21,677,277	£23,141,317	£24,605,357	£26,069,397	£27,533,437
	0%	£20,947,900	£22,411,940	£23,875,980	£25,340,020	£26,804,060
	2.5%	£20,218,524	£21,682,563	£23,146,603	£24,610,643	£26,074,683
	5%	£19,489,147	£20,953,187	£22,417,226	£23,881,266	£25,345,306

Table Reference:	1.2.4					
Policy Reference:	AW PiL: 75% Rent Discount					
Typology Reference:	Industrial_2_D					
BLV 1:	**Industrial_2_D**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£20,344,538	£21,808,578	£23,272,618	£24,736,658	£26,200,698
	-2.5%	£19,615,162	£21,079,201	£22,543,241	£24,007,281	£25,471,321
	0%	£18,885,785	£20,349,825	£21,813,864	£23,277,904	£24,741,944
	2.5%	£18,156,408	£19,620,448	£21,084,488	£22,548,527	£24,012,567
	5%	£17,427,031	£18,891,071	£20,355,111	£21,819,151	£23,283,190
BLV 2:	**Industrial_2_D**	Rent: Gross Rent				
£10,200,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£20,344,538	£21,808,578	£23,272,618	£24,736,658	£26,200,698
	-2.5%	£19,615,162	£21,079,201	£22,543,241	£24,007,281	£25,471,321
	0%	£18,885,785	£20,349,825	£21,813,864	£23,277,904	£24,741,944
	2.5%	£18,156,408	£19,620,448	£21,084,488	£22,548,527	£24,012,567
	5%	£17,427,031	£18,891,071	£20,355,111	£21,819,151	£23,283,190

Analysis and findings

6. The results above indicate that within Value Band D, the development typology 'Industrial_1_D', represents a light industrial development and it is significantly unviable. The testing produces negative residual land values in all scenarios as a result of development costs significantly exceeding development values. However, the viability testing results in respect to 'Industrial_2_D', which represents a notional B2/B8 Use warehouse scheme, indicates a very strong viability profile for this typology. The viability testing results for 'Industrial_2_D' shows that the scheme can viably absorb the full range of modelled affordable workspace financial contributions on BLVs based on either existing secondary industrial land (BLV 2) or greenbelt land (BLV 1).

Value Band E Viability Testing Results

Table Reference:	2.1.1
Policy Reference:	No Affordable Workspace PiL
Typology Reference:	Industrial_1_E

BLV 1: £74,000	**Industrial_1_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£70,075,923	-£68,712,097	-£67,348,271	-£65,984,445	-£64,620,619
	-2.5%	-£73,206,404	-£71,842,578	-£70,478,752	-£69,114,926	-£67,751,101
	0%	-£76,343,565	-£74,973,059	-£73,609,234	-£72,245,408	-£70,881,582
	2.5%	-£79,481,658	-£78,109,892	-£76,739,715	-£75,375,889	-£74,012,063
	5%	-£82,619,695	-£81,247,984	-£79,876,218	-£78,506,370	-£77,142,544

BLV 2: £5,700,000	**Industrial_1_E**	Rent: Gross Rent				
	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£70,075,923	-£68,712,097	-£67,348,271	-£65,984,445	-£64,620,619
	-2.5%	-£73,206,404	-£71,842,578	-£70,478,752	-£69,114,926	-£67,751,101
	0%	-£76,343,565	-£74,973,059	-£73,609,234	-£72,245,408	-£70,881,582
	2.5%	-£79,481,658	-£78,109,892	-£76,739,715	-£75,375,889	-£74,012,063
	5%	-£82,619,695	-£81,247,984	-£79,876,218	-£78,506,370	-£77,142,544

Table Reference:	2.2.1
Policy Reference:	No Affordable Workspace PiL
Typology Reference:	Industrial_2_E

BLV 1: £148,000	**Industrial_2_E**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£22,396,070	£23,713,162	£25,030,253	£26,347,345	£27,664,437
	-2.5%	£21,704,831	£23,021,922	£24,339,014	£25,656,105	£26,973,197
	0%	£21,013,591	£22,330,683	£23,647,774	£24,964,866	£26,281,958
	2.5%	£20,322,352	£21,639,443	£22,956,535	£24,273,627	£25,590,718
	5%	£19,631,112	£20,948,204	£22,265,295	£23,582,387	£24,899,479

BLV 2: £9,300,000	**Industrial_2_E**	Sales: Gross Sales				
	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£22,396,070	£23,713,162	£25,030,253	£26,347,345	£27,664,437
	-2.5%	£21,704,831	£23,021,922	£24,339,014	£25,656,105	£26,973,197
	0%	£21,013,591	£22,330,683	£23,647,774	£24,964,866	£26,281,958
	2.5%	£20,322,352	£21,639,443	£22,956,535	£24,273,627	£25,590,718
	5%	£19,631,112	£20,948,204	£22,265,295	£23,582,387	£24,899,479

Table Reference:	2.2.2					
Policy Reference:	AW PiL: 25% Rent Discount					
Typology Reference:	Industrial_2_E					
BLV 1:	**Industrial_2_E**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£20,540,933	£21,858,025	£23,175,116	£24,492,208	£25,809,300
	-2.5%	£19,849,694	£21,166,785	£22,483,877	£23,800,969	£25,118,060
	0%	£19,158,454	£20,475,546	£21,792,638	£23,109,729	£24,426,821
	2.5%	£18,467,215	£19,784,306	£21,101,398	£22,418,490	£23,735,581
	5%	£17,775,975	£19,093,067	£20,410,159	£21,727,250	£23,044,342
BLV 2:	**Industrial_2_E**	Rent: Gross Rent				
£9,300,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£20,540,933	£21,858,025	£23,175,116	£24,492,208	£25,809,300
	-2.5%	£19,849,694	£21,166,785	£22,483,877	£23,800,969	£25,118,060
	0%	£19,158,454	£20,475,546	£21,792,638	£23,109,729	£24,426,821
	2.5%	£18,467,215	£19,784,306	£21,101,398	£22,418,490	£23,735,581
	5%	£17,775,975	£19,093,067	£20,410,159	£21,727,250	£23,044,342

Table Reference:	2.2.3					
Policy Reference:	AW PiL: 50% Rent Discount					
Typology Reference:	Industrial_2_E					
BLV 1:	**Industrial_2_E**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£18,685,796	£20,002,888	£21,319,980	£22,637,071	£23,954,163
	-2.5%	£17,994,557	£19,311,648	£20,628,740	£21,945,832	£23,262,923
	0%	£17,303,317	£18,620,409	£19,937,501	£21,254,592	£22,571,684
	2.5%	£16,612,078	£17,929,170	£19,246,261	£20,563,353	£21,880,444
	5%	£15,920,838	£17,237,930	£18,555,022	£19,872,113	£21,189,205
BLV 2:	**Industrial_2_E**	Rent: Gross Rent				
£9,300,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£18,685,796	£20,002,888	£21,319,980	£22,637,071	£23,954,163
	-2.5%	£17,994,557	£19,311,648	£20,628,740	£21,945,832	£23,262,923
	0%	£17,303,317	£18,620,409	£19,937,501	£21,254,592	£22,571,684
	2.5%	£16,612,078	£17,929,170	£19,246,261	£20,563,353	£21,880,444
	5%	£15,920,838	£17,237,930	£18,555,022	£19,872,113	£21,189,205

Table Reference:	2.2.4					
Policy Reference:	AW PiL: 75% Rent Discount					
Typology Reference:	Industrial_2_E					
BLV 1:	**Industrial_2_E**	Sales: Gross Sales				
£148,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£16,830,659	£18,147,751	£19,464,843	£20,781,934	£22,099,026
	-2.5%	£16,139,420	£17,456,512	£18,773,603	£20,090,695	£21,407,786
	0%	£15,448,181	£16,765,272	£18,082,364	£19,399,455	£20,716,547
	2.5%	£14,756,941	£16,074,033	£17,391,124	£18,708,216	£20,025,307
	5%	£14,065,702	£15,382,793	£16,699,885	£18,016,976	£19,334,068
BLV 2:	**Industrial_2_E**	Sales: Gross Sales				
£9,300,000	Construction: Gross Cost	-10%	-5%	0%	5%	10%
	-5%	£16,830,659	£18,147,751	£19,464,843	£20,781,934	£22,099,026
	-2.5%	£16,139,420	£17,456,512	£18,773,603	£20,090,695	£21,407,786
	0%	£15,448,181	£16,765,272	£18,082,364	£19,399,455	£20,716,547
	2.5%	£14,756,941	£16,074,033	£17,391,124	£18,708,216	£20,025,307
	5%	£14,065,702	£15,382,793	£16,699,885	£18,016,976	£19,334,068

Analysis and findings

7. Similar to the viability testing results for Value Band D, the 'Industrial_1_E' development typology reflecting a light industrial scheme is shown to be significantly unviable, as a result of development costs being significantly greater than development values.

8. Conversely, the viability testing results for 'Industrial_2_E', a B2/B8 Use warehouse scheme, shows that the scheme can viably absorb the full range of modelled affordable workspace financial contributions on BLVs based on either existing secondary industrial land (BLV 2) or greenbelt land (BLV 1) within the Value Band E area.

Value Band F Viability Testing Results

Table Reference:	3.1.1					
Policy Reference:	No Affordable Workspace PiL					
Typology Reference:	Industrial_1_F					
BLV 1:	**Industrial_1_F**	Rent: Gross Rent				
£74,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£88,604,797	-£87,715,214	-£86,825,632	-£85,936,028	-£85,047,624
	-2.5%	-£91,748,451	-£90,858,868	-£89,969,285	-£89,079,702	-£88,190,096
	0%	-£94,892,104	-£94,002,521	-£93,112,938	-£92,223,356	-£91,333,773
	2.5%	-£98,035,758	-£97,146,175	-£96,256,592	-£95,367,009	-£94,477,426
	5%	-£101,179,411	-£100,289,828	-£99,400,245	-£98,510,662	-£97,621,079
BLV 2:	**Industrial_1_F**	Rent: Gross Rent				
£5,100,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	-£88,604,797	-£87,715,214	-£86,825,632	-£85,936,028	-£85,047,624
	-2.5%	-£91,748,451	-£90,858,868	-£89,969,285	-£89,079,702	-£88,190,096
	0%	-£94,892,104	-£94,002,521	-£93,112,938	-£92,223,356	-£91,333,773
	2.5%	-£98,035,758	-£97,146,175	-£96,256,592	-£95,367,009	-£94,477,426
	5%	-£101,179,411	-£100,289,828	-£99,400,245	-£98,510,662	-£97,621,079

Table Reference:	3.2.1					
Policy Reference:	No Affordable Workspace PiL					
Typology Reference:	Industrial_2_F					
BLV 1:	**Industrial_2_F**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£5,643,971	£6,520,218	£7,396,465	£8,272,712	£9,148,959
	-2.5%	£4,952,732	£5,828,979	£6,705,226	£7,581,473	£8,457,719
	0%	£4,261,492	£5,137,739	£6,013,986	£6,890,233	£7,766,480
	2.5%	£3,570,253	£4,446,500	£5,322,747	£6,198,994	£7,075,240
	5%	£2,879,013	£3,755,260	£4,631,507	£5,507,754	£6,384,001
BLV 2:	**Industrial_2_F**	Rent: Gross Rent				
£8,100,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£5,643,971	£6,520,218	£7,396,465	£8,272,712	£9,148,959
	-2.5%	£4,952,732	£5,828,979	£6,705,226	£7,581,473	£8,457,719
	0%	£4,261,492	£5,137,739	£6,013,986	£6,890,233	£7,766,480
	2.5%	£3,570,253	£4,446,500	£5,322,747	£6,198,994	£7,075,240
	5%	£2,879,013	£3,755,260	£4,631,507	£5,507,754	£6,384,001

Table Reference:	3.2.2					
Policy Reference:	AW PiL: 25% Rent Discount into Perp					
Typology Reference:	Industrial_2_F					
BLV 1:	**Industrial_2_F**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£4,409,768	£5,286,015	£6,162,262	£7,038,509	£7,914,756
	-2.5%	£3,718,529	£4,594,776	£5,471,023	£6,347,270	£7,223,516
	0%	£3,027,289	£3,903,536	£4,779,783	£5,656,030	£6,532,277
	2.5%	£2,336,050	£3,212,297	£4,088,544	£4,964,791	£5,841,037
	5%	£1,644,810	£2,521,057	£3,397,304	£4,273,551	£5,149,798
BLV 2:	**Industrial_2_F**	Rent: Gross Rent				
£8,100,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£4,409,768	£5,286,015	£6,162,262	£7,038,509	£7,914,756
	-2.5%	£3,718,529	£4,594,776	£5,471,023	£6,347,270	£7,223,516
	0%	£3,027,289	£3,903,536	£4,779,783	£5,656,030	£6,532,277
	2.5%	£2,336,050	£3,212,297	£4,088,544	£4,964,791	£5,841,037
	5%	£1,644,810	£2,521,057	£3,397,304	£4,273,551	£5,149,798

Table Reference:	3.2.3					
Policy Reference:	AW PiL: 50% Rent Discount into Perp					
Typology Reference:	Industrial_2_F					
BLV 1:	**Industrial_2_F**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,175,566	£4,051,813	£4,928,060	£5,804,307	£6,680,554
	-2.5%	£2,484,327	£3,360,574	£4,236,821	£5,113,067	£5,989,314
	0%	£1,793,087	£2,669,334	£3,545,581	£4,421,828	£5,298,075
	2.5%	£1,101,848	£1,978,095	£2,854,342	£3,730,588	£4,606,835
	5%	£410,608	£1,286,855	£2,163,102	£3,039,349	£3,915,596
BLV 2:	**Industrial_2_F**	Rent: Gross Rent				
£8,100,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£3,175,566	£4,051,813	£4,928,060	£5,804,307	£6,680,554
	-2.5%	£2,484,327	£3,360,574	£4,236,821	£5,113,067	£5,989,314
	0%	£1,793,087	£2,669,334	£3,545,581	£4,421,828	£5,298,075
	2.5%	£1,101,848	£1,978,095	£2,854,342	£3,730,588	£4,606,835
	5%	£410,608	£1,286,855	£2,163,102	£3,039,349	£3,915,596

Table Reference:	3.2.4					
Policy Reference:	AW PiL: 75% Rent Discount into Perp					
Typology Reference:	Industrial_2_F					
BLV 1:	**Industrial_2_F**	Rent: Gross Rent				
£148,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,549,202	£3,425,449	£4,301,695	£5,177,942	£6,054,189
	-2.5%	£1,857,962	£2,734,209	£3,610,456	£4,486,703	£5,362,950
	0%	£1,166,723	£2,042,970	£2,919,217	£3,795,463	£4,671,710
	2.5%	£475,483	£1,351,730	£2,227,977	£3,104,224	£3,980,471
	5%	-£238,563	£660,491	£1,536,738	£2,412,984	£3,289,231
BLV 2:	**Industrial_2_F**	Rent: Gross Rent				
£8,100,000	Construction: Gross Cost	-5%	-2.5%	0%	2.5%	5%
	-5%	£2,549,202	£3,425,449	£4,301,695	£5,177,942	£6,054,189
	-2.5%	£1,857,962	£2,734,209	£3,610,456	£4,486,703	£5,362,950
	0%	£1,166,723	£2,042,970	£2,919,217	£3,795,463	£4,671,710
	2.5%	£475,483	£1,351,730	£2,227,977	£3,104,224	£3,980,471
	5%	-£238,563	£660,491	£1,536,738	£2,412,984	£3,289,231

Analysis and findings

9. The results of the viability testing within Value Band F show the 'Industrial_1_F' development typology, which reflects a light industrial scheme, to be significantly unviable and produce negative residual land values as a result of development costs being significantly greater than development values.

10. The viability testing results for 'Industrial_2_F', a B2/B8 Use warehouse scheme, shows that the scheme can viably absorb the full range of modelled affordable workspace financial contributions only on the basis of greenbelt land (BLV 1) in the Value Band F location. The viability testing results for 'Industrial_2_F' indicate that affordable workspace requirements are unlikely to be viable for developments coming forward on secondary industrial land (BLV 2) in the Value Band F location. The testing also indicates that rental values which are 2.5% to 5% higher than the adopted mid-point rental values, coupled with similar percentage reductions in construction costs, are collectively required to viably deliver the scheme on secondary industrial land in the Value Band F location.

Overall findings and conclusions

11. Overall, the viability profiles of Class B2/B8 general industrial/warehousing developments ('Industrial_2' development typology) are generally robust on both greenbelt land and existing secondary industrial land, except in Value Band F where testing indicates challenging viability results on secondary industrial land. Conversely, the light industrial typology '(Industrial_1') is shown to be significantly unviable in the tested scenarios as a result of development costs significantly exceeding development values.

12. It is recommended that boroughs within Value Bands D, E and F undertake robust viability testing of emerging affordable workspace policies for industrial uses as part of the Local Plan plan-making process to ensure that policies are viable and deliverable. This may include consideration of the formulation of prescribed floorspace thresholds for seeking affordable workspace, and the types of affordable workspace requirements to be set for different spatial areas (if any). It is not anticipated that affordable workspace contributions for industrial uses would be provided on-site, and as such a low-level tariff rate per square metre for off-site affordable workspace should be given consideration as a baseline position for industrial development.

ANNEX 10 – LONDON BOROUGH RESIDENTIAL CIL RATES ANALYSIS

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Summary

1. This annex sets out an analysis of individual London Local Planning Authorities (LPA) Community Infrastructure Levy (CIL) rates for residential C3 Use floorspace as set out within their adopted CIL Charging Schedules and compares these rates against their indexed rates to identify the increase in CIL rate that has occurred since the adoption of the CIL Charging Schedule. The comparison is also presented graphically for each LPA with the original CIL rate for residential C3 Use shown in blue and the updated indexed CIL rates shown in green.
2. The below analysis does not include the London Borough of Ealing which adopted a CIL Charging Schedule on 31 March 2026. The London Borough of Ealing's CIL Charging Schedule in respect to residential (C3 Use) sets out a CIL rate of £300 per square metre for 'Central Ealing' and a CIL rate of £150 for 'Rest of Borough'.

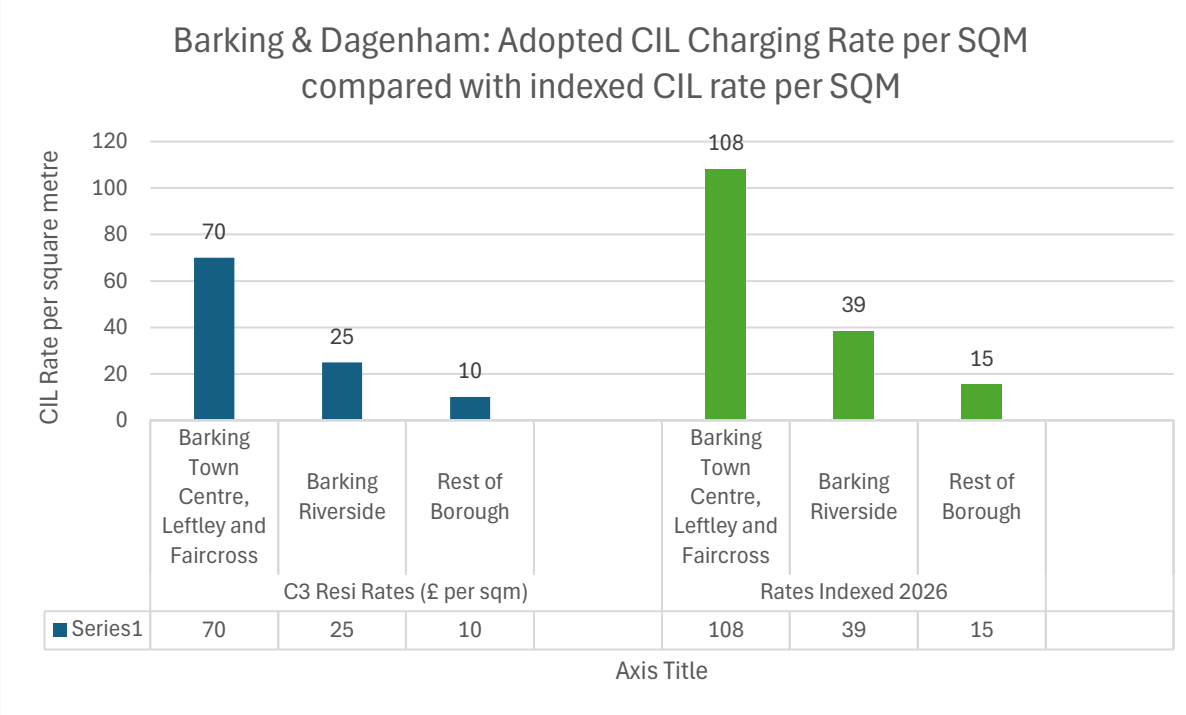
LPA: Barking & Dagenham

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Barking and Dagenham	03/04/15	2015	259	400

C3 Resi Rates (£ per sqm)		
Barking Town Centre, Leftley and Faircross	Barking Riverside	Rest of Borough
70	25	10

Rates Indexed 2026		
Barking Town Centre, Leftley and Faircross	Barking Riverside	Rest of Borough
108	39	15

Percentage increase in Borough CIL levy arising from indexation: 54%



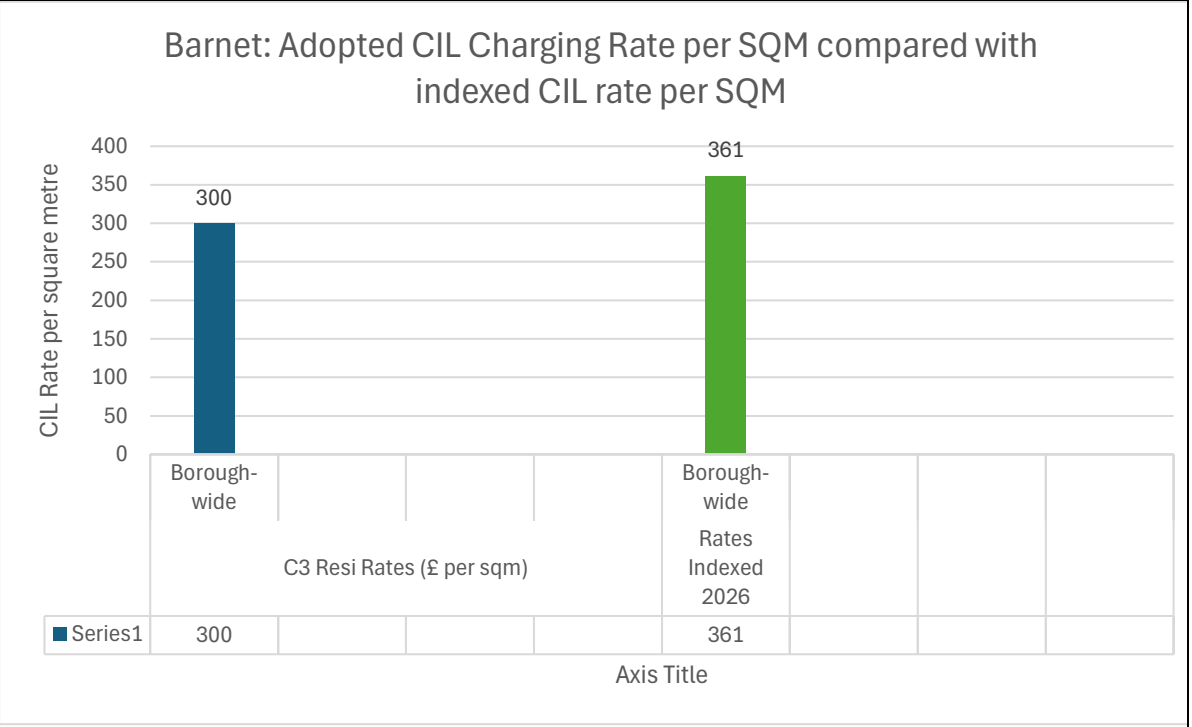
LPA: Barnet

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Barnet	01/04/22	2022	332	400

C3 Resi Rates (£ per sqm)
Borough-wide
300

Rates Indexed 2026
Borough-wide
361

Percentage increase in Borough CIL levy arising from indexation: 20%



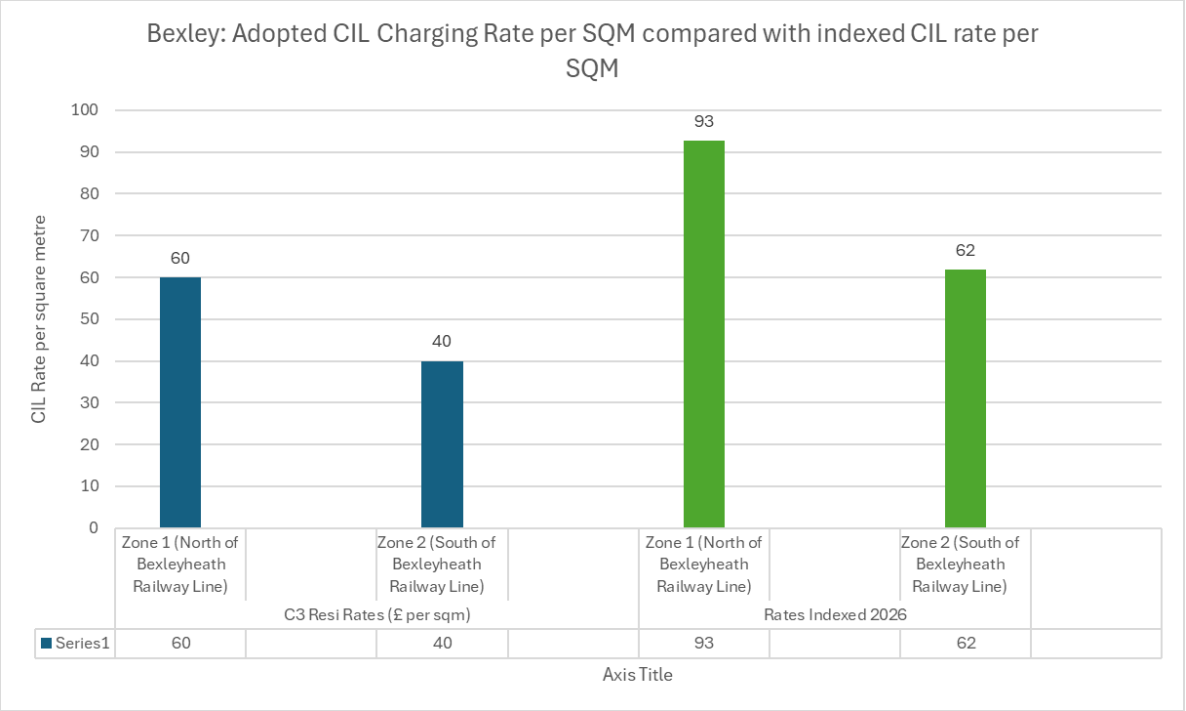
LPA: Bexley

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Bexley	30/04/15	2015	259	400

C3 Resi Rates (£ per sqm)	
Zone 1 (North of Bexleyheath Railway Line)	Zone 2 (South of Bexleyheath Railway Line)
60	40

Rates Indexed 2026	
Zone 1 (North of Bexleyheath Railway Line)	Zone 2 (South of Bexleyheath Railway Line)
93	62

Percentage increase in Borough CIL levy arising from indexation: 54%



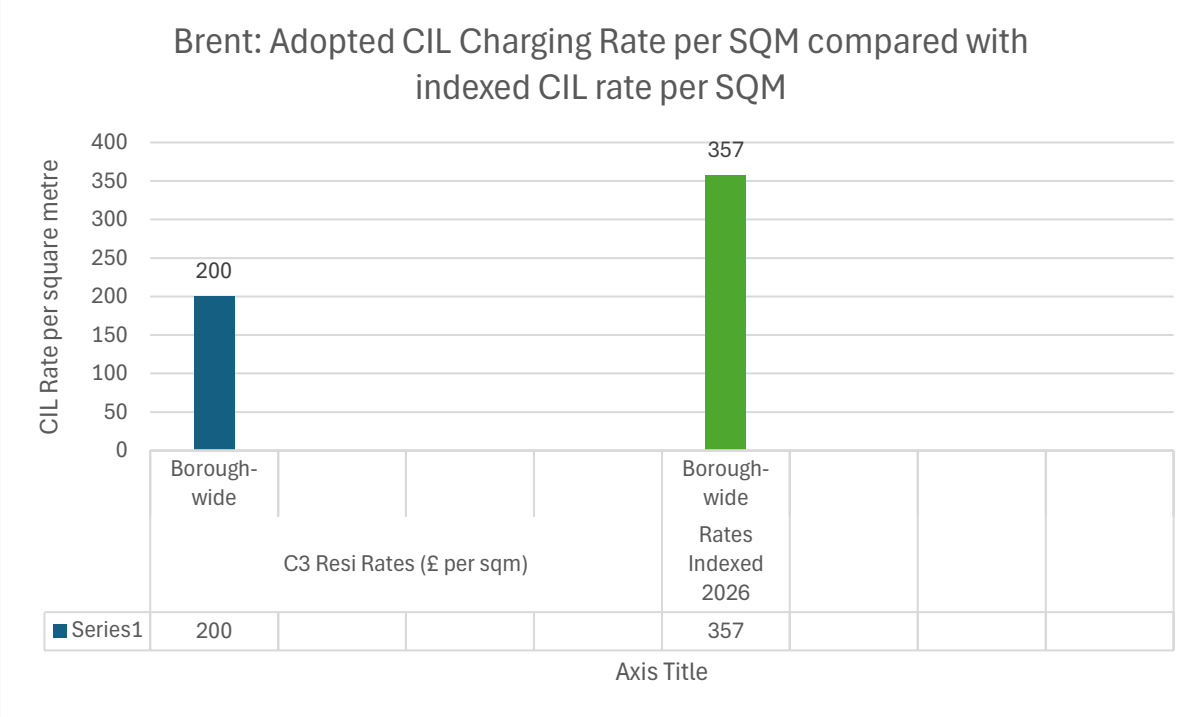
LPA: Brent

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Brent	01/07/13	2013	224	400

C3 Resi Rates (£ per sqm)
Borough-wide
200

Rates Indexed 2026
Borough-wide
357

Percentage increase in Borough CIL levy arising from indexation: 79%



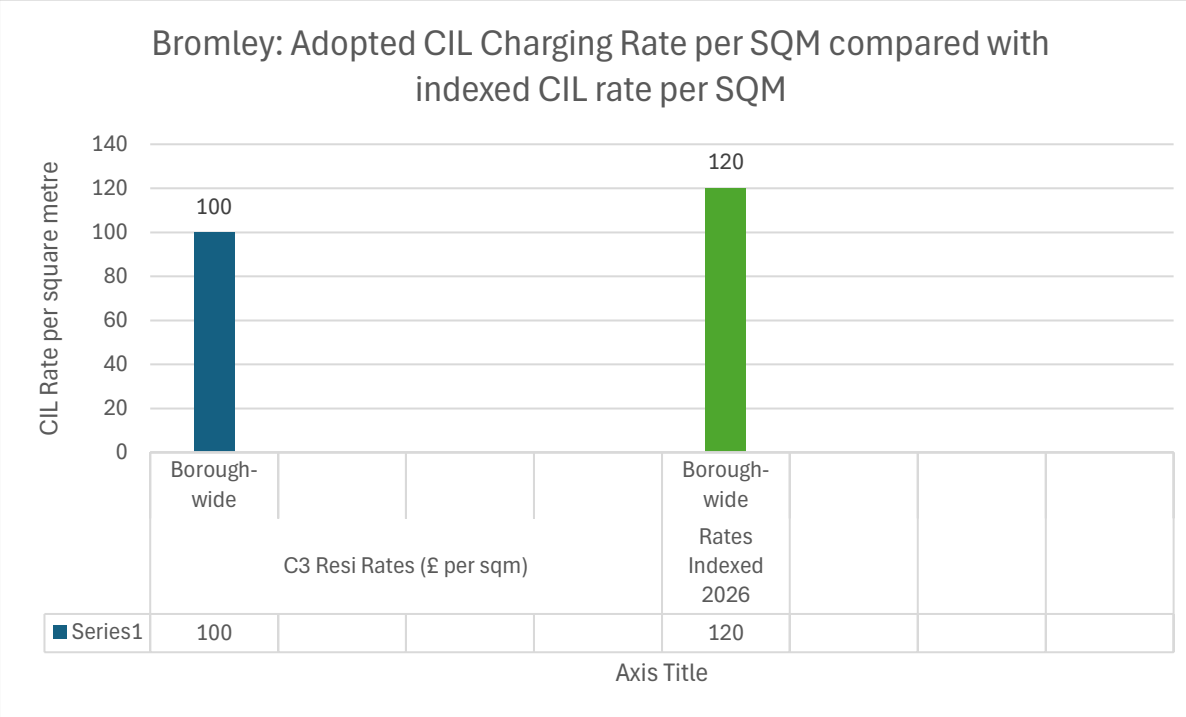
LPA: Bromley

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Bromley	15/06/21	2021	333	400

C3 Resi Rates (£ per sqm)
Borough-wide
100

Rates Indexed 2026
Borough-wide
120

Percentage increase in Borough CIL levy arising from indexation: 20%



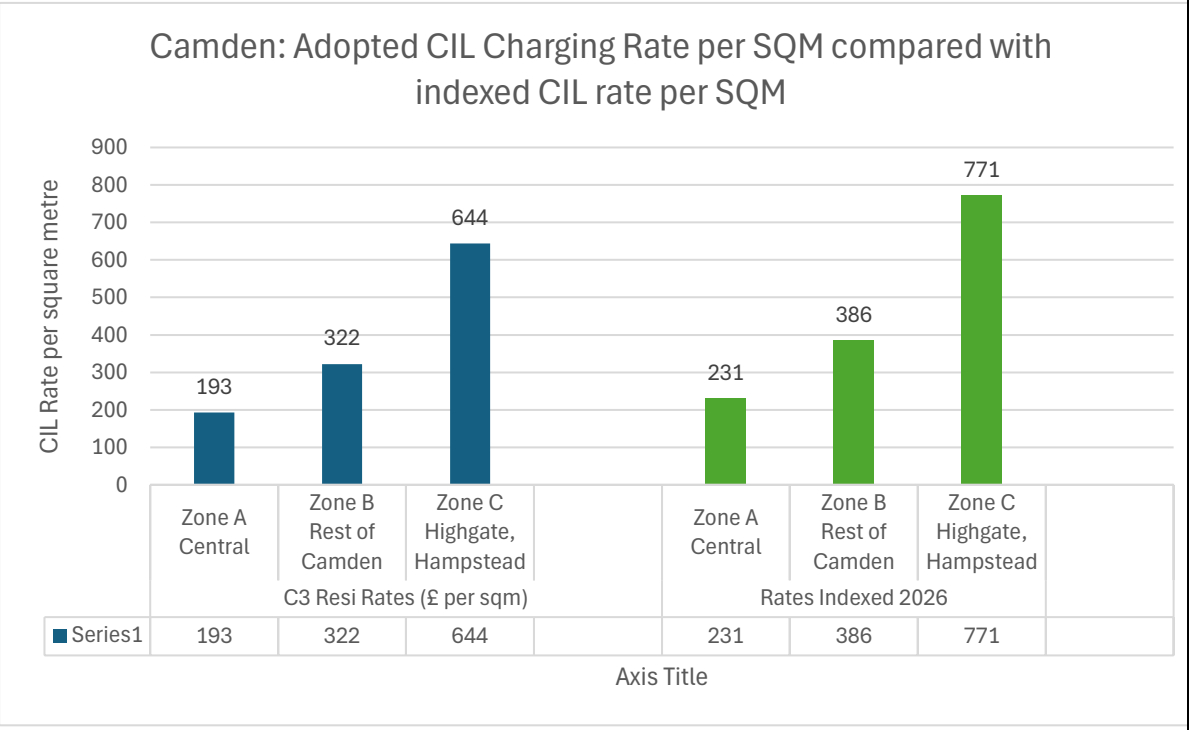
LPA: Camden

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Camden	30/10/20	2020	334	400

C3 Resi Rates (£ per sqm)		
Zone A Central	Zone B Rest of Camden	Zone C Highgate, Hampstead
193	322	644

Rates Indexed 2026		
Zone A Central	Zone B Rest of Camden	Zone C Highgate, Hampstead
231	386	771

Percentage increase in Borough CIL levy arising from indexation: 20%



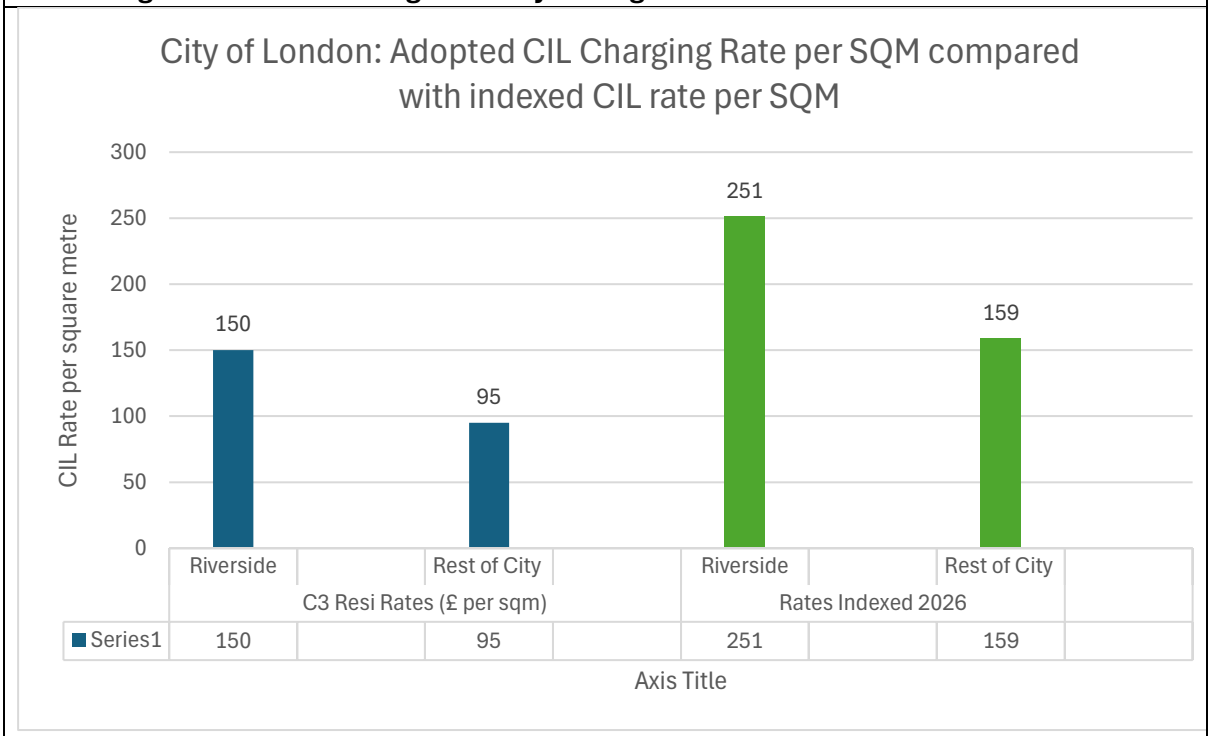
LPA: City of London

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
City of London	01/07/14	2014	239	400

C3 Resi Rates (£ per sqm)	
Riverside	Rest of City
150	95

Rates Indexed 2026	
Riverside	Rest of City
251	159

Percentage increase in Borough CIL levy arising from indexation: 67%



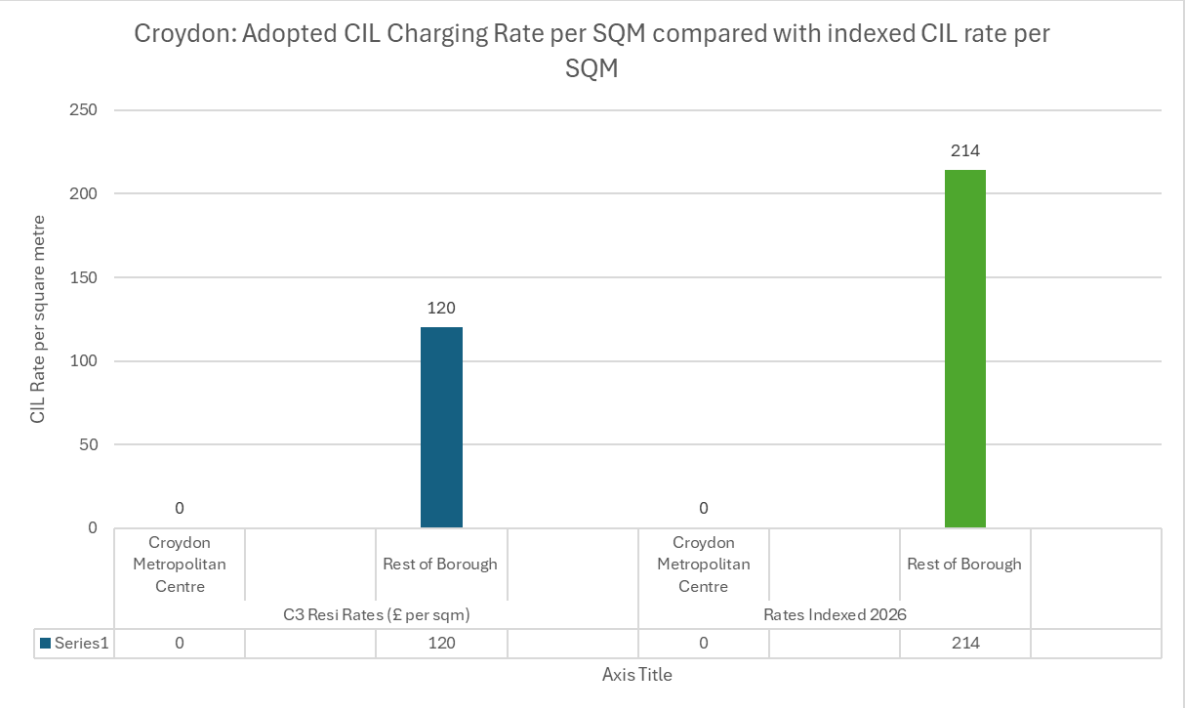
LPA: Croydon

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Croydon	01/04/13	2013	224	400

C3 Resi Rates (£ per sqm)	
Croydon Metropolitan Centre	Rest of Borough
0	120

Rates Indexed 2026	
Croydon Metropolitan Centre	Rest of Borough
0	214

Percentage increase in Borough CIL levy arising from indexation: 79%



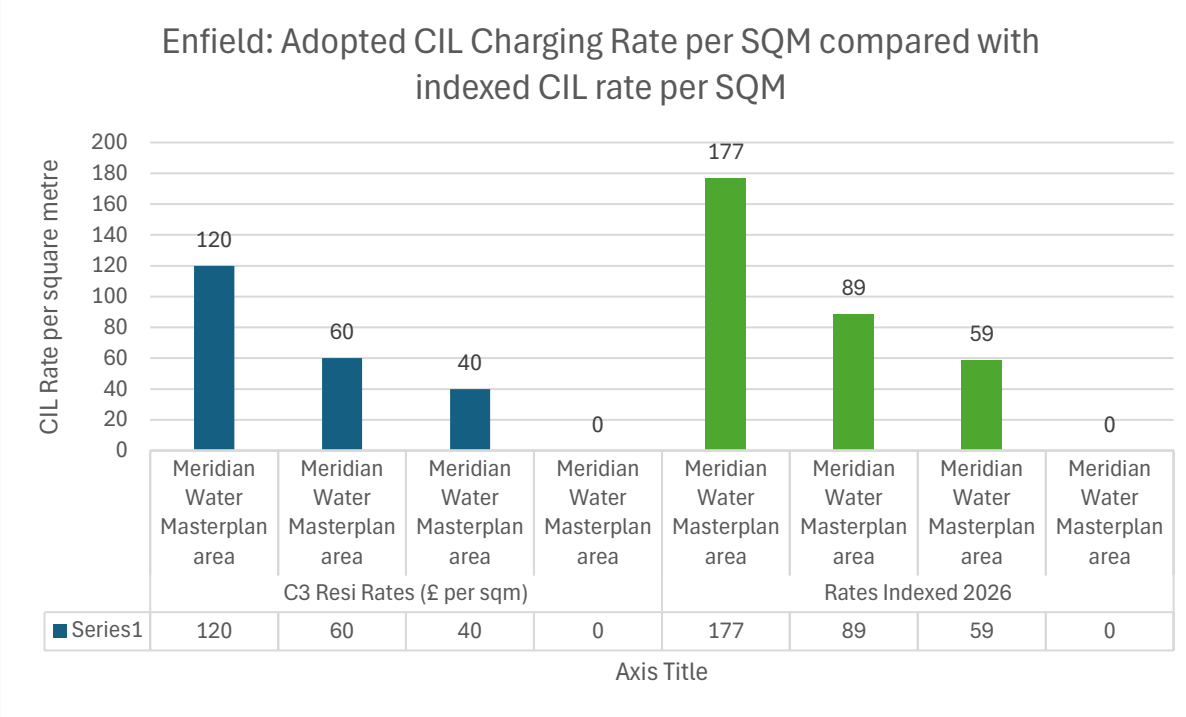
LPA: Enfield

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Enfield	01/04/16	2016	271	400

C3 Resi Rates (£ per sqm)			
Meridian Water Masterplan area	Meridian Water Masterplan area	Meridian Water Masterplan area	Meridian Water Masterplan area
120	60	40	0

Rates Indexed 2026			
Meridian Water Masterplan area	Meridian Water Masterplan area	Meridian Water Masterplan area	Meridian Water Masterplan area
177	89	59	0

Percentage increase in Borough CIL levy arising from indexation: 48%



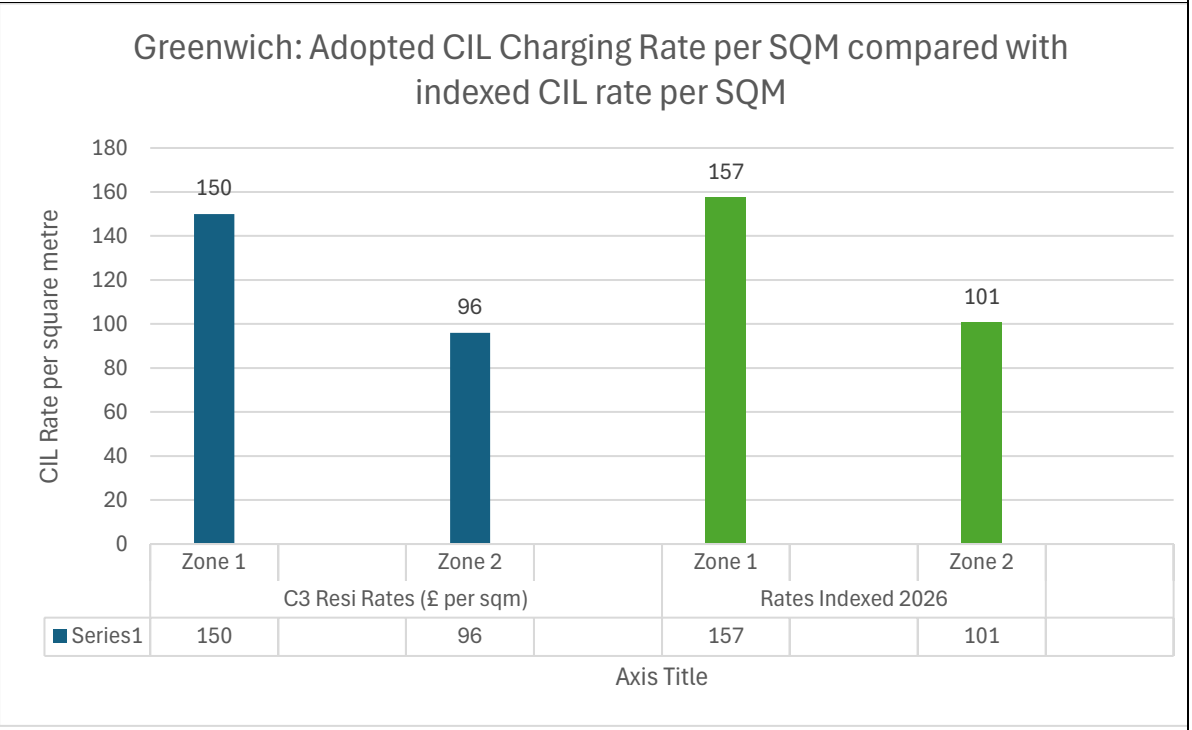
LPA: Greenwich

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Greenwich	26/07/24	2024	381	400

C3 Resi Rates (£ per sqm)	
Zone 1	Zone 2
150	96

Rates Indexed 2026	
Zone 1	Zone 2
157	101

Percentage increase in Borough CIL levy arising from indexation: 5%



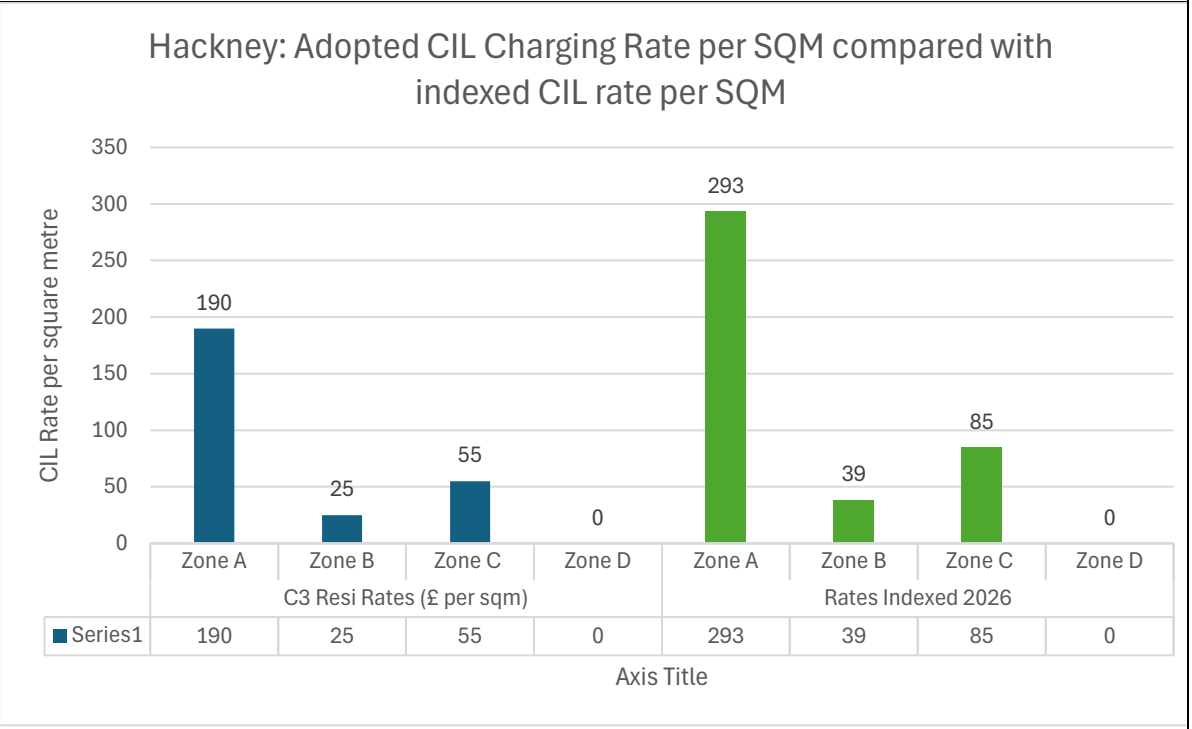
LPA: Hackney

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Hackney	01/04/15	2015	259	400

C3 Resi Rates (£ per sqm)			
Zone A	Zone B	Zone C	Zone D
190	25	55	0

Rates Indexed 2026			
Zone A	Zone B	Zone C	Zone D
293	39	85	0

Percentage increase in Borough CIL levy arising from indexation: 54%



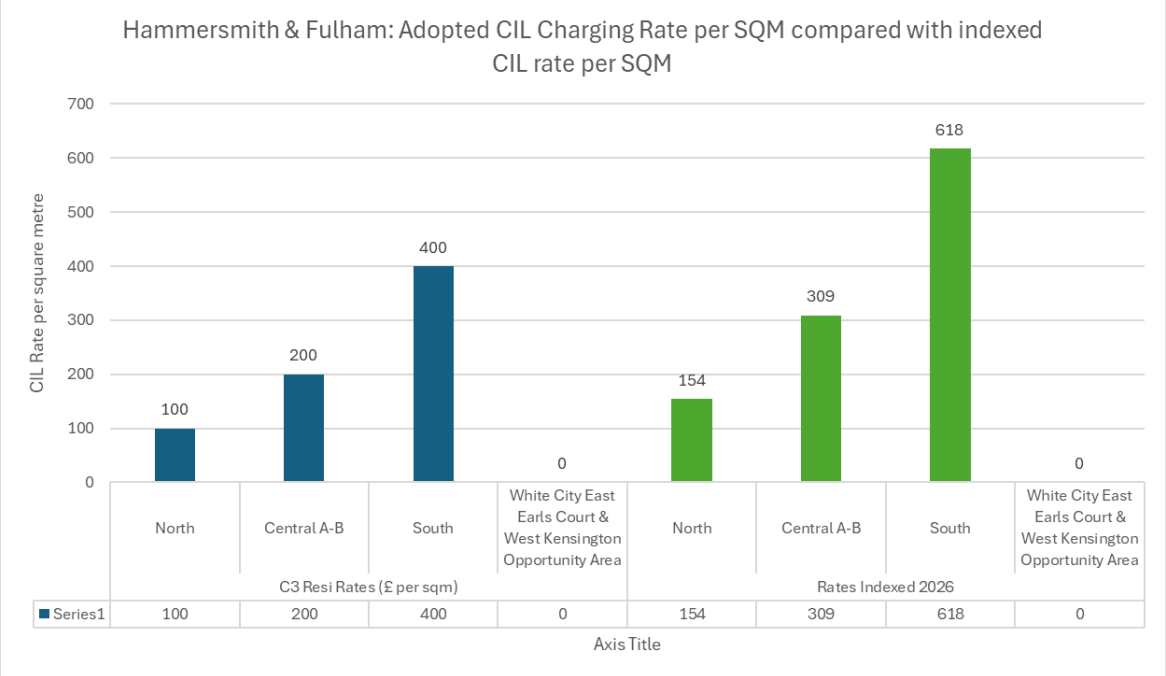
LPA: Hammersmith & Fulham

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Hammersmith and Fulham	01/09/15	2015	259	400

C3 Resi Rates (£ per sqm)			
North	Central A-B	South	White City East Earls Court & West Kensington Opportunity Area
100	200	400	0

Rates Indexed 2026			
North	Central A-B	South	White City East Earls Court & West Kensington Opportunity Area
154	309	618	0

Percentage increase in Borough CIL levy arising from indexation: 54%



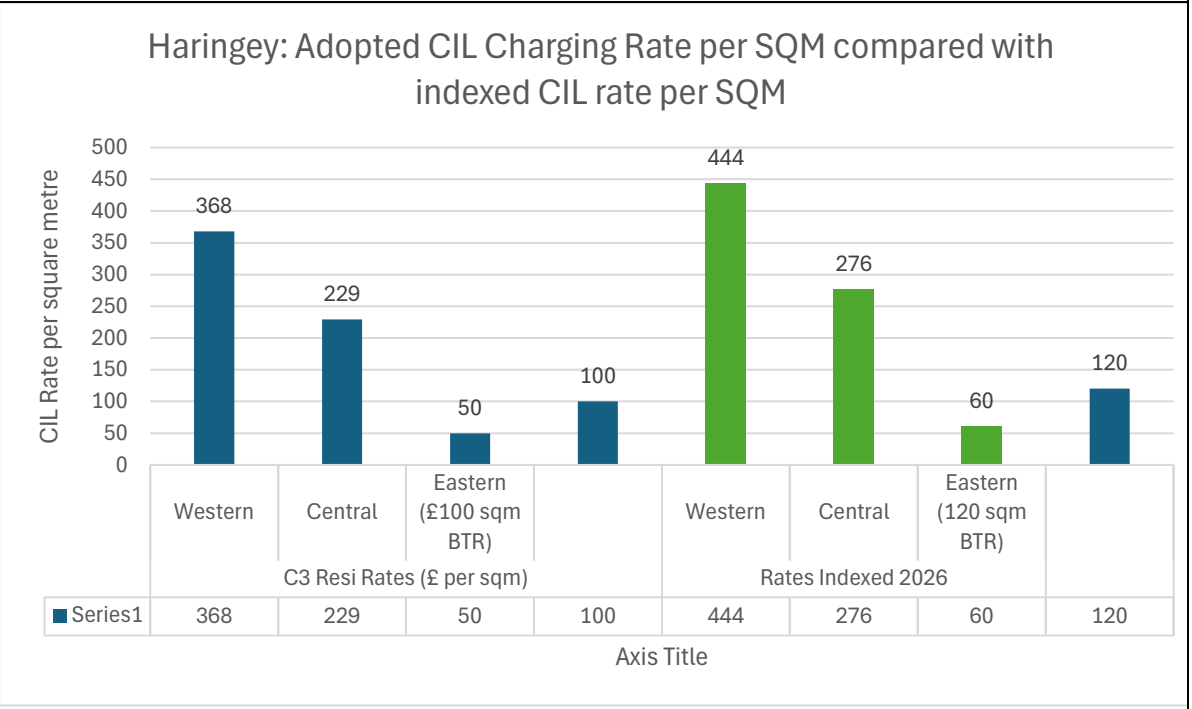
LPA: Haringey

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Haringey	01/09/22	2022	332	400

C3 Resi Rates (£ per sqm)			
Western	Central	Eastern (£100 sqm BTR)	
368	229	50	100

Rates Indexed 2026			
Western	Central	Eastern (120 sqm BTR)	
444	276	60	120

Percentage increase in Borough CIL levy arising from indexation: 20%



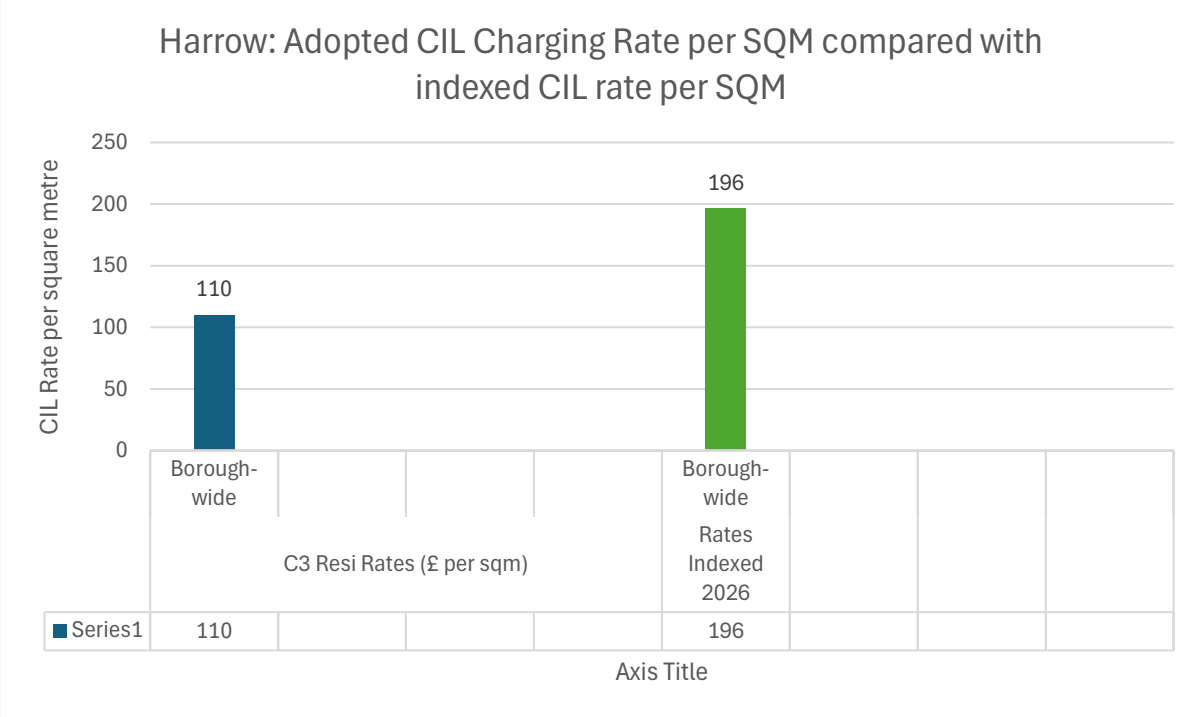
LPA: Harrow

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Harrow	16/09/13	2013	224	400

C3 Resi Rates (£ per sqm)
Borough-wide
110

Rates Indexed 2026
Borough-wide
196

Percentage increase in Borough CIL levy arising from indexation: 79%



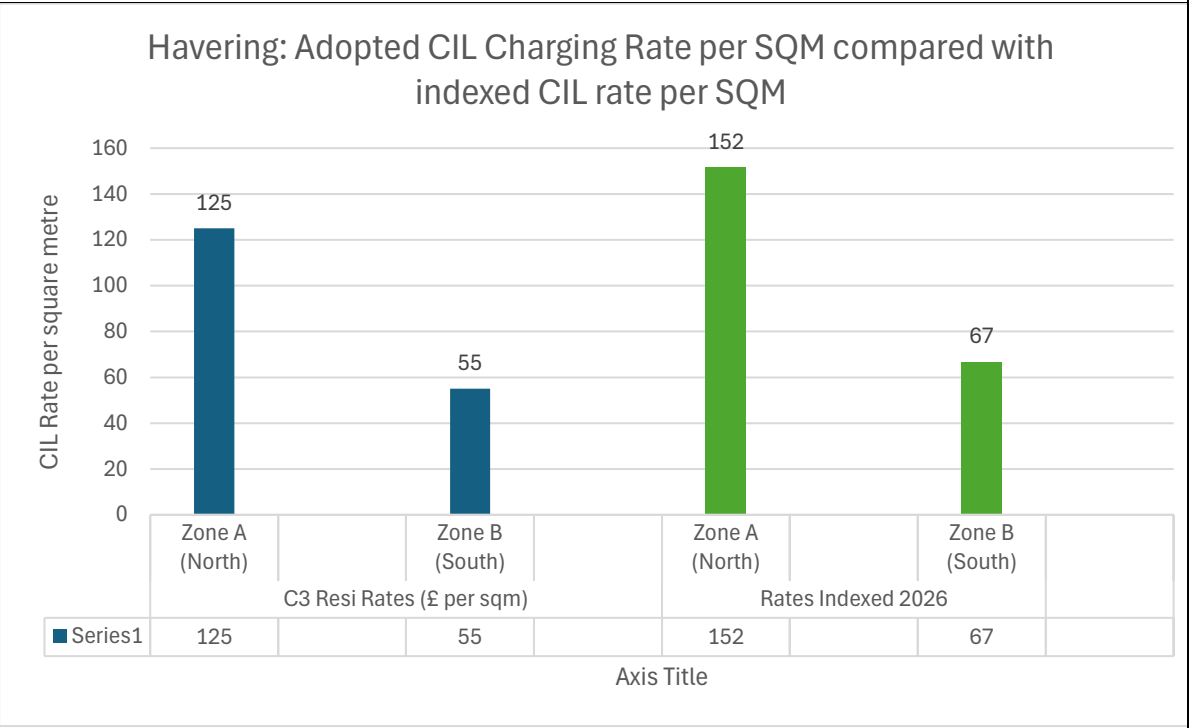
LPA: Havering

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Havering	01/09/19	2019	330	400

C3 Resi Rates (£ per sqm)	
Zone A (North)	Zone B (South)
125	55

Rates Indexed 2026	
Zone A (North)	Zone B (South)
152	67

Percentage increase in Borough CIL levy arising from indexation: 21%



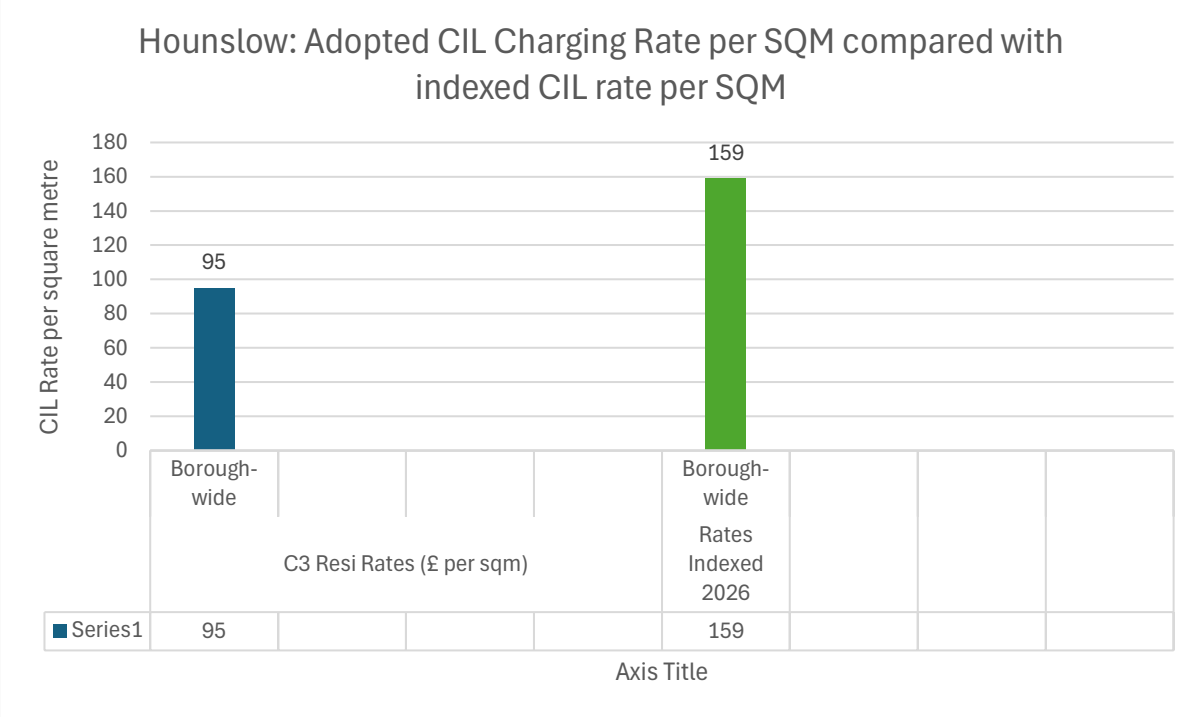
LPA: Hillingdon

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Hillingdon	01/08/14	2014	239	400

C3 Resi Rates (£ per sqm)
Borough-wide
95

Rates Indexed 2026
Borough-wide
159

Percentage increase in Borough CIL levy arising from indexation: 67%



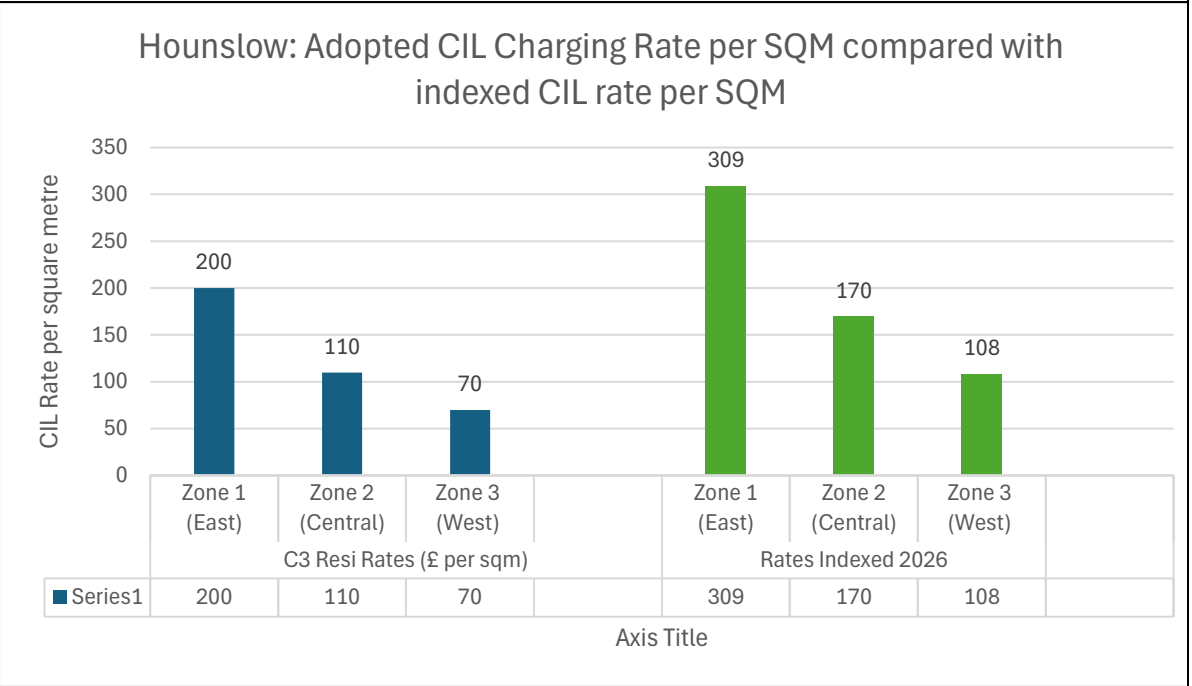
LPA: Hounslow

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Hounslow	24/07/15	2015	259	400

C3 Resi Rates (£ per sqm)		
Zone 1 (East)	Zone 2 (Central)	Zone 3 (West)
200	110	70

Rates Indexed 2026		
Zone 1 (East)	Zone 2 (Central)	Zone 3 (West)
309	170	108

Percentage increase in Borough CIL levy arising from indexation: 54%



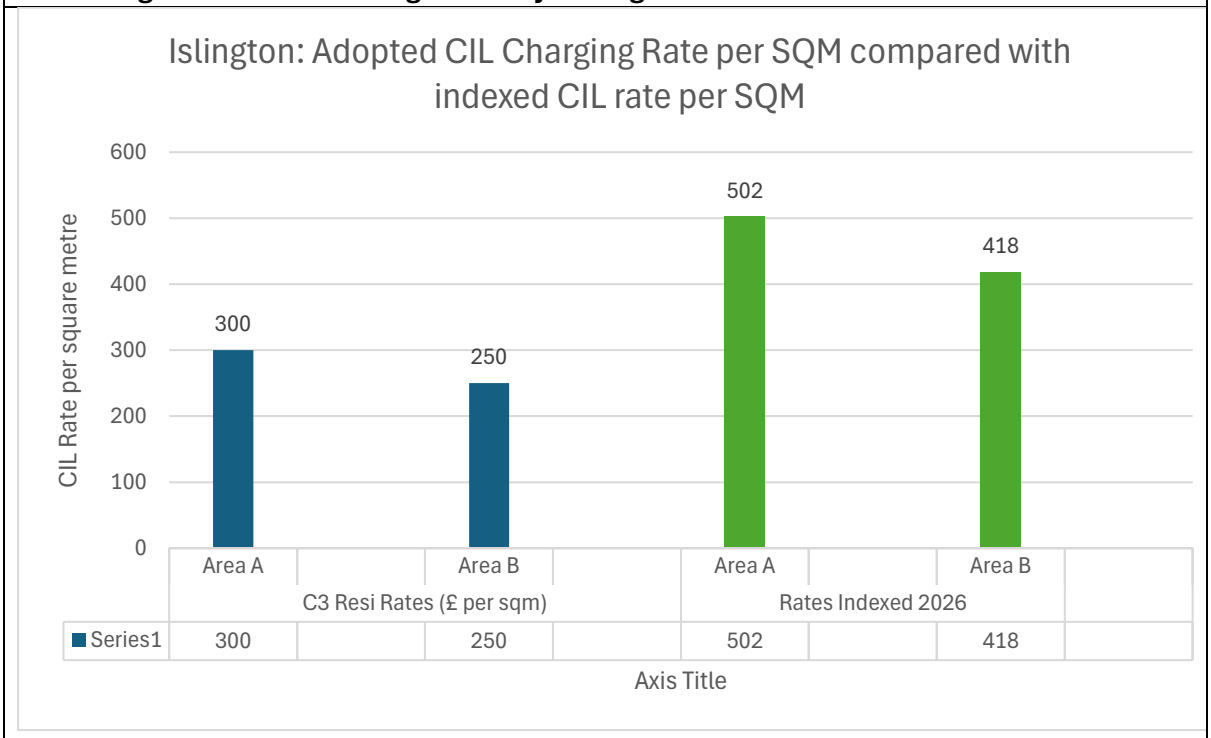
LPA: Islington

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Islington	01/09/14	2014	239	400

C3 Resi Rates (£ per sqm)	
Area A	Area B
300	250

Rates Indexed 2026	
Area A	Area B
502	418

Percentage increase in Borough CIL levy arising from indexation: 67%



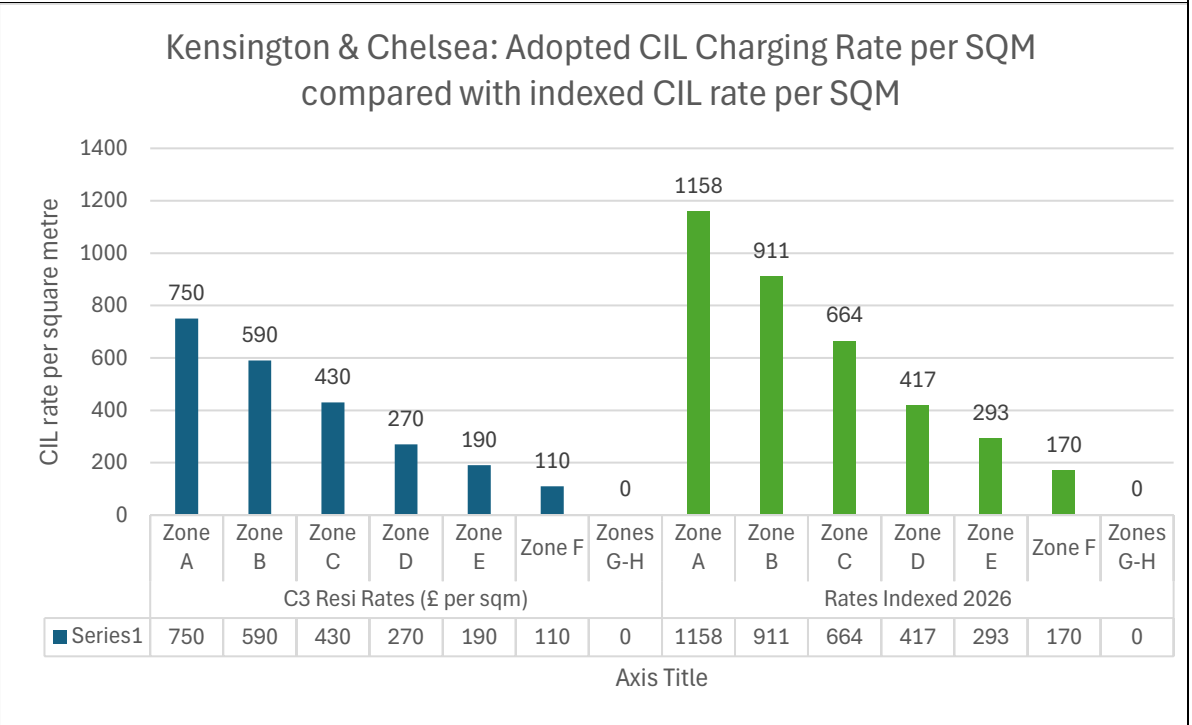
LPA: Kensington & Chelsea

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Kensington and Chelsea	06/04/15	2015	259	400

C3 Resi Rates (£ per sqm)						
Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zones G-H
750	590	430	270	190	110	0

Rates Indexed 2026						
Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zones G-H
1158	911	664	417	293	170	0

Percentage increase in Borough CIL levy arising from indexation: 54%



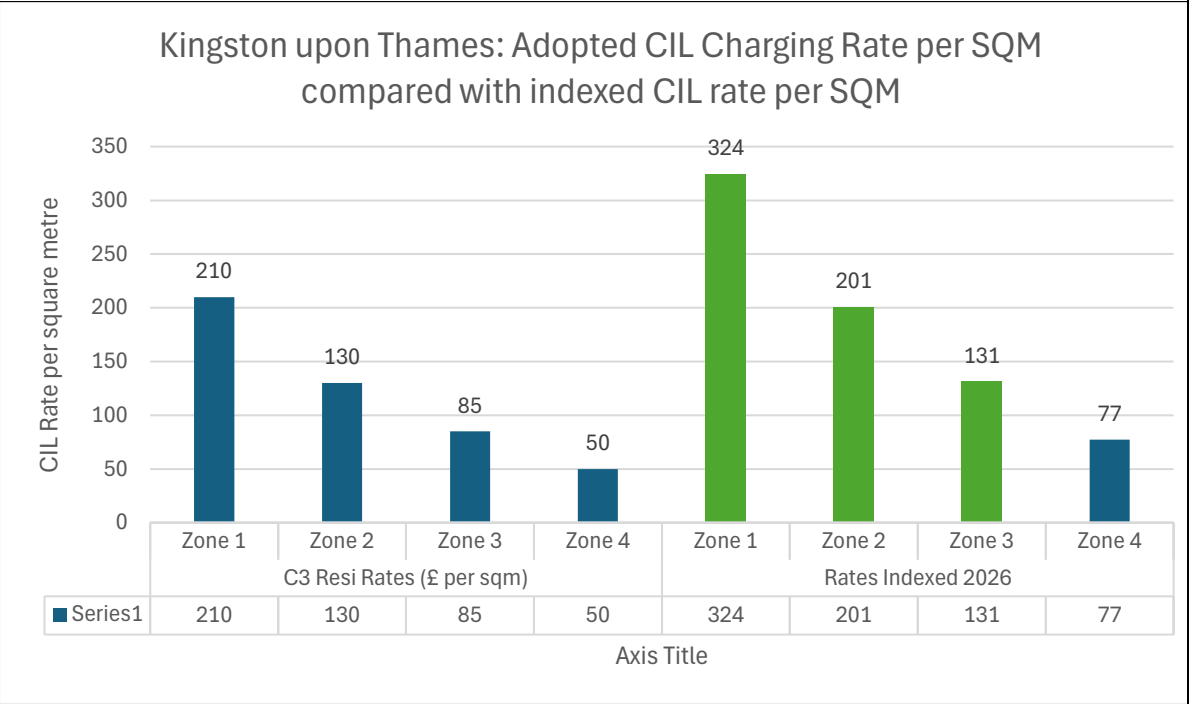
LPA: Kingston upon Thames

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Kingston upon Thames	01/11/15	2015	259	400

C3 Resi Rates (£ per sqm)			
Zone 1	Zone 2	Zone 3	Zone 4
210	130	85	50

Rates Indexed 2026			
Zone 1	Zone 2	Zone 3	Zone 4
324	201	131	77

Percentage increase in Borough CIL levy arising from indexation: 54%



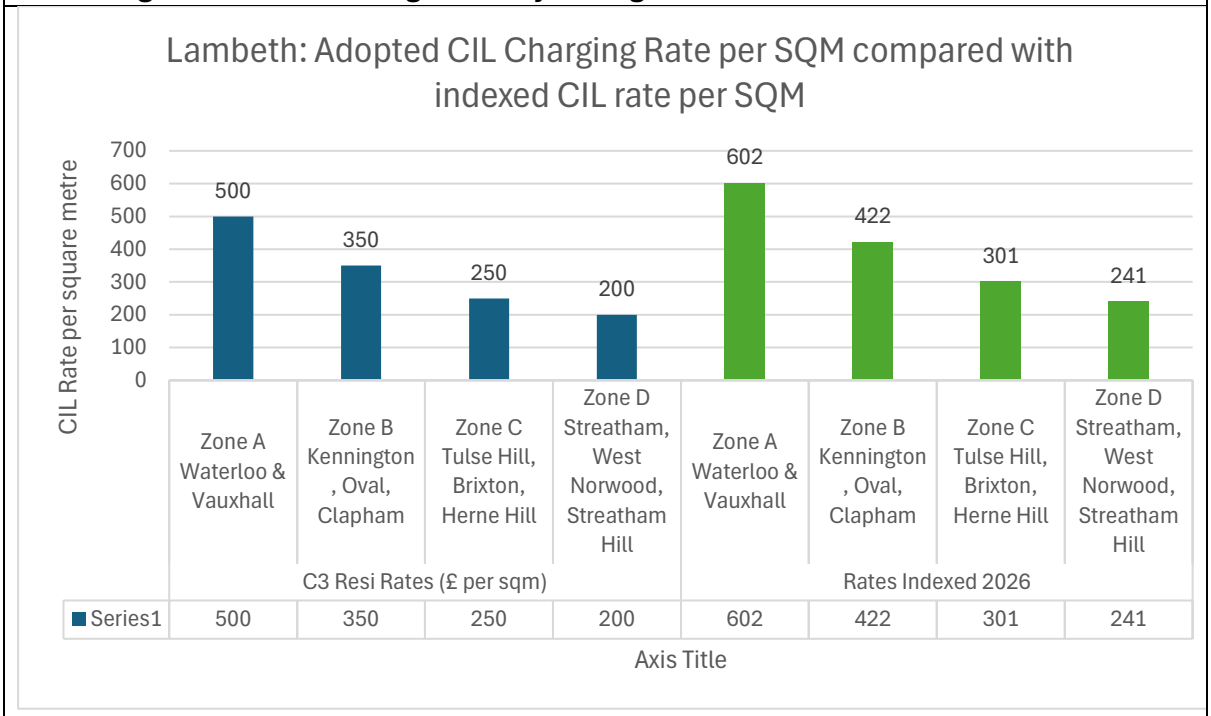
LPA: Lambeth

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Lambeth	01/01/22	2022	332	400

C3 Resi Rates (£ per sqm)			
Zone A Waterloo & Vauxhall	Zone B Kennington, Oval, Clapham	Zone C Tulse Hill, Brixton, Herne Hill	Zone D Streatham, West Norwood, Streatham Hill
500	350	250	200

Rates Indexed 2026			
Zone A Waterloo & Vauxhall	Zone B Kennington, Oval, Clapham	Zone C Tulse Hill, Brixton, Herne Hill	Zone D Streatham, West Norwood, Streatham Hill
602	422	301	241

Percentage increase in Borough CIL levy arising from indexation: 20%



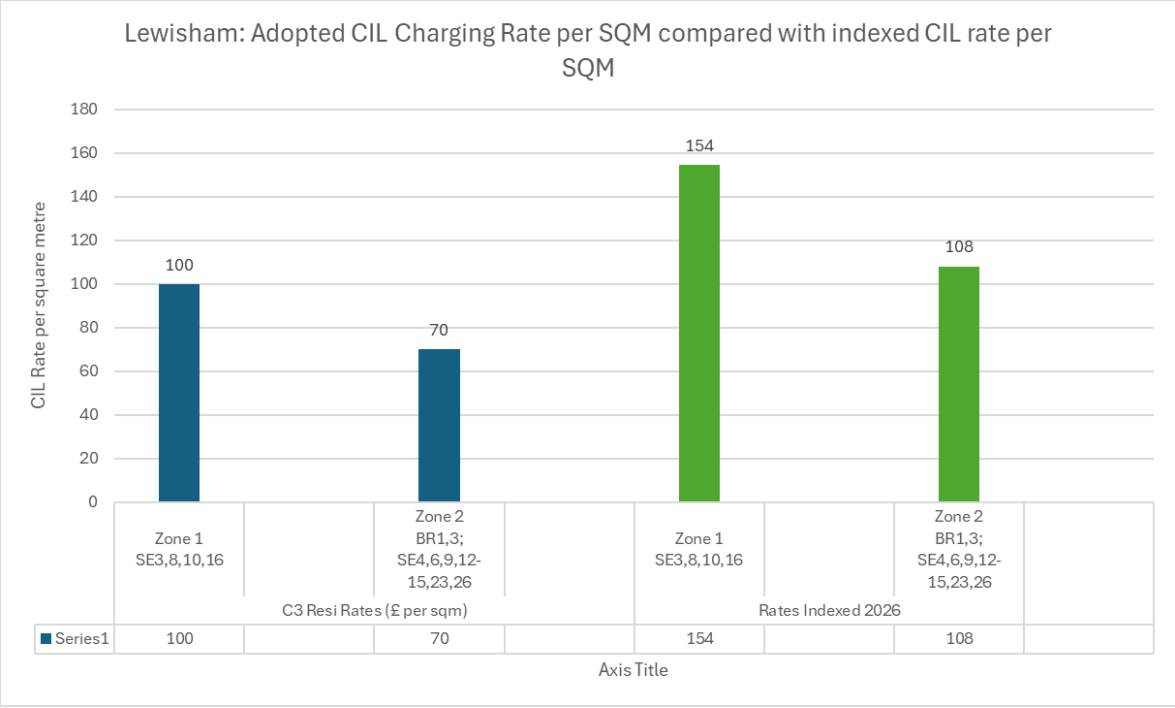
LPA: Lewisham

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Lewisham	01/04/15	2015	259	400

C3 Resi Rates (£ per sqm)	
Zone 1 SE3,8,10,16	Zone 2 BR1,3; SE4,6,9,12-15,23,26
100	70

Rates Indexed 2026	
Zone 1 SE3,8,10,16	Zone 2 BR1,3; SE4,6,9,12-15,23,26
154	108

Percentage increase in Borough CIL levy arising from indexation: 54%



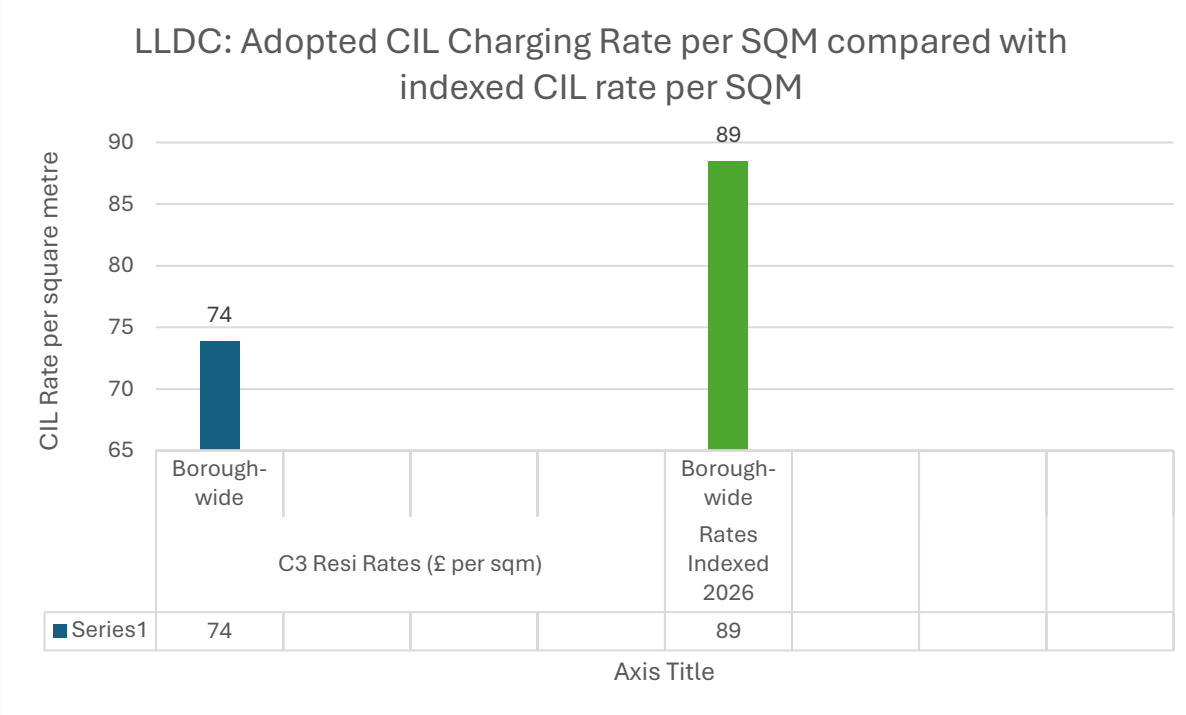
LPA: LLDC

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
LLDC	01/07/20	2020	334	400

C3 Resi Rates (£ per sqm)
Borough-wide
74

Rates Indexed 2026
Borough-wide
89

Percentage increase in Borough CIL levy arising from indexation: 20%



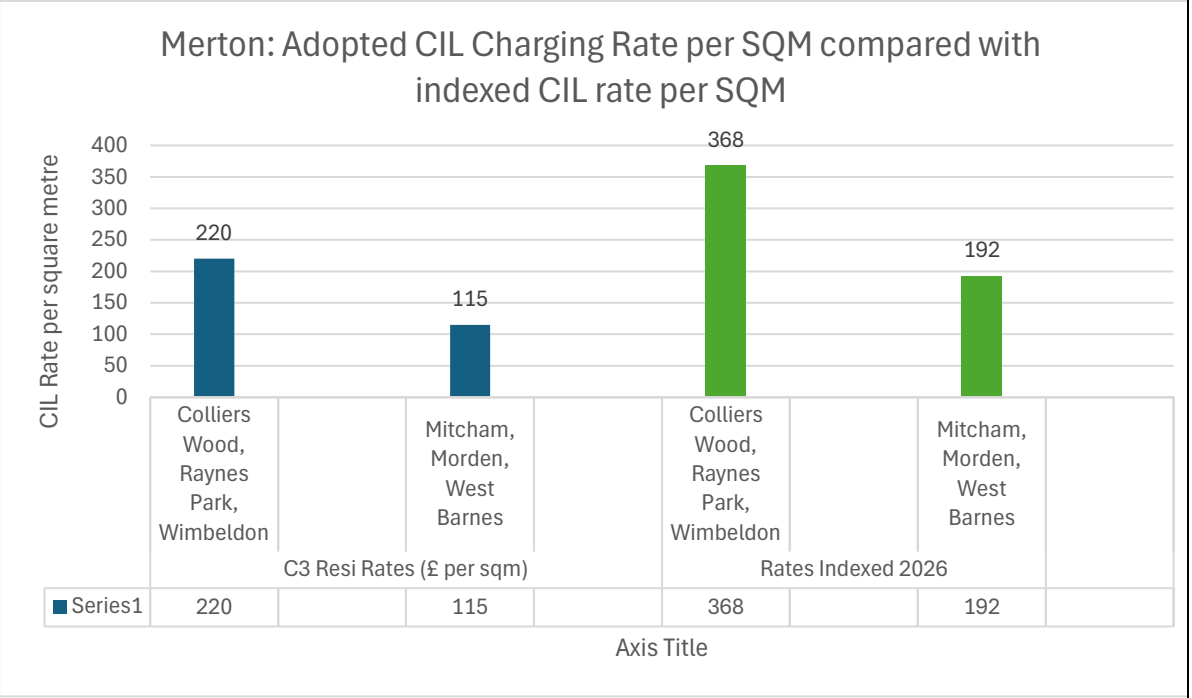
LPA: Merton

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Merton	01/04/14	2014	239	400

C3 Resi Rates (£ per sqm)	
Colliers Wood, Raynes Park, Wimbledon	Mitcham, Morden, West Barnes
220	115

Rates Indexed 2026	
Colliers Wood, Raynes Park, Wimbledon	Mitcham, Morden, West Barnes
368	192

Percentage increase in Borough CIL levy arising from indexation: 67%



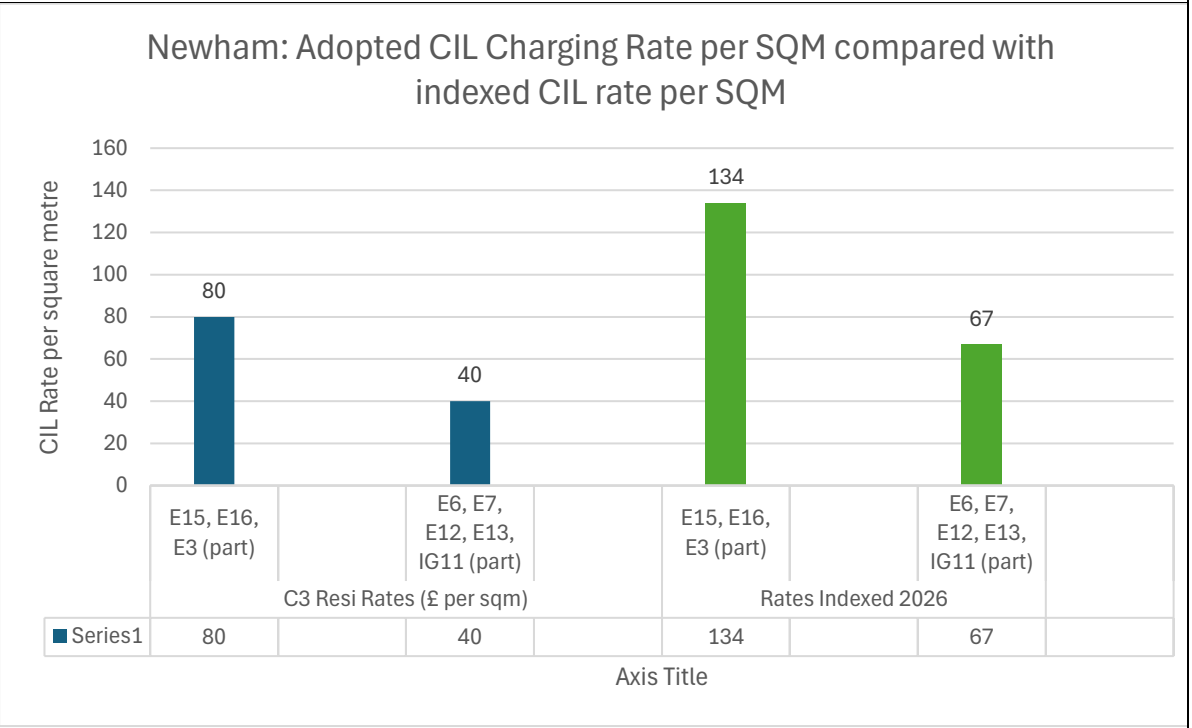
LPA: Newham

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Newham	01/01/14	2014	239	400

C3 Resi Rates (£ per sqm)	
E15, E16, E3 (part)	E6, E7, E12, E13, IG11 (part)
80	40

Rates Indexed 2026	
E15, E16, E3 (part)	E6, E7, E12, E13, IG11 (part)
134	67

Percentage increase in Borough CIL levy arising from indexation: 67%



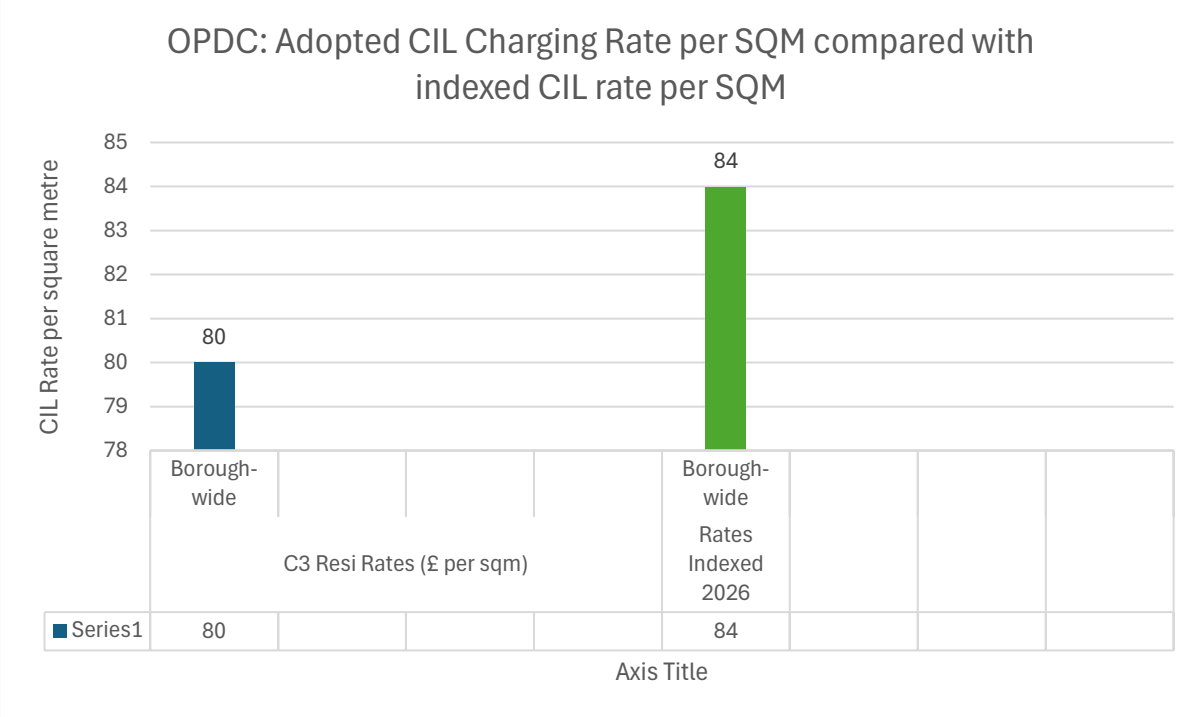
LPA: OPDC

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
OPDC	01/04/24	2024	381	400

C3 Resi Rates (£ per sqm)
Borough-wide
80

Rates Indexed 2026
Borough-wide
84

Percentage increase in Borough CIL levy arising from indexation: 5%



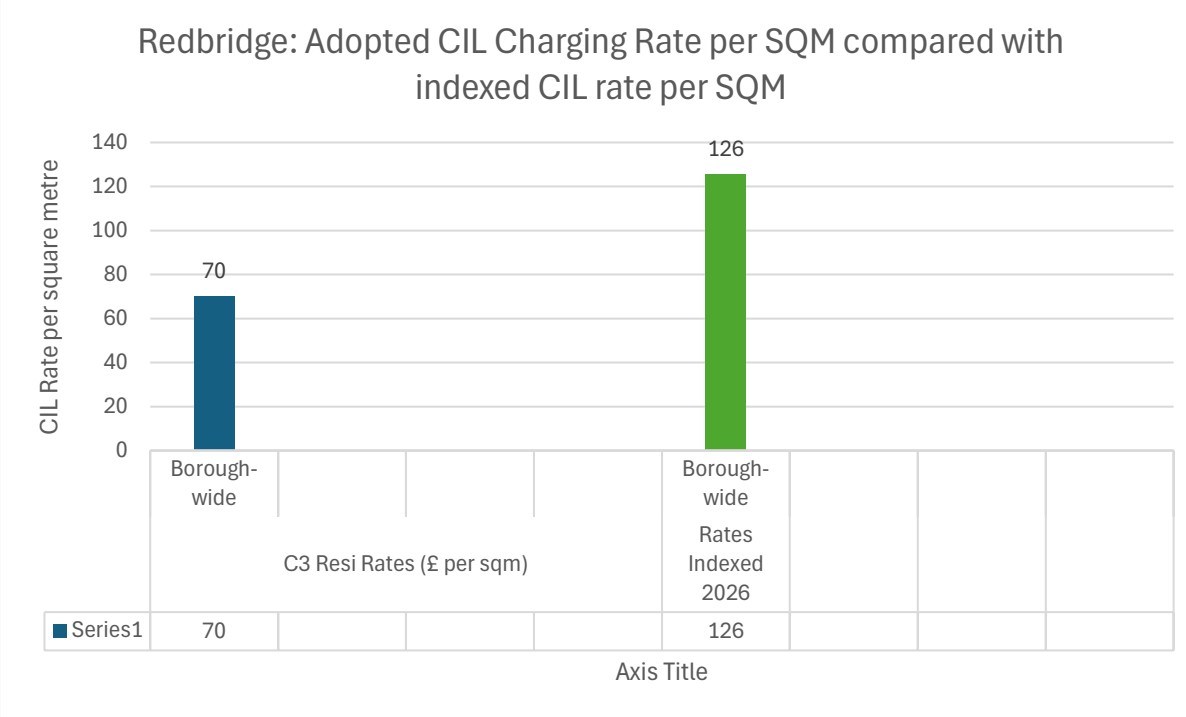
LPA: Redbridge

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Redbridge	01/01/12	2012	223	400

C3 Resi Rates (£ per sqm)
Borough-wide
70

Rates Indexed 2026
Borough-wide
126

Percentage increase in Borough CIL levy arising from indexation: 79%



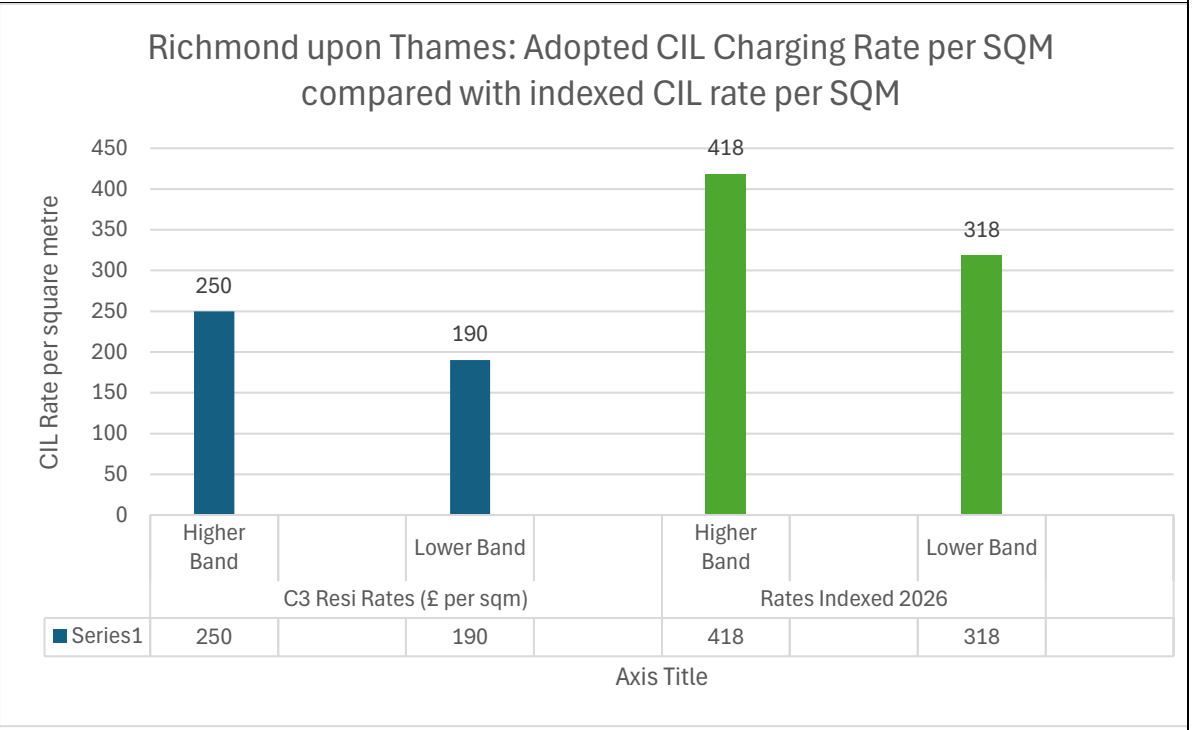
LPA: Richmond upon Thames

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Richmond upon Thames	01/11/14	2014	239	400

C3 Resi Rates (£ per sqm)	
Higher Band	Lower Band
250	190

Rates Indexed 2026	
Higher Band	Lower Band
418	318

Percentage increase in Borough CIL levy arising from indexation: 67%



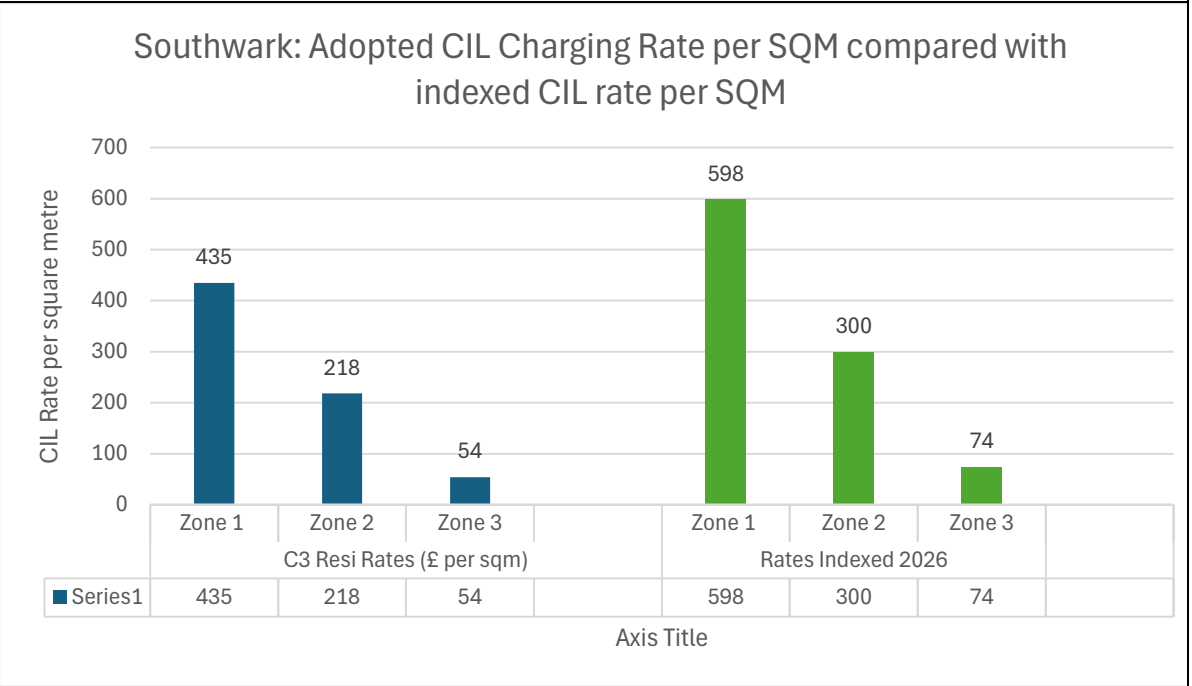
LPA: Southwark

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Southwark	01/12/17	2017	291	400

C3 Resi Rates (£ per sqm)		
Zone 1	Zone 2	Zone 3
435	218	54

Rates Indexed 2026		
Zone 1	Zone 2	Zone 3
598	300	74

Percentage increase in Borough CIL levy arising from indexation: 37%



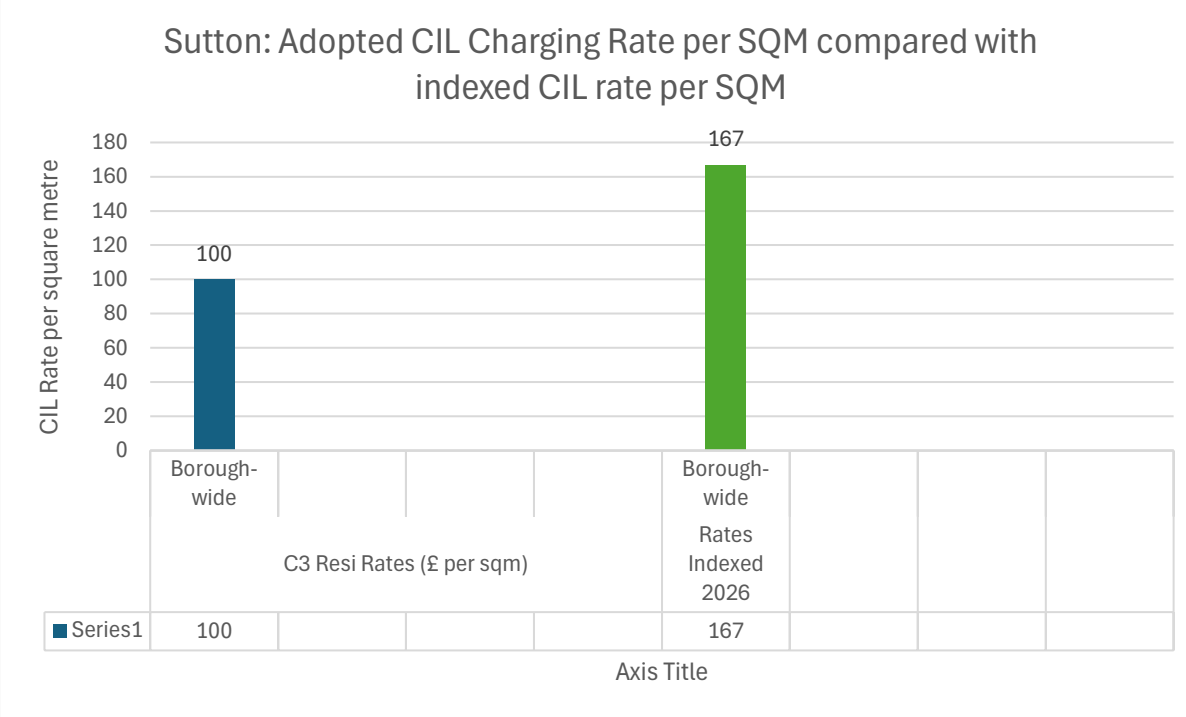
LPA: Sutton

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Sutton	01/04/14	2014	239	400

C3 Resi Rates (£ per sqm)
Borough-wide
100

Rates Indexed 2026
Borough-wide
167

Percentage increase in Borough CIL levy arising from indexation: 67%



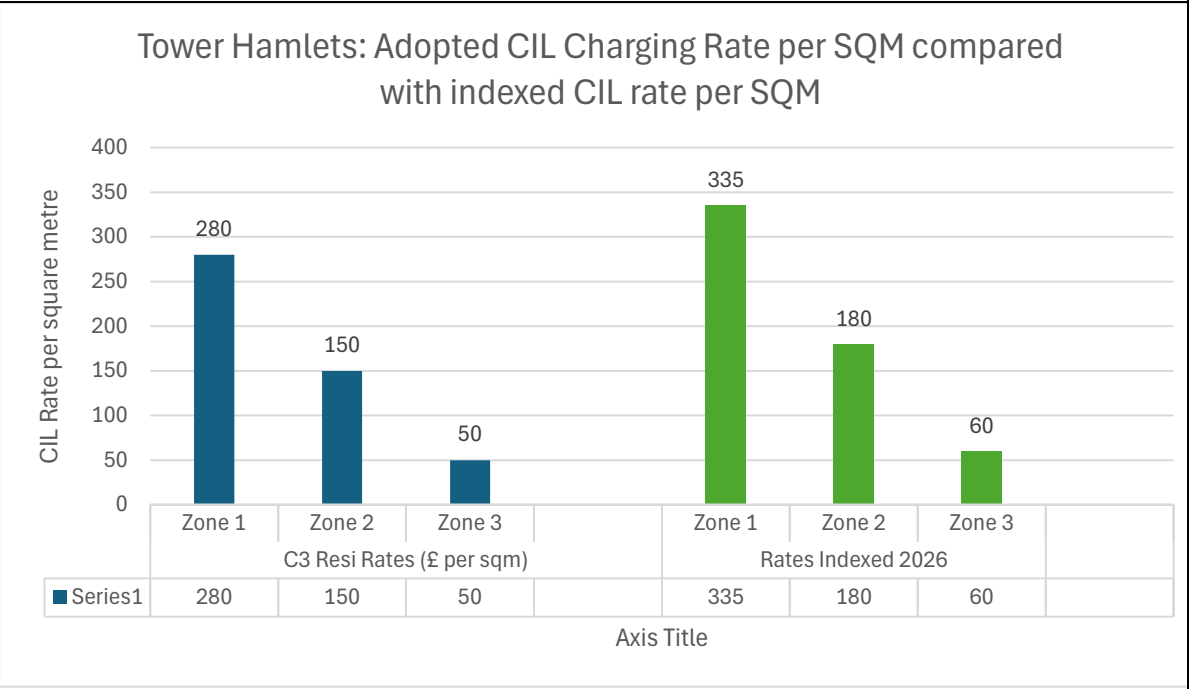
LPA: Tower Hamlets

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Tower Hamlets	17/01/20	2020	334	400

C3 Resi Rates (£ per sqm)		
Zone 1	Zone 2	Zone 3
280	150	50

Rates Indexed 2026		
Zone 1	Zone 2	Zone 3
335	180	60

Percentage increase in Borough CIL levy arising from indexation: 20%



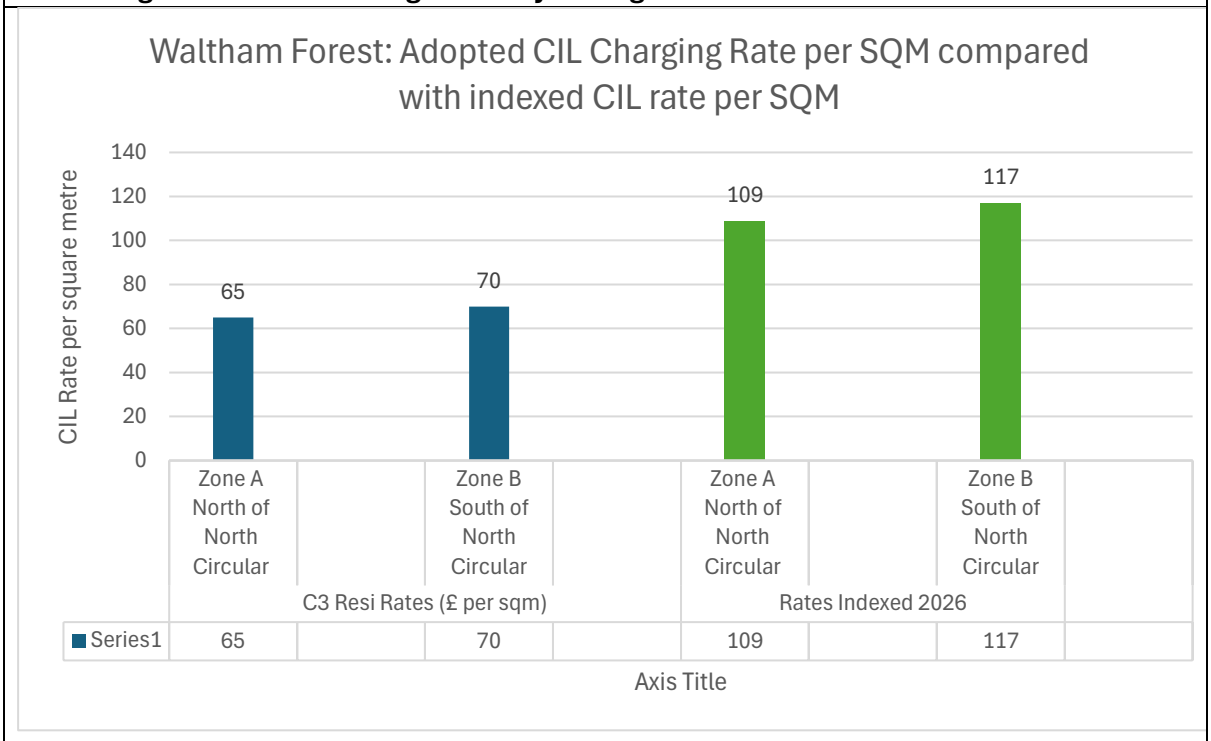
LPA: Waltham Forest

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Waltham Forest	15/05/14	2014	239	400

C3 Resi Rates (£ per sqm)	
Zone A North of North Circular	Zone B South of North Circular
65	70

Rates Indexed 2026	
Zone A North of North Circular	Zone B South of North Circular
109	117

Percentage increase in Borough CIL levy arising from indexation: 68%



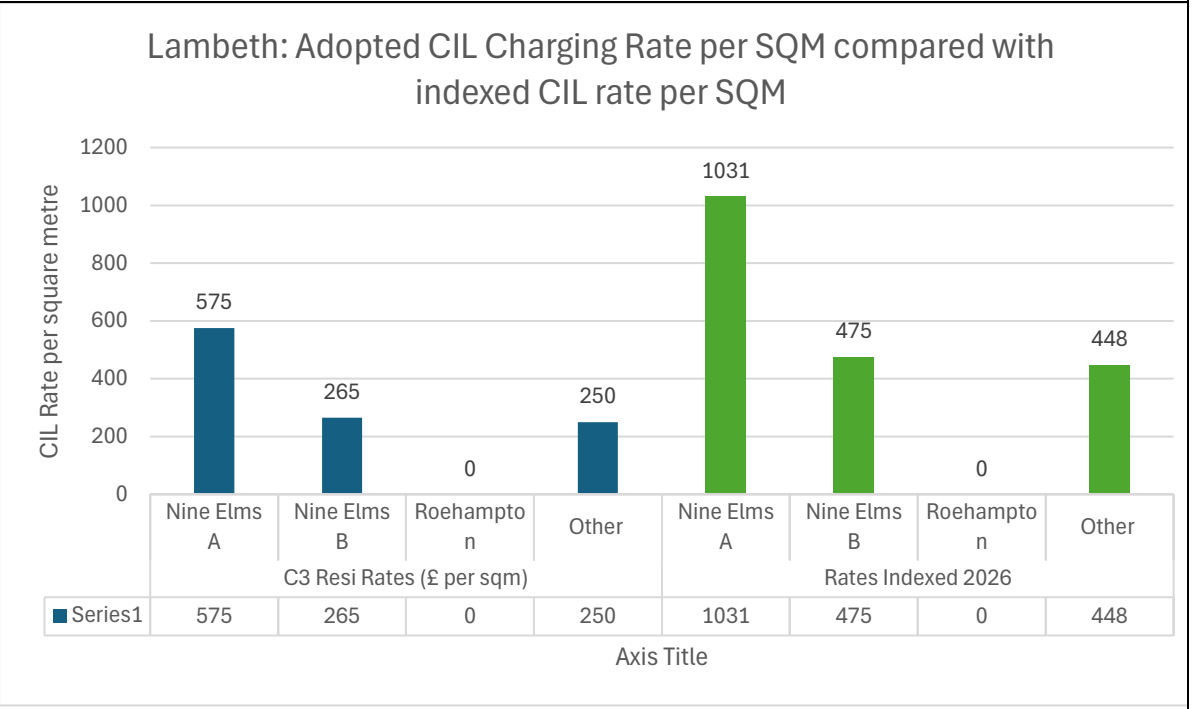
LPA: Wandsworth

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Wandsworth	01/11/12	2012	223	400

C3 Resi Rates (£ per sqm)			
Nine Elms A	Nine Elms B	Roehampton	Other
575	265	0	250

Rates Indexed 2026			
Nine Elms A	Nine Elms B	Roehampton	Other
1031	475	0	448

Percentage increase in Borough CIL levy arising from indexation: 79%



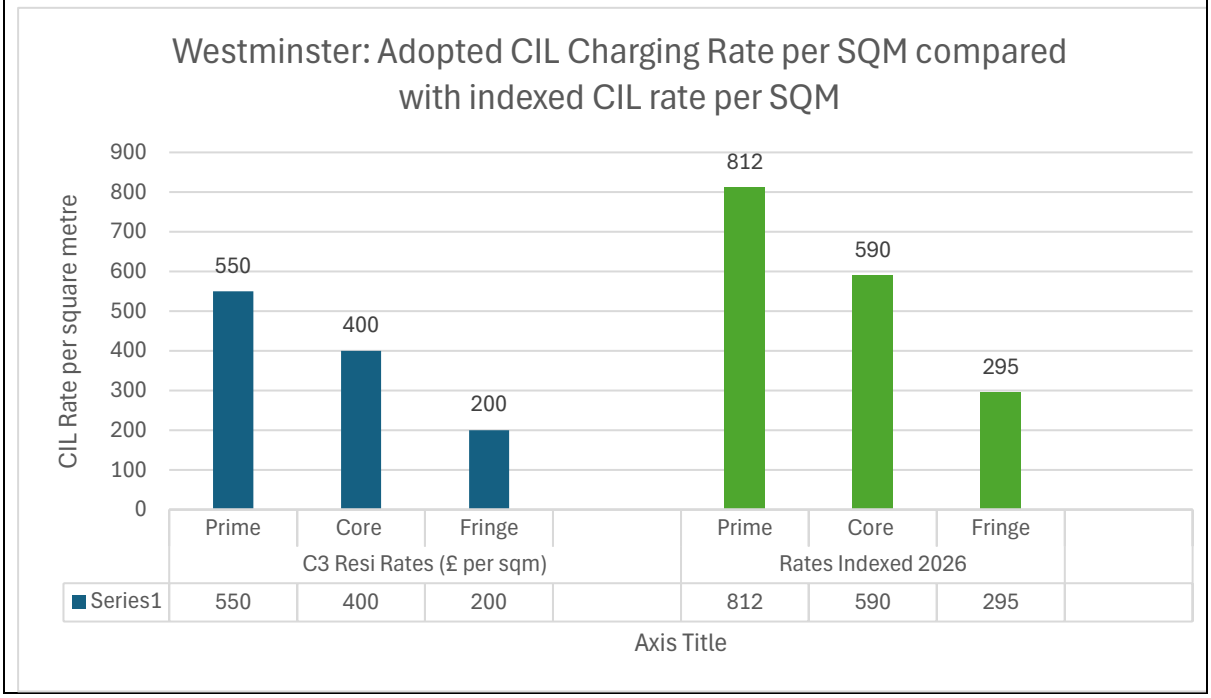
LPA: City of Westminster

Borough	Effective from	Adoption Year	RICS Index Adoption	RICS Index 2026
Westminster	01/05/16	2016	271	400

C3 Resi Rates (£ per sqm)		
Prime	Core	Fringe
550	400	200

Rates Indexed 2026		
Prime	Core	Fringe
812	590	295

Percentage increase in Borough CIL levy arising from indexation: 48%



ANNEX 11 – CONSIDERATION OF DEMAND SIDE INITIATIVES

GREATER LONDON AUTHORITY

GLA – VIABILITY TEAM

JULY 2026

Principle of market absorption rates

1. Market liquidity is a fundamental economic principle concerning the speed of which an asset can be purchased or sold in a market without any significant change in the price of the asset.
2. The term 'market absorption' is commonly used in real estate and property development to describe the rate at which newly delivered homes are sold and absorbed by the market. In the context of London housing, this refers to the sale of market housing to prospective purchasers, as well as the sale of affordable housing to Registered Providers of Social Housing.
3. Developers often build out their schemes at a rate which correlates with observed or forecasted market absorption rates, meaning that the delivery of new homes is directly tied to absorption rates. This dynamic was explained in detail by the UK Competition Markets Authority (CMA) in their 2023 Housebuilding Market Study.[1]
4. Whilst historically, overseas demand contributed significantly to the high levels of off-plan sales in new developments in London, and consequently supported absorption rates particularly in early development phases, international market demand for new-build housing stock in London has moderated in recent years, due to changes in higher interest rates globally.
5. At the lower price point areas, the previous government's 'Help to Buy Equity Loan' policy supported the affordability of market housing for domestic buyers and supported higher absorption rates. There is evidence to suggest that the withdrawal of the 'Help to Buy Equity Loan' scheme in March 2023 may have contributed to the issue of low absorption rates in some parts of the market, particularly for first time buyers purchasing new build homes.[2]
6. In addition, an ultra-low interest rate environment in the UK since the 2007/08 economic downturn coupled with the implementation of quantitative easing by the Bank of England resulted in significant increases in house prices which has been especially seen in London. This created a climate that supported high absorption rates which ultimately supported higher density forms of development
7. Whilst demand for new housing in London remains very high, affordability constraints arising from increased house prices, higher mortgage rates and wider cost-of-living pressures have reduced the level of effective demand that and slowed down the sales of

[1] https://www.gov.uk/cma-cases/housebuilding-market-study
[2] See figure 2.5 in Towards a new London Plan document (2025) (also replicated below at paragraph 1.14).

new-build housing. This demonstrates that the rate of housing delivery in London is highly dependent upon consistently high market absorption rates. This issue is compounded further by the physical nature of new development in London, which is predominantly high-density flatted development that is more exposed to and dependent on strong and sustained market absorption rates to facilitate build out and delivery.

8. London can be considered to currently be in the grip of a 'housing market illiquidity trap' where absorption rates have reduced, and as a result, developers have responded to this by placing build out and new housing delivery on hold. A strategically focused use of short-term demand-side initiatives and longer-term strategic initiatives to promote greater housing tenure diversity within the housing development pipeline are considered necessary to help address this issue and support housing delivery in London.

'Help to Buy' equity loan scheme (April 2013 – March 2023)

9. The 2011 coalition government introduced the 'Help to Buy' Equity Loan scheme in April 2013 and the original scheme ran until May 2021. A revised 'Help to Buy' Equity Loan scheme' ran from April 2021 to March 2023 and was only available to first time buyers subject to regional price caps[3].

10. In London, the scheme enabled first time buyers to purchase a qualified new-build home with a market value of up to £600,000 using a 5% deposit, and supported by a government equity loan of up to 40%[4]. No interest payments were charged on the equity loan for the first five years, after that, a fee equivalent to 1.75% of the outstanding equity became payable, and this was also uprated each year by the Retail Price Index plus 1%.

11. Government data indicates that between 2013 and 2023, there was a total of 43,966 legal completions in London which used the 'Help to Buy' Equity Loan scheme, and approximately 97% of the total completions were made by first time buyers.[5] This demonstrates that the scheme has significantly supported access to home ownership in London.

12. In terms of national statistics, government data outlines that the 'Help to Buy' Equity Loan scheme facilitated a total of 387,195 legal completions between April 2013 and

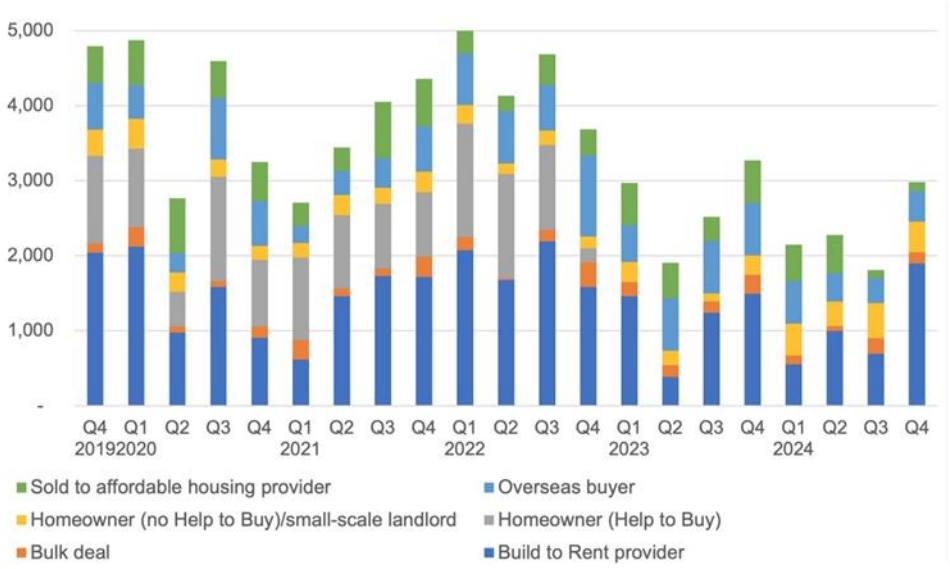
[3] The house price cap for London remained at £600,000 for both versions of the 'Help to Buy Equity Loan' scheme.
[4] The equity loan was increased to 40% in London in February 2016.
[5] https://www.gov.uk/government/statistics/help-to-buy-equity-loan-scheme-data-to-31-may-2023

March 2023. The total value of the equity loans was £24.7 billion and the total value of the properties sold under the scheme amounted to £109.2 billion.[6]

13. A House of Commons Committee of Public Accounts report published in September 2019 referenced a MHCLG study published in October 2018, which concluded that the Help to Buy Equity Loan scheme had increased house building by 14.5%.[7]

14. The graph below taken from the GLA's 'Towards a new London Plan' document (2025) outlines the method of sale for new market housing units in large developments in London. The impact of help to buy is shown in grey.

Figure 2.5 Method of sale for new market homes on large developments



15. However, perception of the 'Help to Buy Equity Loan' has been mixed. Common criticisms included that the scheme may have contributed to house price inflation, increased developer profit and exposed some purchasers to the risk of negative equity following market corrections.

16. A National Audit Office report found that purchasers using the 'Help to Buy Equity Loan' scheme paid less than 1% more on average when compared to the price of an equivalent new-build flat without the benefit of an equity loan. However, the NOA report also found that purchasers who sold their properties shortly after purchase could be vulnerable to negative equity as new-build properties often sell at a premium above comparable second-hand properties[8].

[6] https://www.gov.uk/government/statistics/help-to-buy-equity-loan-scheme-data-to-31-may-2023/help-to-buy-equity-loan-scheme-data-to-31-may-2023
[7] https://committees.parliament.uk/work/3987/help-to-buy-equity-loan-scheme-progress-review-inquiry/publications/
[8] https://committees.parliament.uk/work/3987/help-to-buy-equity-loan-scheme-progress-review-inquiry/publications/

17. The NAO report also found that the scheme had been less effective in supporting home ownership in areas where relatively few new-build homes were available below the applicable price cap. The report also found that approximately 4% of the 211,000 buyers who had used the scheme by December 2018 had household incomes over £100,000. The report also concluded that the scheme had supported increased sales volumes amongst five of England's six largest housebuilders and had contributed to growth in their annual profits.

Consideration of a new equity loan scheme to respond to the current housing delivery downturn

18. In response to the significant downturn in construction starts arising from the recent weak sales rates, developers and stakeholders from the wider industry have called for the government to re-introduce a new Help to Buy equity loan scheme as a demand-side initiative to support housing building.
19. Whilst it is clear that the previous 'Help to Buy' scheme had its shortcomings; it was also demonstrably effective in supporting housebuilding as it supported the effective demand of domestic buyers.
20. Given the current affordability constraints, there is a case for considering targeted demand-side initiatives to support the delivery of housebuilding in London. Any future equity loan scheme should seek to address the shortcomings identified in the previous 'Help to Buy' scheme.
21. A new equity loan scheme could potentially be targeted towards locations where its introduction would have the greatest impact on increasing effective demand. For example, parts of Outer London may only require modest levels of affordability augmentation to significantly increase the effective demand due to the lower average sales values in these locations.
22. Participation in any future demand-side schemes introduced by the government could also be linked to meeting wider policy objectives, such as requiring developers to commit to a policy compliant level of affordable housing and requiring pre-agreed housing delivery milestones to be achieved.
23. Any new equity loan scheme could be introduced as a temporary measure whilst affordability challenges remain in the current housing market. A smaller equity loan could be offered than the 40 per cent equity loan available under the previous London 'Help to Buy' scheme. This would reduce the overall risks and could still enable purchasers to 'staircase' out of the equity loan through remortgaging at a point in the

future, when a fixed term period has ended, and where mortgage rates have lowered and affordability has improved.

24. Indicative high-level analysis has been undertaken assuming a new equity loan scheme (which would require a 5% deposit) using the London Plan Viability Study's Value Band E mid-point sales values and assessing the improvements in affordability in comparison to a counterfactual position in which no equity loan scheme is available. The exercise is intended to be illustrative rather than definitive and provides a high-level indication of potential affordability impacts.

25. Mortgage costs have been calculated on the basis of a 25 year mortgage term and an interest rate of 4.85% using a standard mortgage repayment calculator set up in Microsoft Excel. The assumed mortgage rate is illustrative and may vary depending on lender criteria and borrower circumstances.

26. The required household income for a mortgage is assumed to be four and a half times annual household income; and household affordability is assessed on the basis of annual housing costs not exceeding 28 per cent of gross household income. Estimated service charge costs per unit have been included for each unit type informed by high-level desktop research. The assessment does not include any monthly costs associated with interest repayments on the equity loan.

27. The tables (Tables 1.1 – 1.5) below compare affordability profiles using Value Band E mid-point sales values based upon a scenario where a 20 per cent equity loan scheme is available (requiring a 5 per cent deposit) against a scenario where a 10 per cent deposit is required and a mortgage based on a 90% loan to value ratio.

Table 1.1 – Affordability of 1B1P (studio) unit

1B1P Studio	OMV: £360,000	
Comparison	**20% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£21,217	£24,948
Estimated Monthly Housing Costs	£1,768	£2,079
Required household income for mortgage	£60,000	£72,000
Household income for affordability	£75,774	£89,101
Required deposit	£18,000	£36,000

Table 1.2 – Affordability for 1B2P unit

1B2P	OMV: £400,000	
Comparison	**20% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£24,057	£28,203
Estimated Monthly Housing Costs	£2,005	£2,350
Required household income for mortgage	£66,667	£80,000
Household income for affordability	£85,917	£100,726
Required deposit	£20,000	£40,000

Table 1.3 – Affordability for 2B3P unit

2B3P	OMV: £470,000	
Comparison	**20% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£28,388	£33,260
Estimated Monthly Housing Costs	£2,366	£2,772
Required household income for mortgage	£78,333	£94,000
Household income for affordability	£101,385	£118,785
Required deposit	£23,500	£47,000

Table 1.4 – Affordability for 2B4P unit

2B4P	OMV: £530,000	
Comparison	**20% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£32,074	£37,568
Estimated Monthly Housing Costs	£2,673	£3,131
Required household income for mortgage	£88,333	£106,000
Household income for affordability	£114,549	£134,170
Required deposit	£26,500	£53,000

Table 1.5 – Affordability for 3B4P unit

3B4P	OMV: £560,000	
Comparison	**20% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£33,884	£39,688
Estimated Monthly Housing Costs	£2,825	£3,307
Required household income for mortgage	£93,333	£112,000
Household income for affordability	£121,013	£141,745
Required deposit	£28,000	£56,000

28. The tables (Tables 2.1 – 2.5) below compare affordability profiles using Value Band E mid-point sales values based upon a scenario where a 25 per cent equity loan scheme is available (requiring a 5 per cent deposit) against a scenario where a 10 per cent deposit is required and a mortgage based on a 90% loan to value ratio.

Table 2.1 – Affordability for 1B1P (studio) unit

1B1P Studio	OMV: £360,000	
Comparison	**25% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£19,973	£24,948
Estimated Monthly Housing Costs	£1,664	£2,079
Required household income for mortgage	£56,000	£72,000
Household income for affordability	£71,331	£89,000
Required deposit	£18,000	£36,000

Table 2.2 – Affordability for 1B2P unit

1B2P	OMV: £400,000	
Comparison	**25% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£22,675	£28,203
Estimated Monthly Housing Costs	£1,890	£2,350
Required household income for mortgage	£62,222	£80,000
Household income for affordability	£80,981	£100,726
Required deposit	£20,000	£40,000

Table 2.3 – Affordability for 2B3P unit

2B3P	OMV: £470,000	
Comparison	**25% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£26,764	£33,260
Estimated Monthly Housing Costs	£2,230	£2,772
Required household income for mortgage	£73,111	£94,000
Household income for affordability	£95,585	£118,785
Required deposit	£23,500	£47,000

Table 2.4 – Affordability for 2B4P unit

2B4P	OMV: £530,000	
Comparison	**25% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£30,242	£37,568
Estimated Monthly Housing Costs	£2,520	£3,131
Required household income for mortgage	£82,444	£106,000
Household income for affordability	£108,008	£134,170
Required deposit	£26,500	£53,000

Table 2.5 – Affordability for 3B4P unit

3B4P	**OMV: £560,000**	
Comparison	**25% equity loan & 5% deposit**	**No equity loan & 10% deposit**
Estimated annual Housing Costs	£31,949	£39,688
Estimated Monthly Housing Costs	£2,662	£3,307
Required household income for mortgage	£87,111	£112,000
Household income for affordability	£114,102	£141,745
Required deposit	£28,000	£56,000

ANNEX 12 – CONTINGENCY & ABNORMAL COSTS ANALYSIS

GREATER LONDON AUTHORITY

GLA VIABILITY TEAM

JULY 2026

Contingency and Abnormal Costs Analysis

1. This annex to the London Plan Viability Study (LPVS) sets out additional analysis of the contingency and abnormal cost allowances adopted within the viability testing.
2. The viability testing applies a 5% contingency allowance to base build costs, demolition costs, external costs, and an assumed abnormal costs allowance. In addition, the abnormal costs allowance is itself applied to the base build costs, external works and demolition costs.
3. These assumptions are considered to be conservative, as the purpose of the area wide testing is to reflect typical development costs. In practice, however, not all developments will incur the same level of demolition, external or abnormal costs, as these are often highly site specific and dependent on both the existing site conditions and the nature of the proposed development.
4. Therefore, as part of this phase 1 study, initial analysis of a selection of the study's development typologies has been undertaken, focusing on the combined impact of the contingency and abnormal cost allowances. The analysis seeks to demonstrate the inherent 'headroom' built into the viability testing through the adoption of these assumptions.
5. Table 1 shows the analysis undertaken for a series of residential-led development typologies and illustrates the combined contingency and abnormal cost allowances as a proportion of the typology GDV (both on a current day basis). The combined allowances range from 3.7% to 7.3% of GDV across the sampled typologies. Typologies within the lower Value Bands (e.g. Bands E and F) show the combined contingency and abnormal cost allowances forming a higher proportion of GDV, resulting in a greater buffer for these typologies, but also resulting in a proportionally greater impact upon viability.
6. For Green Belt developments, the selected typology shows that the combined contingency and abnormal cost allowances have a lower impact relative to GDV, mainly due to the lower abnormal cost allowance (0.25%) that has been adopted.
7. A further review of these allowances will be undertaken during Phase 2 of the study to ensure that the assumptions remain objective, reasonable and realistic, as well as proportionate to each typology tested within the Study.

Table 1 - Summary of analysis

Typology ID	Total No. of Residential Units	Contingency + Abnormal Costs – (current day)	Scheme GDV – (current day)	Contingency + Abnormal as % of GDV
MAJ_RES_5_B	1,159	£38,064,704	£1,027,030,526	3.7%
MAJ_RES_2_C	243	£6,211,762	£156,406,582	4.0%
MAJ_RES_SS_1_C	830	£18,803,898	£453,939,410	4.1%
MAJ_RES_3_D_35%	178	£4,195,059	£92,217,808	4.5%
MAJ_RES_SS_1_D	1,338	£34,150,970	£854,966,355	4.0%
MAJ_RES_3_E_35%	178	£3,971,934	£72,245,677	5.5%
MAJ_RES_SS_1_E	1,249	£30,633,973	£643,107,871	4.8%
MAJ_RES_3_F_35%	178	£3,971,934	£54,129,542	7.3%
GB_RES_SS_2_E_50%	2,224	£44,253,358	£1,089,928,860	4.0%